

APPROVED FOR THE RECORD:

ZONING RELIEF:

THE ZONING BOARD OF ADJUSTMENT VOTED TO GRANT VARIANCES FROM THE FOLLOWING SECTIONS OF THE ZONING ORDINANCE ON OCTOBER 3, 2018 (CASES# 36-2018 AND 37-2018):

- SECTION 304.4 FOR HEIGHT OF 36.3' FOR PROPOSED BUILDING # 1; 36.5' FOR PROPOSED BUILDING #2; 36.3' FOR PROPOSED BUILDING #3; AND 36.0' FOR PROPOSED BUILDING #4;
- SECTION 204.3 C FOR DWELLINGS 9.5' FROM THE OCEAN BLVD PROPERTY LINE;
- SECTION 301.5 A FOR REMOVAL OF VEGETATION AND, IF REQUIRED OR RECOMMENDED BY NHDES, REMOVAL OF THE SEPTIC SYSTEM IN THE TIDAL MARSH;
- SECTION 301.8 B (1) FOR APPROXIMATELY 4000 CUBIC YARDS OF FILL WITHIN THE WETLANDS BUFFER; AND
- SECTION 301.8 B (2) AND (7) FOR REMOVAL OF EXISTING STRUCTURES AND FOR
  - \* BUILDING (#1) 64' FROM THE MARSH;
  - \* BUILDING (#2) 80' FROM THE MARSH;
  - \* BUILDING (#3) 82' FROM THE MARSH;
  - \* BUILDING (#4) 84' FROM THE MARSH; AND
  - \* DRIVEWAY 24' FROM THE MARSH.

THE ZONING BOARD OF ADJUSTMENT VOTED TO GRANT VARIANCES FROM THE FOLLOWING SECTION OF THE ZONING ORDINANCE & BUILDING CODE ON JULY 10, 2019 (CASE# 23b-2019):

- SECTION 301.8B (1), (2) AND (7) FOR SEPTIC TANKS, SURFACE ALTERATION AND CONSTRUCTION OF SEPTIC SYSTEMS WITHIN 100' OF WETLANDS
- SECTION 7.9.4.2 FOR SEPTIC SYSTEMS WITH SOILS WITH A SEASONAL HIGH-WATER TABLE WITHIN 24-INCHES OF THE EXISTING SURFACE

ZONING SUMMARY (INCLUDES PENDING ZONING AMENDMENTS):

GENERAL RESIDENCE & BUSINESS DISTRICTED COASTAL AREA OVERLAY DISTRICT

PERMITTED USE: ANY USE PERMITTED IN ANY RESIDENTIAL DISTRICT, INCLUDING ACCESSORY USES SO AUTHORIZED, AND SUBJECT TO ALL LIMITATIONS THERE APPLICABLE.

USE GENERAL RESIDENCE DISTRICT (FOR RESIDENTIAL USES)

PERMITTED USES: SINGLE FAMILY DETACHED DWELLING AND/OR DWELLINGS CONSISTING OF TWO SINGLE-FAMILY UNITS TO BE USED BY NOT MORE THAN TWO FAMILIES PER DWELLING, SUBJECT TO THE REQUIREMENTS OF S 204.3 F.

	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA:	88,000 SF	100,740 SF	100,740 SF
(PER TWO-FAMILY DWELLING)			
FRONTAGE:	200'	558'	558'
LOT DEPTH:	200'	213'	213'
BUILDING SETBACKS:			
FRONT: (OCEAN BLVD)	9.5'*	8.5'±	8.5'
FRONT: (WALLIS ROAD)	30'	8'±	35'±
SIDE:	20'	3'±	24'
REAR:	30'	23'±	88'±
BUILDING HEIGHT:	28'	< 28'	35.2-35.4
* OR THE AVERAGE OF ADJACENT YARDS			
DWELLING COVERAGE:	15%	8,600 SF± (8.5%±)	7,800 SF± (7.7%±)
(COASTAL OVERLAY)			
LOT COVERAGE:	30%	19,900 SF± (19.8%±)	11,760 SF± (11.7%±)
(NOT INCL. GRAVEL OR POROUS DRIVES)			
POROUS PAVER DRIVES & WALKS (NOT INCL. IN LOT COVERAGE)			11,600 SF± (11.5%±)
CORNER CLEARANCE:	50'	< 50'	50'

BOUNDARY TABLE

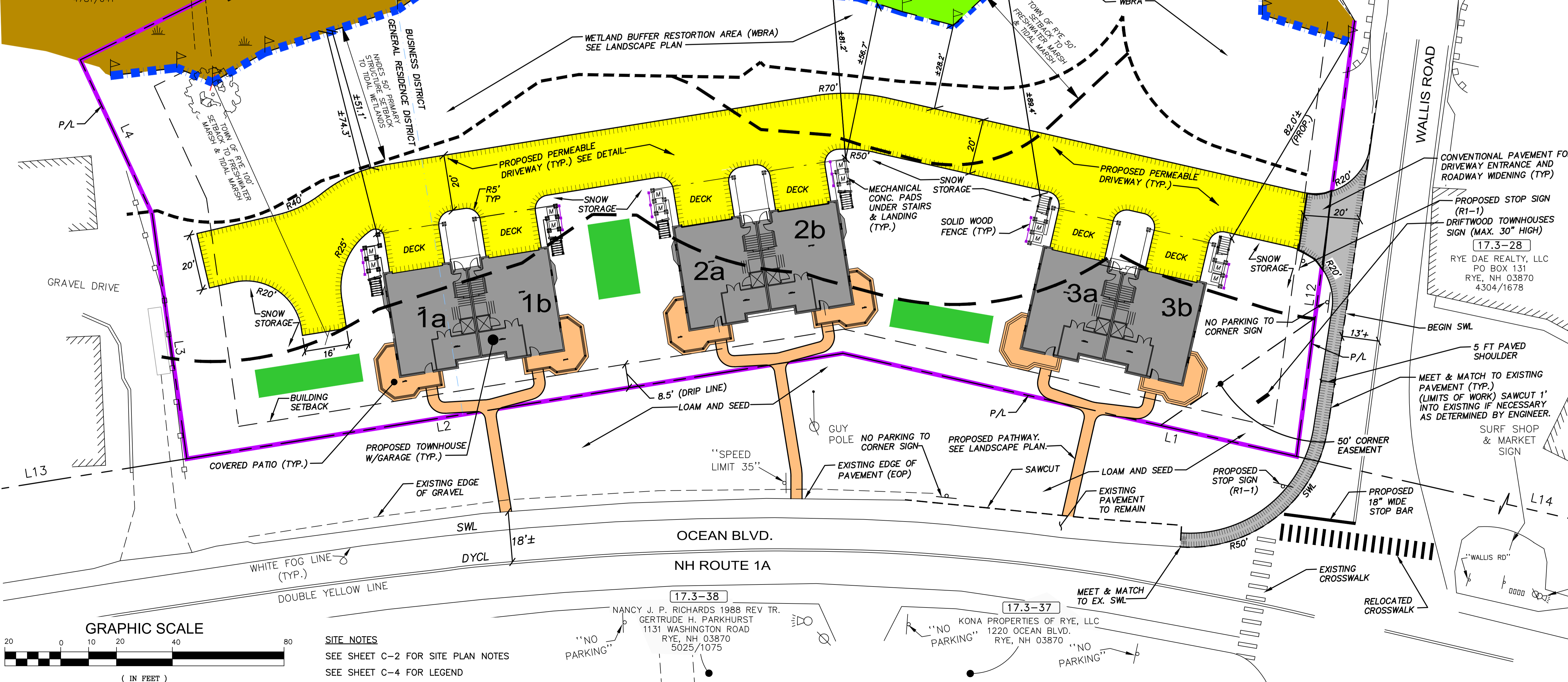
LINE	BEARING	DISTANCE
L1	S 22°48'28" W	166.60
L2	S 00°52'15" W	238.01
L3	N 88°03'59" W	88.52
L4	S 75°00'33" W	60.93
L5	N 16°14'35" W	120.35
L6	N 89°09'40" W	151.53±
L7	N 25°02'06" W	65.83±(TIE)
L8	N 57°30'17" E	134.31±(TIE)
L9	N 27°50'29" E	156.66±(TIE)
L10	N 32°07'10" E	45.60±(TIE)
L11	N 69°35'42" E	72.30±(TIE)
L12	S 72°24'32" E	157.46±
L13	S 00°52'15" W	584.54(TIE)
L14	S 22°48'28" W	860.02(TIE)

17.3-51  
TOWN OF RYE  
RYE CONSERVATION COMMISSION  
10 CENTRAL ROAD  
RYE, NH 03870  
4395/1873

17.3-06  
SAMONAS REALTY TRUST  
JOHN SAMONAS, TRUSTEE  
111 BOW STREET  
PORTSMOUTH, NH 03801  
5807/2338

NH STATE PLANE COORDINATE SYSTEM  
NAD 1983

17.3-05  
PETER J. JR & MISTY A. AIKENS  
1233 OCEAN BLVD.  
RYE, NH 03870  
4781/641



**ALTUS ENGINEERING, INC.**

133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR: PERMITTING

ISSUE DATE: OCTOBER 18, 2019

REVISIONS NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/21/18
1	NHDES AOT PERMIT	EDW	11/30/18
2	PB SUBMISSION	EDW	12/14/18
3	PER DEPT. HEAD REVIEW COMMENTS	EDW	01/24/19
4	LOWER BUILDINGS, REMOVE STAIRS, MISC.	EDW	03/11/19
5	PB RESUBMITTAL	EDW	03/26/19
6	REDUCE TO 6 UNITS	EDW	10/18/19

DRAWN BY: RLH  
APPROVED BY: EDW  
DRAWING FILE: 4869-EDW.DWG

SCALE:  
22" x 34" - 1" = 20'  
11" x 17" - 1" = 40'

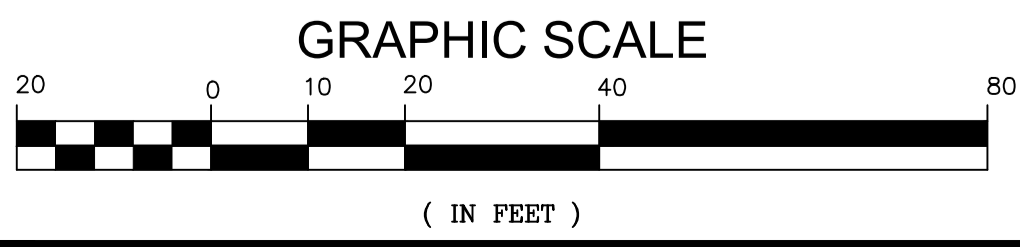
APPLICANT:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

OWNER:  
SAMONAS REALTY TRUST  
111 BOW STREET  
PORTSMOUTH, NH 03801

PROJECT:  
DRIFTWOOD TOWNHOUSES  
TAX MAP 17.3, LOT 06  
1215 OCEAN BLVD.  
RYE, NH

TITLE:  
SITE PLAN

SHEET NUMBER:  
C-3



SITE NOTES  
SEE SHEET C-2 FOR SITE PLAN NOTES  
SEE SHEET C-4 FOR LEGEND

17.3-38  
NANCY J. P. RICHARDS 1988 REV TR.  
GERTRUDE H. PARKHURST  
1131 WASHINGTON ROAD  
RYE, NH 03870  
5025/1075

17.3-37  
KONA PROPERTIES OF RYE, LLC  
1220 OCEAN BLVD.  
RYE, NH 03870

P-4869