

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, MAY 1, 2024

AGENDA

MINUTES: March 6 and April 3, 2024

Applications

- 1. Michael Anderson for property owned and located at 117 Washington Road, Tax Map 17, Lot 20** requests variances from §190-6.3B to raze an existing shed and replace with new; from §190-3.1.H.(1)(a) to replace an existing shed 53'+/- from the fresh pond where 100' is required. **Property is in the Single Residence District. Case #57-2023.**
- 2. 444 Owls Revocable Trust for property owned and located at 154 Washington Road, Tax Map 17, Lot 15** requests variance from §190-2.3.C(5) for lot coverage of 21.5% where 15% is allowed. **Property is in the Single Residence District. Case # 62-2023.**
- 3. Daniel & Jennifer Mayo for property owned and located at 1085 Old Ocean Blvd, Tax Map 19.4, Lot 60** request a variance from §190-2.2.E for construction of a septic system 7.9' for the tank on 10.1' for the field on the left property line where 20' is required; from §190-3.1.H(1)(a) and §190-3.1.H(2)(a),(b),(f) and (g) for septic system 27.5' from the wetland where 100' is allowed; the applicant requests waiver from the Building Code Section §35-14.B(2) for a septic system 27.5' from the wetland where 75' is required and §35-14.B(5) for a septic tank 7.9 ft. and a leach field 10.1 ft. from the side lot line where 20 ft. is required and §35-14.C(2) to permit an AOS System 2 ft. from seasonal high water where 4ft. is required. **Property is in the General Residence, Coastal Overlay and Wetland Conservation Districts. Case #17-2024.**
- 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 building 26.3' (+/-), a dumpster pad 3.6' (+/-), a generator pad 25.1' (+/-), travel aisle 3.5' (+/-), and light poles 2.2' (+/-) from the right front Sagamore Road boundary where 30' is required; from §190-2.11.C(2) for a dumpster pad 7.0' (+/-), a generator pad 9.8' (+/-), and a proposed travel aisle 7.0' (+/-) from the left side boundary where 20' is required; from §190-3.1(H)(2),(a), (b), (c), (e) for proposed building 21.3' (+/-) from a dumpster pad 36.5' (+/-), for a generator pad 27.1' (+/-), from a travel aisle 34.7' (+/-) from the wetland where 75' is required and for the cutting of trees greater than 4.5" in diameter from the wetlands where 75' is required. **Property is in the Commercial District. Case # 18-2024.**
- 5. Heritage Home Service for Chris Galipeau property owned and located at 312 Wallis Road, Tax Map 18, Lot 68** requests a variance from 190-2.3.C(2) for a generator 5.3'+/- from the side boundary where 20' is required. **Property is in the Single Residence District. Case #19-2024.**

- 6. Lisa & Michael Mulcahy for property owned and located at 4 Patriots Way, Tax Map 18, Lot 102** request variances from §190-2.3.C(3) for an entry roof 36' (+/-), a granite landing 35' (+/-) and a walkway 23' (+/-) from the front boundary where 40' is required. **Property is in the Single Residence District. Case #20-2024.**

- 7. Michael Bergeron for property owned and located at 11 Huntervale Ave, Tax Map 8.1, Lot 109** requests variances from §190-2.4.C(3) for addition of a garage 15.2' (+/-) and 27.9' (+/-) from the two front boundaries where 30' is required; from §190-6.3.A for expansion of a nonconforming structure on a nonconforming lot and from §190-5.0.C for parking within the front boundary. **Property is in the General Residence District. Case #21-2024.**

- 8. Victory Bastable for property owned and located at 50 Brackett Road, Tax Map 22, Lot 91** requests a variance from §190-3.1.H(2),(a), (g) for a dry stack stone wall 90.2'/94.8' from the wetland where 100' is required. **Property is in the Single Residence District. Case #22-2024. Request to be continued to the June 5, 2024 meeting.**

- 9. Shoals View Condominium for property owned and located at 42 Washington Road, Tax Map 17, Lot 1** requests a variance from §190-3.1.H(2),(a), (g) for disturbance of a parking area 53' from the wetlands where 75' is required. **Property is in the Single Residence District. Case #23-2024.**

- 10. Ed Farley for property owned and located at 472 Wallis Road, Tax Map 16, Lot 77** requests variances from §190-2.3C(7) 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 for continuance to November 6, 2024 meeting.**

John Tuttle,
Clerk