

RYE, NH BOARD OF ADJUSTMENT

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The Board of Adjustment of the Town of Rye, NH will hold a public hearing at: 7:00 PM on Wednesday, May 18, 2016 at the Rye Town Hall, 10 Central Road.

LEGAL NOTICE

Nicole & Michael Callahan OF 325 Wallis Road for property owned and located at 1367 Ocean Blvd, Tax Map 17.4, Lot 16 request Variances from Section 603.1 for expansion of a non-conforming building; Section 202.4A for expansion of a building on a lot with two dwellings; from 204.3B for expansion of building on the left side where a setback of 9.2' exists, 13.6' is proposed and 20' is required; from Section 204.3B for expansion of building on the right side where a setback of 3.4' exists, 3.7' is proposed and 20' is required; from Section 304.4 for building height where 34'4" exists, 29'10" is proposed and 28' is allowed; from Section 204.3E for lot coverage where 50.1% exists, 50.0% is proposed and 30% is allowed. **Property is in the General and Coastal Overlay Districts and SFHA, Zone AO+1. Case #31-2016.**

Joan & Robert Tufts of 1212 Benjamin Franklin Drive, #909 Sarasota, FL for property owned and located at 15 Richard Road, Tax Map 5.2, Lot 171 request Variances from Section 603.1 for expansion of nonconforming house; from Section 204.4 C for an entry way in the front setback where a front setback of 24 +/- exists, 18' is proposed and 20.66' is required; and from Section 301.8 B. 1 & 7 for excavation, fill and structures within the 75' wetlands buffer. **Property is in the General Residence & Coastal Overlay Districts. Case #35-2016. –**

Paul Simbliaris of 58 Route 27, Raymond, NH for property owned by Mary Beth Herbert of 112 Gates Street, Portsmouth and located at 0 Pollock Drive, formerly 10 Pollock Drive, Tax Map 23.1, Lot 17 requests Variances from Section 601 to build a home on a vacant lot of 10,000 s.f. where 44,000 s.f. is required and frontage of 75' where 150' is required; from Section 304.4 for a building height of 29.5' where 28' is required. **Property is in the General Residence, Coastal Overlay Districts. Case #36-2016.**

Respectfully Submitted,
Patricia Weathersby, Chair

Posted: 05/09/2016 at the Town Hall, Rye Public Library and Town Website: www.town.rye.nh.us