

***The Board of Adjustment of the Town of Rye, NH will hold a public hearing at: 7:00 PM on Wednesday,
May 2, 2018 at the Rye Town Hall, 10 Central Road***

LEGAL NOTICE

- 1. Osprey Unlimited Industries, Inc. of Scarborough, ME and Euphoria 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.**
- 2. 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.**
- 3. 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.**
- 4. Gary Densen for property owned by John & Elaine Lampron and located at 14 Fairhill Ave, Tax Map 20.2, Lot 144** request Variances from 603.2 to demolish existing structure and replace with new; from Section 204.3C for construction 24.7' in the front yard setback where 30' is required; from Section 204.3A for construction 25.5' in the rear setback where 26.2' is required; from Section 204.3B for construction 17.6' and 15.6' in the side setbacks where 20' is required; from Section 304.5 to allow 15.4% lot coverage where only 15% is permitted; from Section 500.3 to allow parking within the required front yard setback of 40'; from Section 301.8B(1), (2) and (7) to allow surface alteration in the wetlands buffer and to allow a septic system in the wetland buffer; from Rye Building Code Section 7.9.2.5 to allow the septic system within the 20' side setback; from Rye Building Code Section 7.9.2.2 to allow the septic system within 75' of a contiguous wetland; from Rye Building Code Section 7.10.2 and 7.10.3 to allow less than 2 test pits and located closer than 30 feet apart; from Rye Building Code Section 7.9.3.1 which requires the bottom of the proposed effluent disposal system to be a minimum of 6' above the top of any bedrock or impermeable substratus. **Property is in the General and Coastal Overlay District. Case #13-2018.**
- 5. 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.**
- 6. Susan & Kevin Duplisea for property owned and located at 31 Parson Road, Tax Map 20.2, Lot 47** request a Variances 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 10' +/- within 75' buffer. **Property is in the General Residence and Coastal Overlay District. Case #15-2018.**

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