

The Board of Adjustment of the Town of Rye, NH will hold a public hearing at: 7:00 PM on Wednesday, May 3, 2017 at the Rye Junior High School, 501 Washington Road.

LEGAL NOTICE

Applications:

- 1. Re-hearing of application of Stephen C. Brown, Trustee, SKRJ Realty Trust of 21 South Main Street, Rochester NH for property owned and located at 0 Big Rock Road, Tax Map 8.1, Lot 45 & Tax Map 5.2, Lots 79, 80 limited purposed for proving reasons for its March 1, 2017 denial of Variances from Section 204.3F for lot #1 to have 31,395sq. ft. of lot area and 38.86' of frontage where 44,000 sq. ft. of lot area and 150' of frontage is required; lot #2 to have 31,121 sq. ft. of lot area and 51.92' of frontage where 44,000 sq. ft. of lot area and 150' of frontage is required; and from Section 202.13 for each lot for less than 30,000 sq. ft. of contiguous upland soil. Property is in the General Residence/Coastal Overlay District. Case #02-2017**
- 2. Manuel & Carol Barba for property owned and located at 740 Washington Road, Tax Map 11, lot 103 requests an Administrative Appeal from the Building Inspector's 11-1-2016 Notice of Violation of Rye Zoning Ordinance Sections 203.1 A for a second dwelling on one lot and from Section 301.8B(1), 301.8B(2) & 301.8B(7) for a dwelling within the 75' wetlands buffer and from Rye Building Code Section 7.9 for the unit not having a pressurized water system connected to an individual sewerage disposal system. Property is in the Single Residence District. Case #04-2017. Public hearing closed. Continued for Board approval of Notice of Decision.**
- 3. Manuel & Carol Barba for property owned and located at 740 Washington Road, Tax Map 11, lot 103 requests variances from Section 203.1A for a second detached dwelling on the property; from Section 202.4 for a second dwelling on one lot where one per lot is allowed; from Section 203.3 E for dwelling that is 300 sq. ft. where 960 sq. ft is required; from Section 203.3B for building within the 20' side property line where 20' is required; from Section 301.8B (1) for a driveway within the 75' of the wetlands buffer and from Section 301.8B (2) & 301.8B (7) for second dwelling and septic tank 21.3' from the wetlands where 75' is required; and Building Code Relief from Section 7.9 for effluent of second unit not be connected to an individual sewerage disposal system. Property is in the Single Residence District. Case #06-2017.**
- 4. Harbor Street Limited Partnership of 7B Emery Lane, Stratham, NH for property owned at 421 South Road, Tax Map 4, Lot 31 requests a Special Exception for property located at Tax Map 4, Lot 25 form Section 301.7(B) to construct a driveway with the following: (1) a 17' x 16' wetlands crossing 51ft from a vernal pool where a 100 ft setback is required. (2) 2,900 s.f. within the vernal pool buffer where a 100 ft buffer is required; (3) 3,510 s.f. within the wetlands buffer where a 75ft buffer is required. Property is in the Single Residence District. Case #13-2017.**
- 5. Harbor Street Limited Partnership of 7B Emery Lane, Stratham, NH for property owned at 421 South Road, Tax Map 4, Lot 31 requests a Variance from Section 301 for property located at Tax Map 4, Lot 25 to permit a driveway within the following: 1) a 17' x 16' wetlands crossing 51ft from a vernal pool where a 100 ft setback is required; (2) 2,900 s.f. within the vernal pool buffer where a 100 ft buffer is required; (3) 3,510 s.f. within the wetlands buffer where a 75ft buffer is required. Property is in the Single Residence District. Case #14-2017.**
- 6. Sylvia Cheever of 264 Atlantic Ave, N. Hampton for Currents Restaurant LLC owned by Rosewood Realty Truct, located at 150 Lafayette Road Tax Map 10, Lot 14 requests an Administrative Appeal from the Building Inspector's letter dated March 22, 2017 per Section 701.1 of the Rye Zoning Ordinance to allow for additional seating for the restaurant. Property is in the Commercial District. Case # 15-2017.**
- 7. Robinson & Kimberly Berry of 52 Spring Street, East Greenwich, RI for property owned and located at 21 Brackett Road, Tax Map 22, Lot 70 request a Variance from Section 301.8 B (1) & (7) to allow for a porch 95' from the wetland where 100' is required. Property is in the Single Residence District, Flood Zone AE (9). Case #16-2017.**

8. **Carmen & Katherine Place for property owned and located at 11 Fairhill Ave., Tax Map 20.2, Lot 96** request Variances from 603.1 for expansion of part of the existing non-conforming structure; from Section 204.3 C for an addition 22' from the front boundary of Fairhill Ave and a garage 21.6' from the front boundary of Eagle Rock Road where 30' is required; from Section 204.3 B for an addition 16.6' from the side property line where 20' is required; and from Section 304.5 for dwelling coverage where 11.7% exists, 17.1% is proposed and 15% is allowed; from Section 301.8B (2) for a septic tank 65' and a leachfield 62.3' from wetlands where 75' is required; and from Section 202.5 for a leachfield setback of 14.4' of rear property line where 20' is required. Applicant requests relief from the Building Code Section 7.9.2.2 for a septic tank that is 65' and a leachfield that is 71.4' from wetlands where 75' is required. **Property is in the General Residence, Coastal Overlay District. Case #17-2017.**
9. **Charles & Lindsay Beynon of 362 Main Street, Unit 2, Charleston MA for property owned and located at 30 LaMer Drive, Tax Map 13, Lot 44** request Variances from Section 603.2 to tear down an existing building and replace with new; and from Section 301.8B (1) and 301.8B (7) for a driveway 56' from tidal marsh where 100' is required; and for a building 63.8' from the tidal marsh where 100' is required; from Section 203.3B for a building 15.2' from the side property line where 20' is required; and from Section 203.3C for a building 35.2' from the front property line where 40' is required. **Property is in the single Residence District. Case #18-2017.**
10. **Stephen & Adela Carter for property owned and located at 620 Wallis Road, Tax Map 16, Lot 104** request Variances from Section 203.3A for a shed 10' from the rear property line where 30' is required and from Section 203.3B for shed 10' from the side property line where 20' is required. **Property is in the Single Residence District. Case #19-2017.**

Respectfully Submitted,
Burt Dibble, Clerk