

# BOARD OF ADJUSTMENT

## -Rye, New Hampshire- NOTICE OF DECISION

**Applicants/Owners:** Christopher & Patricia Rice

**Property:** 47 Gray Court, Tax Map 5.2, Lot 81


**Application case:** Case #10-2026

**Date of decision:** April 1, 2026

**Decision:** The Zoning Board of Adjustment grants the variance relief from the following provisions of the Zoning Ordinance, as presented and advertised, which shall be subject to all representations, plans, reports, and submittals in support of said relief and all conditions imposed by the Zoning Board of Adjustment.

- 190-2.4.C(1) for a three-season room 17.4' and house 16.9' from the rear boundary where 30' is required;
- 190-2.4.C(3) for steps 15.3', front porch roof 18.6' and 2<sup>nd</sup> floor dormer no further than drip line from the front Gray Court setback; and
- 190-2.4.C(3) for a dormer greater than 9.9' and 25.2' rear entry from the Big Rock front boundary where 30' is required;
- 190-3.4.E for dwelling coverage 20.1% where 15%; and
- 190-6.3.A for expansion of a nonconforming structure.

In the event of any conflict between the express conditions imposed by the ZBA and any plans, reports, submittals or representations made in support of the relief sought, the conditions imposed by the ZBA shall control.

  
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 190-7.3 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.