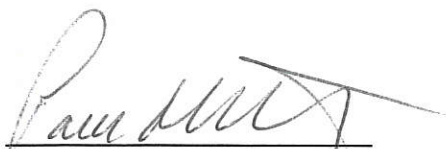


BOARD OF ADJUSTMENT

-Rye, New Hampshire-

NOTICE OF DECISION

- Applicant/ Owner:** John Samonas, Trustee, Samonas Realty Trust
Of 111 Bow Street, Portsmouth
- Property:** 1215 Ocean Blvd, Tax Map 17.3, Lot 6
Property is in the Business, General Residence, Coastal Overlay and SFHA, Zone AO.
- Application case:** Case #23b-2019
- Date of decision:** July 10, 2019
- Decision:** The Board voted 5-0 to grant variances from the following sections of the Rye Zoning Ordinance:
- Section 301.8B (1), (2) and (7) for septic tanks, surface alteration and construction of septic systems within 100' of wetlands.
- The Board voted 5-0 to grant a waiver from the following section of the Building Code
- Section 7.9.4.2 for septic systems with soils with a seasonal high-water table within 24 inches of the existing surface.
- The variance and building relief were each granted upon the continued compliance with each of the following conditions:
1. A highwater alert system to be installed, be operational and properly maintained;
 2. Annual inspections of septic tanks and seals for structural integrity and water tightness. Reports of such inspections to be provided to the Building Inspector;
 3. All necessary state approvals be obtained for the septic systems; and
 4. Planning Board approval of the proposed project without modifications affecting these variances.


Patricia Weathersby, Chairman

Note: This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see *Article VII, Section 703 of the Town of Rye Zoning Ordinance*. Any work commenced prior to the expiration of the 30 day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.