

The Board of Adjustment of the Town of Rye, NH
Public Hearing at the Rye Town Hall, 10 Central Road
7:00 PM on TUESDAY AUGUST 22, 2023

APPLICATIONS:

1. Leigh & Darren D'Andrea for property owned and located at 0 Jenness Avenue, Tax Map 8.4, Lot 48 request variances from §190-2.4.C(1) for an overhang 23.66', chimney 21.86', deck stairs 15.84', and deck 14.80' from the rear boundary where 25' is required; from §190-2.4.C(3) for steps and a paver pad 17.5'; a bioretention pond +/- 0 ft (Jenness Avenue side) and +/- 1 ft (Surf Lane side) from the front yard boundary where 23.5' for Jenness Avenue and 8' for Surf Lane is required; from §190-3.1.F, H(2)(a)(e)(f)(g) for tree removal, overhang 4.50' house 5.73', steps 12.35', deck stairs 8.16', and driveway 20' from the wetland where 75' is required; from §190-3.4.E for 17% dwelling coverage where 15% is required; from §190-6.1.A and from §190-6.1.B(1)(2), (C) for a 9,998 square foot lot area with 200' of frontage on a nonconforming lot; and from §190-5.0C for 1 off-street parking space within the front setback where that is prohibited. **Property is in the General Residence and Coastal Overlay Districts, and SFHA Zone AE(8). Case #06a-2023.**

2. Leigh & Darren D'Andrea for property owned and located at 0 Jenness Avenue, Tax Map 8.4, Lot 48 request special exceptions pursuant to §190-3.1.G(2) for a driveway located in the wetland buffer; and §190-3.4.C to develop a vacant coastal lot in accordance with Criteria §190-3.4.C(1)-C(8). **Property is in the General Residence and Coastal Overlay Districts, and SFHA Zone AE(8). Case #06b-2023.**

3. 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.**

4. Erin and Michael Horn for property owned and located at 281 Wallis Road, Tax Map 19, Lot 13 request a variance from §190-2.3.C(5) for construction of a patio with hot tub, a 15' x 20' deck, and an egress window equaling a lot coverage of 17% where 15% is allowed. **The property is in the Single-Family Residence District. Case #41-2023.**

5. Steve & Tara Danielson for property owned and located at 5 Douglas Circle, Tax Map 8.1, Lot 105 requests variances from §190-2.4.C(2) for a garage 17.7' from the right property boundary and a walkway 12 +/- where 20' is required, from §190-2.4.C(2) for a garage 14.2' from the left side property boundary where 20', from §190-11.1 for a expansion of the existing driveway within 10' of the right side boundary, and from 190-2.4.C(3) for a walkway 20+/- from the front boundary where 30'. **Property is in the General Residence District and Aquifer Protection Overlay District. Case #42-2023.**

6.. Robert S. Batal, Trustee for property owned and located at 94 Harbor Road, Tax Map 9.2, Lot 6 requests a variance from §190-3.1.H.(2)(a),(c), (g) to permit temporary and permanent surface alterations for the removal of the existing retaining wall and replace it with a longer one. **Property is in the Single Residence, Coastal Overlay and SFHA Zones (VE18, AO3, AE8, AE9 and X). Case #43-2023.**

Chris Piela, Clerk