

BOARD OF ADJUSTMENT

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant/Owner:

Robert and Cynthia Scarano

Property:

1481 Ocean Blvd, Tax Map 13, Lot 54
Property is in the General Residence, Coastal Overlay
and SFHA Zone AO(3)

Application case:

Cases #24a-2021 and #24b-2021

Date of decision:

July 7, 2021

Decision:

The Board voted 5-0 to grant variances from the following sections of the Rye Zoning Ordinance:

- §190-6.3B for the demolition and rebuilding of structures
- §190-2.4C(1) for a patio 12' +/- from the rear property boundary
- §190-2.4C(1) for a house 15.62' from the rear property boundary
- §190-2.4.C(2) for a studio 13.27' from the left side property boundary;
- §190-2.4.C(2) for a patio 9'+/- from the left side property boundary;
- §190-2.4.C(2) for a house 5.20' from the right side boundary.

Each of the above variances were granted conditioned upon:

1. The studio is not to become a dwelling unit; and
2. The applicant receives state and town approval for the septic system.

Neither relief from §190-3.1.H.2(a)-(g) or the requested special exception was needed for the driveway as the Atlantic Ocean is not a wetland as defined in the Zoning Ordinance.



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.