

***The Board of Adjustment of the Town of Rye, NH will hold a public hearing at: 7:00 PM on Wednesday,
April 4, 2018 at the Rye Town Hall, 10 Central Road***

LEGAL NOTICE

- 1. Lavoie Alice M Rev Trust, Alice M Lavoie Trustee of Epping NH for property owned and located at 0 Richard Road, Tax Map 5.2, Lot 156** requests Variances from Section 601 to build on a non-conforming vacant lot; from Section 304.3 for construction in a non-conforming vacant lot in the Coastal District; from Section 204.3 F for lot of size of 8,395 SF where 44,000 SF is required and from Section 204.3C for a walkway within the 30' front yard setback. **Property in the General and Coastal Overlay Districts. Case #47-2017.**
- 2. Degnan Family Revocable Trust, Tom & Tracy Degnan for property owned and located at 41 Park Ridge Road, Tax Map 19.4, Lot 20** request Variances from Section 603.1 for expansion of a nonconforming structure; from Section 204.3A for construction in the rear setback where 15.6' exists, 11.7' is proposed and 30' is required; from Section 204.3B for construction in the side setback where 17.9' exists, 12.09' is proposed and 20' is required; from Section 305.5 for dwelling coverage greater than 15% where 1241sq. ft exists, 1273 sq. ft is proposed and 1267 sq. ft is allowed. **Property is in the General Residence, Coastal Overlay District. Case # 06-2018.**
- 3. Scott & Amy Komisarek of 38 Fieldstone Lane, Candia NH for property owned and located at 80 Baker Ave, Tax Map 5.2, Lot 134** request Variances from Section 603.1 for expansion of nonconforming structure; from Section 204.3B for deck, pergola, AC unit and rinsing station in the side setback of 5' where 20' is required. **Property is in the General Residence, Coastal Overlay District. Case #08-2018.**
- 4. Charles & Judith Sampson of Portsmouth, NH for property owned and located at 300 Pioneer Road, Tax Map 24, Lot 11** request Variances from Section 301.8 B (1) & (7) for a garage and breezeway 31' within tidal wetlands buffer where 100' is required and for a 12' x 14' three season room deck with stairs within the 100' tidal wetlands buffer. **Property is in the Single Residence District. Case #26-2017.**
- 5. Carey & Giampa Realty Trust for property owned and located at 655 Wallis Road, Tax Map16, Lot 22** request Waivers from the Building Code Section 7.9.2 to replace a septic system that does not comply with construction design criteria, from Section 7.9.3.1 for a system that does not meet the 6ft of separation from ledge to the bottom of the effluent; from Section 7.9.3.2 for a system that has a 2.5' separation from the seasonal high water table where 4' is required; and a Variance from Section 202.5 for a system 11.1' in the side yard setback where 20' is required. **Property is in the Single Residence District. Case #09-2018.**
- 6. Stephen & Michele Smith of Hollis, NH for property owned and located at 166 Perkins Road, Tax Map5.2, Lot 189** request Variances from Section 603.1 to build onto a non-conforming structure; from Section 203.3 for a deck and pergola in the side yard setback where 25' exists, 19' is proposed and 20' is required; and from Section 304.5 for coverage greater than 30%. **Property is in the General Residence, Coastal Overlay District. Case #10-2018.**
- 7. Samuel J. Demarco of 961 Washington Road, Tax Map 11, lot 1** request Variances from Section 203.1 A Section 202.9B to permit multi-dwelling/apartment house on a lot in the single residence district and from and a Waiver from Building Code Section 7.9.6.7 for use of a septic system until a new system is installed. **Property in the Single Residence District. Case #11-2018**
- 8. Osprey Unlimited Industries, Inc. of Scarborough, ME and Eurphoria LLC for property owned by Fifty Lafayette Rye Real Estate and located at 50-52 Lafayette Road, Tax Map 14, Lot 017** requests Variances from Section 501.1C for a sign greater than 25sq ft; from Section 501.3 for three (3) signs and from Section 501.4 for an electronic message sign. **Property is in the Commercial District. Case #12-2108.**

Respectfully Submitted,
Burt Dibble, Clerk

THIS AGENDA IS SUBJECT TO CHANGE UP UNTIL THE TIME OF THE MEETING

NOTE: NO APPLICATIONS WILL COMMENCE AFTER 10:00 PM. REMAINING APPLICATIONS SHALL BE CONTINUED