

BOARD OF ADJUSTMENT

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant/Owner: Circle Furniture Rye, LLC

Property: 37 Central Road, Tax Map 12, Lot 38
Property is in the Single Residence District and Aquifer Protection Overlay District.

Application case: Case #27-203

Date of decision: June 7, 2023

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

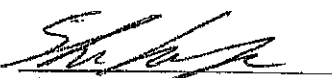
- §190-6.3.A/B for expansion of a nonconforming structure on nonconforming lot
- §190-2.3.C(1) for expansion for pervious pavers 6.3' (+/-) from front boundary
- §190-2.3.C(1) for a house 10.5' (+/-) from front boundary
- §190-2.4.C(2) for a generator 5' (+/-) from right side boundary
- §190-2.4.C(2) for a house 10.5' (+/-) from the right side boundary
- §190-2.4.C(2) for a house 9.3' (+/-) from the left boundary
- §190-2.4.C(5) for building area 34% (+/-)
- §190-2.4.C(5) for lot coverage of 48.7%
- §190-5.0.C for parking in the front boundary

The Board voted 5-0-0 to a waiver from the building code section

- §35-14.C(1) to allow for an effluent disposal area to be located 4' above top of bedrock where 6' is required.

The variances and building code waiver was granted with the following conditions:

1. A drainage analysis submitted if required by the Rye Building department.
2. State approval of septic plan.
3. Fence on the left side be 6' privacy similar to the fence on the right side.
4. Fence on right side to be maintained or replaced as needed, if neighbor removes
5. Proposed pervious areas to be installed and maintained per manufacturer recommendations.


Shawn Crapo, Chair

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.