

The Board of Adjustment of the Town of Rye, NH  
**Public Hearing at the Rye Public Library**  
**7:00 PM on Wednesday, July 6, 2022**

**BUSINESS:**

\*Minutes June 1, 2022

\* Request to have Rob Patten serve as an Alternate to replace Michael Brousseau

**APPLICATIONS**

1. **Robert Dietrich/CVHR, LLC of 107 Longmeadow Road, Greenville, NC for property owned and located at 6 Richard Road, Tax Map 5.2, Lot 154-01** requests variances from §190-6.3.A/B for construction on non-conforming lots; from §190-5.0.C for one space parking within front boundary; from §190-2.4.C(1) for a house 20.17' and patio 19.94' from the rear boundary where 24.81' is required; from §190-2.4.C(2) for a pervious patio 11.73' from the right side boundary where 20' is required; from §190-2.3.C(6) for depth of lot 115' +/- where 200' is required; from §190-2.4.C(6) for 114'/141' frontage where 150' is required; and from §190-2.4.C(3) for underground drainage pipes 9.9' from Richard Road boundary and 13.8' from Perkins Road boundary where 30' is required. **Property is in the General Residence, Coastal Overlay District. Case #21-2022.**
2. **Alissa Bournival of 59 Woodland Rd, N. Hampton, NH for property owned and located at 271 Harbor Rd, Tax Map 8, Lot 50** requests variances from §190-6.3.A/B for demolition of an existing non-conforming home to replace with new; from §190-3.1.H(2) for a house 24.9', garage 46.3', deck 23.3', stairs 20.2', driveway 23.9' retaining wall 68.1' walkway 56.4', a KOI pond 19.0' and a generator pad 53.5' from the wetlands where 75' is required; and from §190-2.3.C(3) for a walkway and retaining wall in the 40' front boundary. **Property is in the Single Residence District. Case #28-2022.**
3. **Bluestone Properties of Rye for property owned and located at 33 Sagamore Road, Tax Map 24.1, Lot 6** requests a one-year extension for the Zoning Approvals granted August 5, 2020, case #30a-2020 and #30b-2020. **Property is in the Business District. Case #32-2022.**
4. **Craig & Denise Benson, Trustees, K&L Realty Trust for property owned and located at 2 Merrymeeting Lane, Tax Map 15, Lot 18** request variances from §2.3.C(2) for a propane tank 8' from the side boundary where 20' is required; from §190-3.1.H.2(a),(b), (g) for soffits for a house 38.7'/22.4'/16.4' and a house foundations 42.5/25.2'/16.4', a porous drive 44.5'', a walkway 67', a septic tank 67', septic system 79' and landscaping from wetland where 100' is required. **Property is in the Single Residence District. Case# 33a-2022.**
5. **Craig & Denise Benson, Trustees, K&L Realty Trust for property owned and located at 2 Merrymeeting Lane, tax Map 15, Lot 18** request a special exception from §190-3.1.G/§190-3.1.H.2(f) for a driveway 44.5' from the wetland where 100' is required. **Property is in the Single Residence District. Case# 33b-2022.**
6. **Peter & Christine Baldwin of 10 Crestview Drive, Exeter NH for property owned and located at 163 Parsons Road, Tax Map 20, Lot 1** request Building Code waivers from §35-14.C(1) to replace an existing cesspool with a septic system with a distance 3.47' to bedrock/impermeable substratum where 6' is required; and from §35-14.C(2)/ §-14.D(1)(b) for septic system distance 2' to estimated seasonal highwater where 4' is required and 2' or less is a prohibited condition. **Property is in the General Residence District, Coastal Overlay. Case #34-2022.**
7. **Mark & Shauna Troy, Trustees of the Mark & Shauna Troy Family Trust for property owned and located at 919 Ocean Blvd, Tax Map 20.2, Lot 92** request variances from §190-6.3B for reconstruction of a non-conforming structure; from §190-2.3.C(3) for a structure 17' from the front boundary where 30' is required; from §190-3.1.H(2)(a), (b) and (g) for surface alteration, a septic system 61.5'+/-; a leachfield 78' +/- and a house 20.6'+/- from the wetland where 100' is required; and a building code waiver from §35-14 to allow the bottom of the septic system to be 5' above the top of bedrock where 6' is required. **Property is in the Business and General Residence Districts, Coastal Overlay and SFHA, Zone AO(3). Case #35a-2022.**
8. **Mark & Shauna Troy, Trustees of the Mark & Shauna Troy Family Trust for property owned and located at 919 Ocean Blvd, Tax Map 20.2, Lot 92** request a special exception from §190-3.1.G/§190-3.1.H(2)(f) for a driveway 60'+/- from the wetland boundary where 100' is required. **Property is in the Business and General Residence Districts, Coastal Overlay and SFHA, Zone AO(3). Case #35b-2022.**

Respectfully Submitted, Chris Piela, Clerk

Unrestricted \*\*\*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