

BOARD OF ADJUSTMENT

-Rye, New Hampshire-

NOTICE OF DECISION

- Applicant/Owner:** 16 Wentworth Road SPE, LLC
- Property:** 16 Wentworth Road, Tax Map 26, Lot 18
Property is in the Single Residence District, SFHA, Zone VE
- Application case:** Cases #10a-2021 and 10b-2021
- Date of decision:** April 7, 2021
- Decision:** The Board voted 5-0 to grant variances from the following sections of the Rye Zoning Ordinance:
- §190-2.3.C(1) for a structure 18.5' from the rear boundary;
 - §190-2.3C(3) for a garage 18.1' and a retaining wall 10.1' from the front boundary;
 - §190-6.3.A/B for expansion/destruction of a nonconforming structure;
 - §190-3.1.H.2(e) for removal of 14 trees >4.5" in diameter within the wetlands buffer; and
 - §190-3.1.H.2(a) and (g) for a house 15.0' and 20.5', a pervious patio 19.1' and a pervious driveway/walkway 6.9' from wetlands.

The Board voted 5-0 to grant a special exception to allow for a driveway within the wetlands buffer.

Each of the above special exception and variances were granted conditioned upon continued compliance with each of the following:

1. The "Stormwater Management Plan" and "Details" dated November 6, 2020 by TFM for 16 Wentworth Road, Rye, NH (Sheets C-03 and C-05) be fully implemented.
2. Plantings be installed and maintained as per "Landscape Plan" dated November 6, 2020 by TFM for 16 Wentworth Road, Rye, NH (Sheets C-04 and C-06), except the salt marsh cordgrass are not to be planted and the existing tidal grasses shall remain.
3. All ledge removal shall be done utilizing best management practices to minimize noise and to minimize dust and particulate matter entering tidal areas.



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.

BOARD OF ADJUSTMENT

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant/Owner: Joseph & Mary Jo Smith

Property: 24 Maple Avenue, Tax Map 5.2, Lot 36
Property is in the General Residence and Coastal Area Districts.

Application case: Case #13-2021

Date of decision: April 7, 2021

Decision: The Board voted 5-0 continue the application to its May 5, 2021 meeting.



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.