

***The Board of Adjustment of the Town of Rye, NH will hold a public hearing at: 7:00 PM on  
Wednesday, January 2, 109 at the Rye Town Hall, 10 Central Road  
LEGAL NOTICE***

- 1. Donald K. Laing Revocable Trust, T. Beaton & Scott Laing, Trustees of 21 Whippoorwill Drive, Newton, NH for property owned and located at 140 Harbor Rd, Tax Map 9.2, Lot 17** request variances from section 603.1 and 603.2 for expansion of a non-conforming structure on a non-conforming lot; from section 203.3 F for lot area where 50,516 s.f. exists, 50,516 s.f is proposed and 66,000 s.f is required and lot frontage where 0' exists, 0' is proposed and 150' is required; from section 301.8 B (1) (2) & (7) for construction in the wetlands buffer where 14.8' exists from tidal water to cottage, 22.9' is proposed and 100' is the required tidal buffer, where 19.6' exists from freshwater to cottage, 22.4' is proposed and 75' is the required freshwater buffer, where a privy is located in the tidal wetland resource, a septic tank is proposed 50' from tidal water where 100' is required, a leachfield is proposed 60.6' from tidal water where 100' is required and leachfield is proposed 44.6' from fresh water where 75' is required; from section 301.5 A for disturbance in the 50' buffer; and relief from the building code sections 7.9.2.2, 7.9.4.1 and 7.9.4.2 for septic tank 50' tidal, leachfield 60.6' tidal and 44.6' freshwater where 75' is required. . **Property is in the Single Residence District, Coastal Overlay and SFHA, Zone AE. Case #44-2018.**
- 2. Ray's Seafood Restaurant, Inc. for property 1677 Ocean Blvd, Tax Map 13, Lot 12** requests an administrative appeal from the 8-30-2018 Notice of Violation by the building inspector. **Property is in the Commercial and Coastal Overlay District. Case #45-2018.**
- 3. Carl Boedecker & Erika Pagel for property owned and located at 333 Washington Road, Tax Map 16, Lot 123** requests variances from Section 603.1 for expansion of non-conforming building on non-conforming lot approximately 5.6' toward the side yard to the east and 4' toward the front to the south; from Section 203.3 B for a new attached barn in the side setback where 20'2" exists, 14'10" is proposed and 20' is required; from 203.3 C for new attached barn in the front setback where 31'3" exists, 27'2" is proposed and 40' is required; from section 500.3 for parking in the within the 40' font yard, within 10' of lot line. **Property is in the Single Residence District. Case #01-2019.**
- 4. Starr Family Rev Trust, Geoffrey Starr, Trustee for property owned and located at 96 Pioneer Road, Tax Map 22, Lot 79** requests variances from Section 203.3 F for lot area of 27,266 S.F. where 66,000 S.F. is required and from Section 603.1 to tear down the existing structures and replace with new within the building setbacks. **Property is in the Single Residence District. Case #02-2019.**
- 5. Lisa Lombard for property owned and located at 1248 Ocean Blvd., Tax 17.3, Lot 148** requests variances from Section 603.1 for expansion of a non-conforming structure; from Section 304.4 for height where 28.85' exists, 33.16' +/- is proposed and 28' is required; from Section 204.3 B for a retaining wall with a 3.72' right setback, for steps with a 5.8' right setback, for a house with a 6.59' right setback and for an addition with a 8.8' left setback where 20' is required; from Section 202.5 for a septic system with a 10.84' side setback where 20' is required and relief from Building Code Section 7.9.2.5 for a septic system with a 10.84' side setback where 20' is required. **Property is in the General Residence, Coastal Overlay District and Special Flood Hazard Zone. Case #03-2019.**

6. **Rannie Webster Foundation d/b/a Webster at Rye for property owned and located at 795 Washington Road, Tax Map 11, Lots 52 & 6** requests a Special Exception from Sections 203.2 C, 604, and 701.3 for a nursing home where 51 beds exist, 21 new beds are proposed for a total of 72 beds; for assisted living beds where 84 exists, 2 new beds are proposed for a total of 86 beds; and for square footage building expansion where 108,017 s.f exists, 18,324 new s.f. is proposed for a total of 126,341 s.f. **Property is in the Single Residence District. Case #04-2019.**
7. **Brian & Diane Ferguson for property owned and located at 60 Parkridge Ave, Tax Map 19.4, Lot 17 request** variances from Section 603.1 for expansion of a non-conforming structure; from section 301.8 B (1) & (7) for surface alteration for a garage and driveway within the 75' wetlands buffer. **Property is in the General Residence, Coastal Overlay District. Case #05-2019.**

Patricia Weathersby, Chairman