

TOWN OF RYE – ZONING BOARD OF ADJUSTMENT
MEETING AGENDA
WEDNESDAY, NOVEMBER 4 2015
7:00 P.M.
RYE TOWN HALL

The Zoning Board of Adjustment Meetings are held the 1st Wednesday of each month. The next meeting is Dec. 2, 2015

MEETING AGENDA

- Pledge of Allegiance
- Approval of Minutes: October 7, 2015

Applications:

1. **Continued Application by Alex Herlihy for property owned and located at 55 Lang Road, Tax Map 16, Lot 13 who requests a Special Exception to Section 506 to allow an accessory apartment within existing home. Property is in the Single Family District. Case #37-2015.**
2. **William Richard, 114 Straws Point Revocable Trust of 66 South Street, Portsmouth NH for property owned and located at 114 Straws Point, Tax Map 8.4, Lot 100 requests Variance to Section 603.1 to expand a nonconforming building; to Section 203.3B to install a generator 4' from the side property line a shed and roof overhang 10' from the side property line, raised roof windows 8' from the side property line and a dormer 18' from the side property line where 20' is required; Section 203.3C to construct a 4' roof overhang 26' from the front property line and a 6.5' x 4' entry roof 15' from the front property line where 40' is required; and Section 304.5 for a 34.4% lot coverage where 30% is the maximum allowed. Property is located in the Single Residence, Coastal Overlay Districts. Case #40-2015.**
3. **Robin Wehbe of 197 8th Street PH226, Charlestown MA for property owned and located at 20 Spruce Lane, Tax Map 5.2, Lot 64 requests a Variance to Section 204.3A to install a pervious patio 13' from the rear property line and a stone fire pit 20' where 30' is required and Section 204.3B for same pervious patio 20' from the side property line and fire pit 20' from the front property line where 20' is required. Property is in the General Residence and Coastal Overlay Districts. Case #41-2015**
4. **Pinto Beach, LLC c/o Jeff Fort, III of 1323 North Blvd, Houston, TX for property owned and located at 2256 Ocean Blvd, Tax Map 5.3, Lot 72 requests a Variance to Section 603.2 to demolish a nonconforming building and build in its place; to Section 203.3 A for proposed building from the rear property line whereas 7.1' currently exists, 13.0' is proposed and 17' is required; to Section 203.3 C for proposed building from the front property line where 19.1' currently exists, 20.0' is proposed and 40' is required; to Section 304.5 for building coverage where 21.4% currently exists, 18.9% is proposed and 15% is allowed and for lot coverage where 42.0% currently exists, 21.2% is proposed and 30% is allowed. Property is in the Single Residence and Coastal Overlay Districts and in the SFHA, Zone AO + 1. Case # 42-2015.**
5. **Jonathan & Jean Murphy of 85 Alcott Street, Lowell, MA for property owned and located at 0 Big Rock Road (formerly 25 Big Rock Road) Tax Map 5.2, Lot 76 request a Variance to Section 202.6 to allow for a driveway on Big Rock Road which is not the lesser travelled road. Property in in the General Residence, Coastal Area Districts. Case # 44-2015.**

Respectfully Submitted,
Patricia Weathersby, Chairman

Posted 10/20/2015 at the Town Hall, Rye Public Library and Town Website: www.town.rye.nh.us

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