

BOARD OF ADJUSTMENT

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant/Owner: Nathan & Gail Lyman

Property: 1585 Ocean Blvd., Tax Map 13, Lot 32
Property is in the General Residence District, Coastal Overlay District and SFHA, Zone

Application case: Case #34a and 34b-2024

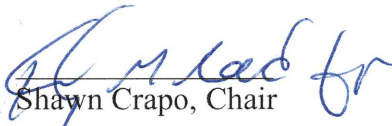
Date of decision: August 7, 2024

Decision: The Board voted unanimously to grant the following variances from the Rye Zoning Ordinance as presented:

- §190-6.3.A/B for replacement of a demolished non-conforming structure on a non-conforming lot
- §190-5.0.C for parking within the front boundary and within 10' of side boundary
- §190-2.4.C(3) for a wall 20.1'/overhang 19.0' the front boundary
- §190-3.1.E(1) for trees removed within the wetland
- §190-3.1.F(2) for trees removed within the wetland buffer
- §190-3.1.H(2)(a), (b), (e)(2), (g) for a wall 34'6", a driveway 25.8', a septic 21.3' and shed 19', patio 21.2' and concrete pad 15.9' from the wetlands
- §190-2.4.C(5)/3.4.D for height of the roof 31.25' and cupola 40.25'

The Board voted unanimously to grant the following special exception from the Rye Zoning Ordinance as presented:

- §190-3.1.G(2)(3), H(1), (f) for a driveway and accessory structure(shed) in the buffer


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.