

**The Board of Adjustment of the Town of Rye, NH
Public Hearing at the Rye Town Hall, 10 Central Road
7:00 PM on Wednesday, DECEMBER 6, 2023**

Minutes: November 1, 2023 meeting minutes

APPLICATIONS:

1. **Ed Farley for property owned and located at 472 Wallis Road, Tax Map 16, Lot 77** requests variances from §190-2.3C(5) for height of barn and existing house for up to 40' where 35' is allowed, from §190-2.3C(2) for barn extension and new roof 19' +/- from the side boundary where 20' is required; and from §190-2.3.C(2) for addition to existing house to raise the roof 10' to 15' from the side boundary where 20' is required. **Property is in the Single Residence District. Case #40-2023. Request a continuance**
2. **Michael Anderson for property owned and located at 117 Washington Road, Tax Map 17, Lot 20** requests variances from 190-6.3B to raze and existing shed and replace with new; from 190-3.1.H.(1)(a) to replace an existing shed with new within 100' of a fresh pond. **Property is in the Single Residence District. Case #57-2023. Request a continuance to the 1-3-2024 meeting.**
3. **Lone Star LLC/Matthew & Martha Masiello for property owned and located at 125 Wentworth Road, tax Map 24, Lot 34** request variances from §190-6.3.A/B to raze an existing house and replace with new, from §190-3.1.H(a), (2),(a), (e) [2], g for a home 51.7', stone steps 10', patio 52' +/-, cutting of 23 trees greater than 4.5", a spa 53' and a rinsing station 65' from the river where 100' is required. **Property is in the Single Residence District, Wetlands Conservation and SFHA, Zone AE(8). Case #58-2023.**
4. **Elements 9 LLC for property owned and located at 14 Sagamore Road, Tax Map 24, Lot 74** requests variances from §190-6.3.B to raze an existing structure and replace with new, from 190-2.11.A(1) To allow residential use of land where such use is not permitted within the Commercial Zoning District; from §190-2.2.I(2) To allow non-residential use of land abutting the boundary of a residential zoning district without providing a 50' wide buffer between the non-residential use and the residential zone district boundary; from §190-2.11.C(3) for proposed parking area 8.9', for a retaining wall 3.4', for a light pole 4.7' from the Sagamore Road front boundary where 30' is required; from §190-2.11.C(3) for proposed patio and balconies 12.4', for a building 21.4', for HVAC condensers 22.7', for generator 20.1' , for a parking area 11.0', for retaining wall 9.2' and for a transformer pad 14.7' from the Frontier Street front boundary where 30' is required; from §190-2.11.C(3): To allow for proposed parking area 2.2' from the left yard boundary where 20' is required, from §190-5.0.C for parking 8.9' from the front boundary adjacent to Sagamore Road where 10' is required and for parking 2.2' from the left lot boundary where 10' is required; from §190-3.1(H)(1)(f)/3.1.H(2),(a) for proposed building 62.2', a walkway 41.6', a proposed parking on the north side area 3.2', for proposed parking area on the east side 38.1' and for a light pole 39.' from the wetlands where 75' is required. **Property is in the Commercial District. Case #59-2023.**
5. **Monica & Sal Porcellini for property owned and located at 45 Perkins Road, Tax Map 5.2, Lot 138** request variances from §190-6.3.A for an expansion of a nonconforming structure; from §190-2.4.C (2) for an addition 11.25' from the left side boundary and 15.46' from the right side boundary where 20' is required. **Property is in the General Residence District, Coastal Overlay District, Case #60-2023.**
6. **Rye General Store & Grille, LLC for property owned and located at 2203 Ocean Blvd, Tax Map 5.3, Lot 028-00A and Tax Map 5.3, Lot 028-00B** requests variances from §190-6.3.B to raze Units A and B and replace with new; from §190-2.2.D(1) for no more than one principal building on one lot; from §190-3.4.D for dwelling coverage 32.2% where 30.4% exists and 15% is required; from §190-5.0.C for parking along the Gray Court boundary where 10' is required. **Property is in the General Residence/Business District, Coastal Overlay and SFHA, Zone AO, Depth 2'. Case #61-2023. Request a continuance to the 1-3-2024 meeting.**

Chris Piela, Clerk