

***The Board of Adjustment of the Town of Rye, NH will hold a public hearing at: 7:00 PM on Wednesday, June 6, 2018 at the Rye Town Hall, 10 Central Road***

***LEGAL NOTICE***

- 1. Splitrock Cove Limited Partnership & James P. Nadeau, Jr. of 507 State Street, Portsmouth NH for property owned at 135 Wentworth Road, Tax Map 24, Lot 30 and 30-1 along with The McKenna Revocable Trust of 2004 from property owned and located at 139 Wentworth Road, Tax Map 24, Lot 32 request variances from Section 203.3B side yard setback and from Section 203.3F lot area per family due to an application for a lot line adjustment between the properties by reducing parcel 30 from 2.526 acres to 2.403 acres and increasing parcel 32 from 0.438 acres to 0.560 acres and which has a mixture of some nonconformities becoming less nonconforming but other nonconformities becoming more nonconforming. Parcel 24-32 does not have street frontage and parcel 24-30 does not meet side yard setbacks. **Property is in the single residence district. Case #14-2018.****
- 2. Susan & Kevin Duplisea for property owned and located at 31 Parson Road, Tax Map 20.2, Lot 47 request a variance from Section 204.3C for 30' x 26' garage 18' in front setback and from Section 301.8B (1)(2) & (7) for a 30' x 26' garage 16.3' +/- within 75' wetlands buffer. **Property is in the General Residence and Coastal Overlay District. Case #15-2018.****
- 3. 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; from Section 301.8A(2) for permanent disturbance of 45sq.ft. and temporary disturbance of 468sq.ft. within the 75' wetlands buffer; 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/#22-2018.****
- 4. Richard Corrente, Trustee of the Barbara Corrente Rev. Trust of 1997 for property owned and located at 61 Washington Road, Tax Map 17, Lot 72 requests an equitable waiver per Section 701.4 of the RZO for a pre-existing shed, deck and garage and from Section 801.2 for a permanent shed where the building permit stated temporary; from Section 203.3B for the shed 7.6' +/-, garage 15' +/- and deck 18+/- in the side setback where 20' is required. **Property is in the single residence district. Case #16-2017****
- 5. Michael Reddington for property owned and located at 47 Frontier Street, Tax Map 24, Lot 61-11 requests a variance from Section 204.3B for a generator and AC unit 10' within the side setback where 20' is required. **Property is in the single residence district. Case#17-2018****
- 6. Michael G. Travers for property owned and located at 146 Harbor Rd, Tax Map 9.2, Lot 19.1 requests variances from Section 301.8B (1) & (7) for a 5.4" x 15' deck within the 75' wetlands and from Section 204.3B for deck 20' in the side setback where 20' is required. **Property is in the single residence and coastal overlay districts. Case #18-2018.****
- 7. Michael J. Simchik for property owned and located at 260 Pioneer Road, Tax Map 24, Lot 110 requests a variance from Section 301.8B (1) for a generator (after-the-fact) installed 15'+/- within the 100' tidal wetlands buffer. **Property is in the single residence district. Case #19-2018.****

\*\*\*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

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- 8. Edward N. Herbert Assoc. Inc, for property owned by Cara C. Zohdi 1998 Trust of 1 Frost Rd, Windham NH and located at 4 Winslow Way, Tax Map 17, Lot 75-1 requests a variance from Section 304.4 for a house height to be 35' +/- where 28' is allowed. Property is in the single residence and coastal overlay districts. Case #20-2018.**
- 9. Thomas & Laire Glasrud of 35U Columbia Street, Portsmouth for property owned and located at 5 Wentworth Rd, Tax Map 26, Lot 15 request variances from Section 603.2 to tear down an existing house and replace with new; from Section 203.3E for dwelling coverage of 16.4% where 15% is allowed; from Section 301.8B(1) (2)(5)& (7) for a septic system 55.4' within the 100' wetland buffer, for a house 76.1' within the 100' wetland buffer and for the removal of 6 trees within the 100' wetland buffer and Building Code relief from Section 7.9.2.5 for a septic system 55.4' within the 75' wetlands buffer; from Section 7.9.4.1 for septic system 55.4' within the 100' tidal marsh setback; from section 7.9.4.3 for septic system less than 36" from bedrock; from section 7.9.4.4 for septic system slope greater than 15.1% and from section 7.9.6 for new construction standards. Property is in the Single Residence District. Case #21-2018.**
- 10. Tuck Realty Corp for Joseph W. Goss for property owned and located at 0 Ocean Blvd, Tax Map 8, Lots 58 & 59 requests an administrative appeal pursuant to Section 701.1, of the decision of the Rye Planning Board dated May 8, 2018 – that proposed Lot 5 on the Goss Grant Subdivision Plan does not meet the frontage “access” requirements of the RZO Sections 202.14, Section 203.3F and Appendix A. Property is located in the Single Residence District and Coastal Overlay District. Case # 23-2018**
- 11. Tuck Realty Corp for Joseph W. Goss for property owned and located at 0 Ocean Blvd, Tax Map 8, Lots 58 & 59 requests variances from Section 202.14, 203.3F and Appendix A “frontage definition” to access for a proposed lot 5 of the subdivision over 59' of frontage along Locke Road in lieu of the frontage on Ocean Blvd. Property is located in the Single Residence District and Coastal Overlay District. Case #24-2018**

Burt Dibble,  
Clerk

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