

# BOARD OF ADJUSTMENT

-Rye, New Hampshire-

## NOTICE OF DECISION

**Applicant/Owner:** Eric & Kathleen Pearce

**Property:** 15 Vinmar Court, Tax Map 8.4, Lot 39  
Property is in the Single Residence, Coastal Overlay District

**Application case:** Case #42-2024


**Date of decision:** October 2, 2024

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

- §190-6.3. B for demolition of a nonconforming structure on a nonconforming lot to replace with new;
- §190-3.1.H.2(a)(g)/§190-3.1.F for excavation and construction of a home 26' from the wetlands;
- §190-5.0.C for parking within the front setback

The above-mentioned variances were approved with the following condition from the Rye Conservation Commission letter dated 8/19/24:

1. Keep the wetland natural by encouraging the existing ferns to spread, and after construction is complete, by seeding the area with a low mow/no mow conservation grass seed mix.

  
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.