

# BOARD OF ADJUSTMENT

-Rye, New Hampshire-

## NOTICE OF DECISION

**Applicant/Owner:** Sean & Danielle Maxwell

**Property:** 24 Park Ridge Tax Map 19.4, Lot 11  
Property is in the Single Residence and Coastal Overlay District

**Application case:** Case #39-2023

**Date of decision:** August 2, 2023

**Decision:** The Board voted 5-0-0 to grant the following variances from the Rye Zoning Ordinance as advertised to include the widening of the stairways and a mini-split condenser and as presented because it is a reasonable request; not overcrowding and the proposal is in the same footprint; variances not contrary to the spirit of the ordinance; the project does not block views; and it is a modest height relief request.

- §190-6.3.A for expansion of a nonconforming structure on a nonconforming lot;
- §190-2.4.C(1) for expansion of a house vertically 5'6" and 59.8"; for a new entry roof over existing stairs 16.4'; and a pervious patio 3' and 44.8' from the rear boundary;
- 190-2.4.C(2) for expansion of a house vertically 17.1'; addition of impervious pavers 11.5'; a patio 17.5'; widened stairways and a mini-split condenser 6" from the side boundary;
- §190-2.4.C(3) for expansion of house vertically 15.3'; replacement of existing impervious pavers with pervious pavers 3.2'; new entry roof over stairs 11.9' from the front boundary; and
- §190-2.4.C(7)/3.4.D for height 33.1' where 28' is allowed.

  
Patrick Driscoll, Vice-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.