

The Board of Adjustment of the Town of Rye, NH
Public Hearing at: 7:00 PM on Wednesday, June 1, 2022
Rye Public Library

BUSINESS:

Minutes of May 6, 2022

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. **Property is in the General Residence, Coastal Overlay District. Case #21-2022.**
2. **Tom & Pam Prophet for property owned and located at 603 Washington Road, Tax Map 16, Lot 158** request variances from §190-2.3.C(5) for lot coverage of 18% +/- for a shed where 15% is allowed and from §190-5.0 and §190-5.0.C for parking 4' from side boundary where 10' is required on an existing driving. **Property is in the Single Residence District. Case #23-2022.**
3. **Matthew & Catherine Madara for property owned and located at 11 McLaughlin Drive, Tax Map 5.2, Lot 28** request variances from §190-2.4.C(1) for a shed 18' from the rear boundary where 30' is required and from §190-2.4.C(2) for a shed 15' from the side boundary where 20' is required. **Property is in the General Residence District. Case #24-2022.**
4. **Ian & Terry Buchan for property owned and located at 8 Hunterville Ave, Tax Map 8.1, Lot 91** request variances from §190-6.3.A for expansion of a non-conforming structure; from §190-2.4.C(3) for expansion in the front boundary 35' where 40' is required; from §190-2.4.C(2) for expansion 8 +/- on the right side where 20' is required. **Property is in the General Residence District. Case #25-2022.**
5. **Mike Meserve for Jededia Morton of 41 Pryer Lane, Larchmont, NY for property owned and located at 2188 Ocean Blvd, Tax Map 5.3, Lot 51** requests a variance from §190-2.3.C(1) for an AC unit 6.5" +/- from the rear boundary where 30' is required. **Property is in the Single Residence, Coastal Overlay District. Case #26-2022.**
6. **Donna & William Purdie for property owned and located at 1154 Ocean Blvd, Tax Map 19.4, Lot 90** request a variance from §190-2.4.C(2) for an HVAC 16' from the side boundary where 20' is required. **Property is in the General Residence, Coastal Overlay District and SFHA, Zone VE(14). Case # 27-2022.**
7. **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.**

8. **Sagamore Wentworth Owner, LLC of 1209 Orange Street, Wilmington, DE for property owned and located at 24 Harborview Drive, Tax Map 24, Lot 52** requests variances from §190-2.3.C(2) for patio/hardscape structures 12'9"/12'5" from the left side boundary and 8'8"/10'11" from the right side boundary; from §190-2.3.C(5) for lot coverage of 29% where 15% is allowed; from §190-5.7.D from submission of a drainage and grading plan; and from §190-6.3 for expansion of non-conforming patio. **Property is in the Single Residence District. Case #29-2022.**
9. **William Hart for property owned and located at 1031 Ocean Blvd, Tax Map 20.2, Lot 2** requests a variance from §190-2.4.C(2) for an HVAC system 14.5' from side boundary where 20' is required. **Property is in the General Residence District, Coastal Overlay District and SFHA, Zone AE(3). Case 30a-2022.**
10. **Jan Olmstead for property owned and located at 1029 Ocean Blvd, Tax Map 20.2, Lot 2-003** requests a variance from §190-2.4.C(2) for an HVAC system 14.5' from side boundary where 20' is required. **Property is in the General Residence District, Coastal Overlay District and SFHA, Zone AE(3). Case 30b-2022.**
11. **Isolino, LLC for property owned and located at 2263 Ocean Blvd, Tax Map 5.2, Lot 3** requests variances from §190-5.0.B(4) 12 parking spaces where 17 currently exist and required are 1 space per 3 seats, 1 space per 2 bar stools, 1 per employee on maximum shift for a total of 37 parking spaces to allow for seasonal outdoor dining in the parking lot and from §190-6.2.A for 12 proposed parking spaces where 17 spaces currently exist and 37 are required. **Property is in the Business District, Coastal Overlay District. Case #31-2022.**

Respectfully Submitted,
Chris Piela, Acting Clerk