

**The Board of Adjustment of the Town of Rye, NH
Public Hearing at the Rye Town Hall
10 Central Road, Rye NH**

7:00 PM on Wednesday, October 19, 2022

Join Zoom Meeting

<https://us06web.zoom.us/j/89363416124?pwd=ZWVmRDFHYXVrcXdCOTBtMEI5bWVUZz09&from=addon>

Meeting ID: 893 6341 6124

Passcode: 123456

APPLICATIONS

- 1. Shoals Realty LLC/Splaine of 81 Cable Road, Rye NH for properties owned and located at 28 Pine Street, Tax Map 5.2, Lot 51 and 26 Pine Street, Tax Map 5.1, Lot 50** requests variances from §190-2.4.C(6) for a lot line adjustment between the two properties where 26 Pine Street where 25,600.53 sf exists will be reduced to 22,823.34 sf where 44,000 sf is required; from §190-2.4.C(2) for property 28 Pine Street for a house 10.52' and other fixtures +/- 5' and +/- 8' from the side boundary where 10.28' exists and 20' is required; from §190-2.4.E for building coverage for 28 Pine Street of 17.75% where 9.26% exists and 15% is required; and from §190-6.3.B for destruction of nonconforming structure and making slightly conforming. **Properties are in the General Residence District and Coastal Overlay District. Case #44-2022.**
- 2. Charles Potter for property owned and located at 941 Ocean Blvd, Tax Map 20.2, Lot 141** requests variances from §190-2.4.C(1) for a rear deck/patio 5' from the rear boundary where 30' is required; and from §190-2.4.C(3) for front walkway 15' from the front boundary where 40' is required; and from §190-2.4.C(5)/ §190-3.4.F(6) for lot coverage of 24.1% from 27.5% where 30% is allowed. **Property is in the General Residence, Coastal Overlay District. Case #47-2022**
- 3. Daniel Maguire for property owned and located at 20 Cable Road, Paul Maguire for property owned and located at 18 Cable Road, Tax Map 8.4, Lot 2** request a variance from §190-2.4.C(2) for a deck 8.5' from Lot 1 and 18.0' from Lot 3 where 20' is required; from §190-6.3A for expansion of a non-conforming structure; and from §190-2.4.C(5)/ §190-3.4.F(6) for lot coverage 37% where 30% is allowed. **Property is in the General Residence, Coastal Overlay District. Case #49-2022.**
- 4. Michael Bergeron for property owned and located at 11 Huntervale Ave, Tax Map 8.1, Lot 109** requests variances from §190-2.4.C(1) for a shed 5 from the rear boundary where 30' is required; and from §190-2.4.C(2) for a shed 2.5' from the side boundary where 20' is required. **Property is in the General Residence District. Case #50-2022.**

Respectfully Submitted, Chris Piela, Clerk