

# BOARD OF ADJUSTMENT

-Rye, New Hampshire-

## NOTICE OF DECISION

**Applicant/Owner:** Steven and Denise Manseau

**Property:** 117 Wentworth Road, Tax Map 24, Lot 36  
Property is in the Single Residence District

**Application case:** Case #21-2021

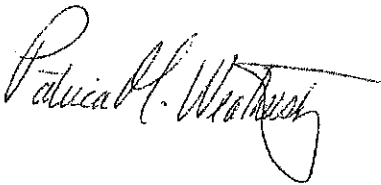
**Date of decision:** September 1, 2021

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

- §190-2.3.C(2) for a workshop/shed 2.6' from the side boundary;
- §190-2.3.C(3) for a workshop/shed 20' from the south corner front boundary;
- §190-2.3.C(3) for a workshop/shed 4.2' from the east corner front boundary;
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- §190-2.3.C(5) for lot coverage of 62.5%.

Each of the above variances was granted conditioned upon compliance with all of the following (Section C(3) a-g and modified (h) of the agreement made between Denise & Steven Manseau and Patrick H. Ford, III of 125 Wentworth Road):

- a. The workshop shall never be connected to water or any septic/holding tank/sewer.
- b. The workshop shall never be converted to or used for residential purposes.
- c. The HVAC unit shall be tucked under the stairwell (as shown on page 12 of the Plans)
- d. The workshop shall be the same color as the house at 117 Wentworth Road.
- e. The peak of the roof of the workshop shall be no higher than is necessary to allow the Manseaus to be able to stand up in both floors.
- f. There shall be no more than two exterior lights on the workshop, one at each doorway. The lights shall be down turned and shielded.
- g. The workshop shall be located fully on Manseaus' property with a minimum setback from the common boundary with Ford of 2.6'.
- h. 3 or 4 mature (e.g. 4-5ft +/- when planted) evergreen trees/plants that will grow and fill in the area between the workshop and Ford property, shall be planted, watered and cared for by Manseaus. The evergreens may be planted on the Ford property up to five feet from the common boundary. The evergreens will be planted as soon as reasonably possible.



**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.