

BOARD OF ADJUSTMENT

-Rye, New Hampshire-

NOTICE OF DECISION

- Applicant/Owner:** Gary & Maureen Wasserman
- Property:** 1617 Ocean Blvd, Tax Map 13, Lot 25
Property is in the General Residence and Coastal Area Districts and SFHA Zone AE (8) and AO (3).
- Application case:** Case #12-2021
- Date of decision:** April 7, 2021
- Decision:** Board voted 5-0 to grant variances from the following sections of the Rye Zoning Ordinance:
- §190-6.3A for expansion of a non-conforming structure.
 - §190-3.4.E for lot coverage 30% +/-.
 - §190-3.1.H.2(a) and (g) for stairs 70'+/- from the wetland.
 - §190-2.4C(2) for stairs 17' from the side boundary.

Each of the above variances were granted conditioned upon continued compliance with all of the following conditions as stated in the April 1, 2021 Rye Conservation Commission letter:

1. A vegetative buffer 5 feet deep of native, salt tolerant plants is established across the lot, preferably starting at the old wooden post.
2. The plantings have an 85% survival rate.
3. The RCC is permitted to return to the site to monitor the survival and completion.



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.