

## RYE, NH BOARD OF ADJUSTMENT

10 Central Road, Rye NH 03870

Email [kreed@town.rye.nh.us](mailto:kreed@town.rye.nh.us) or call 603-964-9800

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### Legal Notice

The following Public Hearings will be held at the Rye Town Hall, 10 Central Road, on Wednesday, September 3, 2014 starting at 7:00 pm.

1. **Mary Dirago and Barry J. Tishbert for property owned by Blackberry Nominee Trust, Mary Ellen Dirago Trustee at 3 Love Lane, Tax Map 4, Lot 42-1** request an **Administrative Appeal** per *Section 701.1* of the Zoning Ordinance to the Building Inspector's Letter dated May 12, 2014 which states the applicants are operating a construction company from the residence and are in violation of Section 203.1(C), home occupations. **Property is in the Single Family District. Case #19-2014. Public hearing closed. Board discussion of Notice of Decision.**
2. **Mary Dirago and Barry J. Tishbert for property owned by Blackberry Nominee Trust, Mary Ellen Dirago Trustee at 3 Love Lane, Tax Map 4, Lot 42-1** request a **Variance** to *Section 203.1(C)* to allow for a construction business as a home operation. **Property is in the Single Family District. Case #20-2014. Public hearing closed. Board discussion of Notice of Decision.**
3. **Jonathan & Georgene Damon for property owned and located at 56 Cable Road, Tax Map 8.1, Lot 71** request a Variance to Section 204.3B to install a generator 3' in the side yard setback where 20' is required and Section 204.3C to install a generator 25' from the front yard setback where 30' is required. **Property is in the General Residence, Coastal Overlay Districts. Case # 35-2014.**
4. **Leroy and Joyce Snodgrass for property owned and located at 33 Gray Court, Tax Map 5.3, Lot 86,** request **Variances** to *Section 603.1* for an addition to a nonconforming structure; to *Section 304.5* for building coverage of 19.2% where 15% is allowed and impermeable surface coverage of 32.6% where 30% is allowed; to *Section 204.3A* for a proposed garage with a rear setback of 19.3 feet where 22.2 feet is required; to *Section 204.3B* for a proposed garage with a side yard setback of 11 feet where 20 feet is required. **The property is in the General Residence, Coastal Overlay District. Case #31-2014**
5. **Dwight A. Tuttle for property owned and located at 50 Jenness Ave, Tax Map 8.4, Lot 57** requests an **Administrative Appeal** per *Section 701.1* of a Board of Selectmen decision letter dated June 20, 2014 declining the applicant's request for restoration of Lot #63 and Lot #100 to their pre-merger status per RSA 674:39-aa *Restoration of Involuntary Merged Lots*. **Property is in the General Residence, Coastal Overlay Districts. Case #30-2014.**
6. **Charles Manck Carprentry, LLC for property owned by Rachael Brown and located at 9 Young Lane, Tax Map 18, Lot 76-4** requests **Variances** to *Section 506.3A* to utilize an existing barn and convert it to an apartment with 2040sq ft usable space where 1200 sq ft is required; and to *Section 506.3D* since the barn, where the apartment is requested is not attached to the home; and a **Special Exception** for an accessory apartment in a pre-existing barn. **Property is in the Single Residence District. Case #36-2014.**
7. **Shoals Realty LLC for property owned and located at 495 Central Road, Tax Map 8, Lot 1** requests a **Variance** to *Section 301.8B(1)&(7)* for construction in the wetlands and vernal pool buffer of 52.7ft where 100ft is required. **Property is in the Single Residence District. Case #37-2014.**
8. **John & Nancy Loftus for property owned and located at 108 Straw's Point, Tax Map 8, Lot 99** request an **Administrative Appeal** per *Section 701.1* of the Zoning Ordinance to the Building Inspector's letter dated July 8, 2014. **Property is located in the Single Residence and Coastal Overlay Districts. Case # 38-2014.**

\*\*\*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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9. **Sam & Dominique Winebaum for property owned and located at 52 Cable Road, Tax Map 8.1, Lot 70** request Variances to Section 603.1 to expand a conforming structure on a non-conforming lot by building a garage and Section 204.3B for a garage to be 11'3" from the side property line, where 20' is required. **Property is located in the General Residence and Coastal Overlay Districts. Case # 39-2014.**
  
10. **Daniel W. Holt of 352 Center Road #5, Lyndeboro, NH for property owned and located at 306 Pioneer Road, Tax Map 24, Lot 113** requests a **Variance** to *Section 301.8B(1) & (7)* to demolition an existing dwelling and garage and replace 68.5' it within the wetland buffer where 100' is required. **Property is in the General Residence District. Case #40-2014.**

Respectfully Submitted,  
Burt Dibble, Clerk