

Legal Notice
RYE, NH BOARD OF ADJUSTMENT

Email kreed@town.rye.nh.us or call 603-964-9800

Page | 1

The Board of Adjustment of the Town of Rye, NH will hold a public hearing at: 7:00 PM on Wednesday, May 7, 2014 at Rye Town Hall, 10 Central Road, to hear the following:

Pledge of Allegiance

Review and approval of April 2, 2014 Minutes

Applications:

1. **Rannie Webster Foundation d/b/a Webster at Rye, for property owned and located at 795 Washington Road, Tax Map 11, Lots 52 and 6 requests a Variance to Article III, Section 301.8 A and B (1) and (7) for a driveway and building expansion approximately 41' from the wetlands where approximately 7' exists and 100' is required. Property is in the Single Residence and Wetland Overlay Districts. Case # 02-2014.**
2. **Rannie Webster Foundation d/b/a Webster at Rye, for property owned and located at 795 Washington Road, Tax Map 11, Lots 52 and 6 requests a Special Exception to Article II, Section 203.2C to construct additions to the nursing home and assisted living facility. Property is in the Single Residence and Wetland Overlay Districts. Case # 03-2014.**
3. **William C. Toner LLC of Braintree, MA, for property owned and located at 1296 Ocean Blvd, Tax Map 17.3, Lot 65, requests Variances to Article VI, Section 603.2, to remove an existing non-conforming building and construct new requiring variances to: Article II, Section 204.3B for north side yard setback where 0' is proposed and 20' is required; Section 204.3B for south side yard setback where 9.9' is proposed for an AC unit and where 6.2' is proposed for a generator where 20' is required; Article III, Section 304.4 for building height where 29.94' is proposed and 28' is required; and Article III, Section 304.5 lot coverage where 43.9% is proposed and 30% is permitted. Property is in the General and Coastal Overlay Districts and SFHA Zone AE (EL-9) and VE (EL-14). Case # 10-2014.**
4. **Hollis Capital LLC of 12 Nutting Lane, Hollis, NH, for property owned and located at 24 Robin Road, Tax Map 20.2, Lot 117, requests a Variance to Article II, Section 204.3F to subdivide one (1) non-conforming lot into two (2); the existing lot has 38,136 sq. ft., whereas the proposed lot 1 will be approximately 15,000 sq. ft., and proposed lot 2 will be 23,136 sq. ft., where 44,000 sq. ft. are required, and lot depth of 100' where 150' is required and a Variance to Article II, Section 204.3A for rear yard setback of 0' where 30' is required. Property is in the General Residence District. Case # 13-2014.**
5. **Felix Ungar for property owned and located at 385 Sagamore Road, Tax Map 19, Lot 59, requests a Variance to Article II, Section 203.3B to install a generator approximately 17' from south side property line where 20' is required. Property is in the Single Residence District. Case # 14-2014.**
6. **Three Rivers Farm Irrevocable Security Trust of 161 Portland Avenue, Dover NH, for property owned and located at 243 Central Road, Tax Map 8, Lot 13, requests Variances to Article II, Section 202.10 buffer adjacent to residential district for parking close to residential property line; Article III, Section 301.8 B (1)(2) & (7) the proposed new building, parking and septic are within the 75' wetlands buffer; Article V, Section 500.1 parking spaces to be 9' whereas 10' is required; Article V, Section 500.3 the parking spaces proposed will be 6'8" from property line whereas 10' is required; and Relief from the Rye Building Code Section 7.9.2.2.1 for the effluent disposal system proposed to be 60' from the wetlands where 75' is required. Property is in the Commercial, Aquifer & Wellhead Protection Districts. Case # 15-2014**

Old Business

New Business

Respectfully Submitted,
Burt Dibble, Clerk

Posted 4/21/2014 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