

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, August 2, 2023

Business: Minutes of June 21, 2023 and July 5, 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. Michael R. Parsons & Katelyn B. Randall for property owned and located at 34 Perkins Road, Tax Map 5.2, Lot 148 request variances from §190-2.4.C(1) for a pool 23.5' from the rear boundary where 28.9' is required; from §190-2.4.C(2) for a pool 17.1' from the right side boundary where 20' is required; and from §190-2.4.C(5) for impervious coverage of 51.9% where 30% is allowed. **Property is in the General Residence and the Coastal Overlay District. Case #28-2023. Request for Continuance to September 6, 2023 meeting.**

4. Bluestone Properties of Rye, LLC for property owned and located at 33 Sagamore Road, Tax Map 24, Lot 6 requests a one-year extension to the relief for a special granted on 8-26-2020. **Property is in the Business District. Case #30a-2020.**

5. Bluestone Properties of Rye, LLC for property owned and from § at 33 Sagamore Road, Tax Map 24, Lot 6 requests a one-year extension to the relief for variances granted on 8-26-202. **Property is in the Business District. Case #30b-2020.**

6. Keith Bridge for property owned and located at 175 Central Road, Tax Map 12, Lot 21 requests variances from §190-2.3.C(2) for a house 18'-6" from the side boundary where 20' is required; from §190-2.3.C(3) for a house 34' from the front boundary where 40' is required; from §190-2.3.C(5) for building coverage 17% where 15% is allowed; and from §190-6.3.A to raise the existing 39' ranch 12" to obtain 7'6" height in basement on a nonconforming lot. **Property is in the Single Residence and Wellhead Protection Area. Case #35-2023.**

7. Enos General Contracting for property located at 715-717 Washington Road, Tax Map 11, Lot 56 requests variances from 190-2.3.C(2) for a garage 4.3' from the side boundary where 20' is required and from 190-5.0.C for a driveway 2' +/- from the side boundary. **Property is in the Single Residence District. Case #36-2023.**

8. Porter Family Trust for property owned and located 5 Parkridge Ave, Tax Map 17.3, Lot 18 requests equitable waiver from §190-3.4.D for height where 28.4' was built and 28' is allowed. **Property is in the General Residence District and Coastal Overlay Districts. Case #37a-2023.**

9. Porter Family Trust for property owned and located 5 Parkridge Ave, Tax Map 17.3, Lot 18 requests a waiver from §190-3.4.D for height where 28.4' exists, 28.4' is proposed and 28' is allowed. **Property is in the General Residence District and Coastal Overlay Districts. Case #37b-2023.**

10. Carrie Webb Olson for property located at 44 Pioneer Road, Tax Map 24, Lot 100 requests a variance from §190-3.1.H(2) to remove a wood deck replace with patio and remove shed and relocate shed within 75' wetland buffer. **Property is in the Single Residence District and Coastal Overlay District. Case #38-2023.**

11. Sean & Danielle Maxwell for property owned and located at 24 Parkridge Ave, Tax Map 19.4, Lot 11 request variances from §190-6.3.A for expansion of a nonconforming structure on a nonconforming lot; from §190-2.4.C(1) for expansion of a house vertically 5'6" and 59.8'; for a new entry roof over existing stairs 16.4'; and a pervious patio 3' and 44.8' from the rear boundary where 30' is required; from §190-2.4.C(2) for expansion of a house vertically 17.1'; addition of impervious pavers 11.5'; a patio 17.5' from the side boundary where 20' is required; from §190-2.4.C(3) for expansion of house vertically 15.3'; replacement of existing impervious pavers with pervious pavers 3.2'; new entry roof over stairs 11.9' from the front boundary where 30' is required or the average depth of front yards on the lots next thereto on either side; and from §190-2.4.C(7)/3.4.D for height 33.1' where 28' is allowed. **Property is in the General Residence, Coastal Overlay District. Case #39-2023.**

12. 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.**

13. 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.**

14. 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.**

15. 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. Request to continue to the next available meeting date.**

16. Brenda Dale for property owned and located at 630 Washington Road, Tax Map 11, Lot 78 requests variances from §190-202.D(1) for two dwellings on one lot temporarily and from §190-2.3.C(7) for height where 35' is required and 36.76' is being allowed. **Property is in the Single Residence and the Aquifer/Wellhead Protection Overlay. Case #44-2023. Request a continuance to the September 6, 2023 meeting.**

Chris Piela, Clerk