

*The Board of Adjustment of the Town of Rye, NH will hold a public hearing at: 6:30 PM on
Wednesday, December 5, 2018 at the Rye Town Hall, 10 Central Road*

LEGAL NOTICE

1. **Carey & Giampa Realty Trust for property owned and located at 655 Wallis Road, Tax Map 16, Lot 22** requests a special exception from section 202.10 for installation of a septic system on a non-residential lot which will require tree cutting within the 50' residential boundary. **Property is in the Commercial and Single Residence District and Aquifer Wellhead Protection District. Case #47-2018.**
2. **Carey & Giampa Realty Trust for property owned and located at 655 Wallis Road, Tax Map 16, Lot 22** requests a variance from section 202.10 for installation of a septic system on a non-residential lot which will require tree cutting within the 50' residential boundary. **Property is in the Commercial and Single Residence District and Aquifer Wellhead Protection District. Case #48-2018.**
3. **Jesse Durkin of 1564 Vineyard Drive, Los Altos, CA for property owned and located at 395 Washington Road, Tax Map 16, Lot 117** requests a special exception from section 301.7 B for a driveway within 100' of vernal pool and wetlands setbacks and buffer. **Property is in the Single Residence District. Case #46a-2018.**
4. **Jesse Durkin of 1564 Vineyard Drive, Los Altos, CA for property owned and located at 395 Washington Road, Tax Map 16, Lot 117** requests variances from section 202.5 for a septic system 15.5' +/- from the side property line where 20' is required; from section 202.13 for total upland soils of 27,970 SF all of which is contiguous where 44,000 SF of total upland soils and 30,000 SF of contiguous upland soils is required; from section 203.3 C for a house with a front yard setback of 14' where 40' is required; from section 203.F for lot area of 52,270 SF where 66,000 SF is required and for 149' +/- of frontage where 200' is required; from sections 301.8 B(1)(2)(5) & (7) for surface alteration, septic system, tree cutting, and construction of dwelling 48' +/- from the vernal pool where 100' is required and 22' +/- from a wetland 1 acre or larger where 75' is required; from section 601 for building on a vacant non-conforming lot; from section 500.3 for one parking space in the front yard setback. Applicant also requests relief from Building Code section 7.9.2.2 for an effluent disposal system 85' +/- to vernal pool and 50' to wetland where 75' is required and from section 7.9.2.5 for an effluent disposal system 15.5' +/- of side boundary where 20' is required. **Property is in the Single Residence District. Case #46b-2018.**
5. **John Murtaugh for Jessica and Paul McNicholl for property owned and located at 234 Washington Road, Tax Map 16, Lot 175** requests a variance from section 203.3B to install a generator 9' from the side property line where 20' is required. **Property is in the Single Residence District. Case #52-2018.**
6. **Jay and Karen Longtin of 258 Buckminster Way, Portsmouth for property owned and located at 361 Central Road, Tax Map 7, Lot 89** request a variance from section 203.3 C for an addition 33.7' from the front property line where 40' is required. **Property is in the Single Residence District. Case #53-2018.**
7. **Terrence Sullivan & Leslie Sullivan-Stacey for property owned and located at 393 Brackett Road, Tax Map 19, Lot 35** request variances from section 603.1 for expansion of a non-conforming structure; section 204.3 F for lot area per family where 18,595 s.f. exists, 18,597 s.f. is proposed and 88,000 s.f. is required and from frontage where 124.7' exists, 124.7' is proposed and 200' is required; from section 204.2 A for expansion of a building where prohibited; from section 204.3A for a garage 13', a dormer 13' a fence 14' and a deck 8.7' in the rear setback where 30' is required. **Property is in the General Residence, Coastal Overlay District. Case #54-2018.**

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

8. **Farideh Namazi & Massood V. Sammii, Trustees of the 29 Parson Road Realty Trust for properties owned and located at 27/29 Parsons Road** request variances from section 603.1 for expansion of a non-conforming structure, section 204.3 B for an addition 13.68' in the side setback where 20' is required; from section 204.3 C for an addition 22.25' in the front setback where 26' is required; from section 204.3 F for lot area 15,769 s.f. where 88,000 is required and frontage of 91.66' where 150' is required; from section 202.5 for septic pipe setback of 18.2' where 20' if required; from section 301.8B(1)(2) & (7) for septic tank in the setback 19.54' where 75' is required; and from sections 500.1 and 500.3 for parking in the front setback. Relief from the Building Code section 7.9.2.5 for a septic pipe 18.20' in the setback where 20' is required; from section 7.9.2.5, section 7.9.22 and section 7.9.4.1 for septic tank 19.54' in the wetland buffer where 75' is required. **Property is in the General Residence and Coastal Overlay District. Case #55a-2018.**
9. **Farideh Namazi & Massood V. Sammii, Trustees of the 29 Parson Road Realty Trust for properties owned and located at 27/29 Parsons Road** request a special exception from section 301.7B and 301.8 B6 for placement of a porous driveway 75' within the 100' buffer. **Property is in the General Residence and Coastal Overlay District. Case #55b-2018.**

Patty Weathersby
Chair