

BOARD OF ADJUSTMENT

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant/Owner: Joseph Leverone

Property: 10 East Atlantic Ave, Tax Map 8.4, Lot 168
Property is in the General Residence District, Coastal Overlay

Application case: Case #38-2024

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 existing non-conforming structure and replace with new;
- §190-2.4.C(2) for structure to be 9.17' from the left side boundary and 7.44' from the right side boundary where 20' is required;
- §190-2.4.C(3) for structure to be 10.28' from the front boundary where 30' is required;
- §190-3.4.D for height to be 31' where 30' is allowed;
- §190-3.4.E for dwelling coverage to be 17.5% where 15% is allowed;
- §190-5.0.C for parking within the front setback and for a driveway 9.17' from the side boundary

The above-mentioned variances were approved with the following conditions:

1. Revised site plan be added to the file with appropriate adjustments noted, including updated grade point elevations.


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.