

*The Board of Adjustment of the Town of Rye, NH will hold a public hearing at: 7:00 PM
on Wednesday, April 1, 2015, at the Rye Town Hall, 10 Central Road. Legal notice*

1. **Stephen & Kelly Colen of 8 Danbury Circle, Amherst, NH for property owned and located at 39 Parson's Road, Tax Map 20.2, Lot 45** request **Variances** to *Section 603.1* to elevate a portion of a non-conforming home 3' within the required setbacks; *Section 204.3 C* the increased portion will be 23.2' from the front property line where 24.7' is required; *Section 204.3 B* the increased portion will be 8' from the side property line where 8' exists and 20' is required; *Section 301.8.B.1* for alterations, fill and excavation work within 20' +/- from the wetlands buffer where 100' is required. **Property is in the General and Coastal Overlay Districts. Case #11-2015.**
2. **McLane, Graf, Rawlerson, and Middleton, Professional Association on behalf of Toby and John Heisey for property owned and located at 150 Harbor Road, Tax Map 9.2, Lot 21** requests an **Administrative Appeal** per *Section 701.1* of a Board of Selectmen decision stated in a letter dated January 28, 2015 approving the applicant's request for restoration of Lot #19 and Lot #21 of tax map 9.2 to their premerger status, subject to conditions per RSA 674:39-aa, *III Restoration of Involuntary Merged Lots*. **Property is in the Single Residence District. Case #12-2015.**
3. **Matt Barton for property owned and located at 25 Oak Ave, Tax Map 8.1, Lot 60** requests Variances to *Section 603.1* for an expansion of a non-conforming house; *Section 204.3B* for a second floor rear addition within the side yard setback 18' from the property line where 9' exists and 20' is required; *Section 204.3C* for second floor addition within the front yard setback 26' from property line where 15' exists and 27.5' is required; and *Section 304.5* for a proposed building coverage of 24.6% where 19.45% exists and 14% is allowed and proposed lot coverage of 30.2% where 20.2% exists and 30% is allowed. Property is in the General Residence, Coastal Overlay Districts. **Case # 13-2015.**
4. **Michael Mederios of 10 Greenbrier Circle, Andover, MA for property owned by Joseph Kelly et al., of 15 Armistice Boulevard, Pawtucket, RI and located at 4 Washington Road, Tax Map 13, Lot 40** requests **Variances** to *Section 603.2* to remove an existing dwelling and replace it with a new dwelling; *Section 204.3 B* left side setback for the home where 9.2' is proposed, 5' exists and 20' is required and for the septic where 15' is proposed, 10.8' exists and 20' is required; *Section 204.3 C* front side setback where 6.8' is proposed, 8' exists and 15' is required; *Section 301.8* from wetland freshwater buffer for the home where 48.1' is proposed, 65.5' exists and 75' is required and for the septic where 77' is proposed, 68' exists and 75' is required; *Section 301.8* from wetlands buffer marsh for the home where 90.6' is proposed, 105.9' exists and 100' is required and for the septic field where 89.5' is proposed, 82.5' exists and 100' is required; *Section 304.5* for lot coverage of the dwelling where 20% is proposed, 12% exists and 15% is required and total coverage where 23.6% is proposed, 19.2% exists and 30% is allowed; and *Rye Building Code Section 7.9.2.5* for septic setback where 15' is proposed, 10' exists and 20' is required. **Property is in the General Residence, Coastal Overlay Districts. Case #14-2015.**

Respectfully Submitted,
Burt Dibble, Acting Clerk