

MEETING AGENDA

- Pledge of Allegiance
- Approval of July 11, 2018 meeting minutes

APPLICATIONS

- 1. Edward N. Herbert Assoc. Inc, for property owned by Cara C. Zohdi 1998 Trust of 1 Frost Rd, Windham NH and located at 4 Winslow Way, Tax Map 17, Lot 75-1 requests a variance from Section 304.4 for a house height to be 35' +/- where 28' is allowed. **Property is in the single residence and coastal overlay districts. Case #20-2018.****
- 2. Stevan E. Huff for property owned and located at 1611 Ocean Blvd, Tax Map 13, Lot 27, requests variances from Section 603.1 for expansion of a non-conforming structure, from Section 204.3 B for a deck and spiral stairway 9.8' from the south side boundary and 6.3' on the north side boundary where 20' is required; and from Sections 301.8B (1)(2) & (7) for construction 50+/- within the 100' tidal wetlands buffer. **Property is in the General Residence and Coastal Overlay District. Case #25-2018.****
- 3. KRD Builders, Inc.-c/o Ken Dionne of 106 Chestnut Hill Rd, Amherst for property owned by Bradford S. Sterl of 3 Hollow Rd, Bow, NH and located at 8 Old Ferry Landing Road, Tax Map 24, lot 97 request an equitable waiver per Section 701.4 of the RZO for a house height that exceeds maximum height of section 203.3 G by .67 ft. where 35' is required. **Property in the Single Residence District. Case # 26-2018.****
- 4. Richard Beauchesne & Patricia Ann Healy of 46 Mountain Rd, Camden, ME for property owned and located at 0 Cable Road, Tax Map 8.4, Lots 76-1 and 76-2 request variances from section 304.4 for a building height of 30' where 28' is required; from section 601 to build a house on two non-conforming lots, which, when merged will remain non-conforming; and from section 304.5 for dwelling coverage of 16.3% where 15% is required. **Property is in the General Residence, Coastal Overlay District. Case # 27-2018.****
- 5. Ocean View Trust, Timothy E. Sanborn, Trustee for property owned and located at 753 Ocean Blvd, Tax Map 23.1, Lot 16 requests Variances from Section 603.1 for expansion of a nonconforming structure; from Section 204.3 B for addition 11.5' from the south side setback where 20' is required; and from 204.3C for an addition 16.2 from the front setback where 30' is required; and Building Code Relief from Section 7.9.7 and 7.9.6 for an Individual Sewage Disposal System Plan that shows a separation of 24" from seasonal highwater table where 48" is required. **Property is in the General Residence, Coastal Overlay Districts. Case # 28-2018.****
- 6. Ann & Barbara Bennett for property owned and located at 17 Pine Street, Tax Map 5.2, Lot 56 request a variance from Section 204.3A for stairs and a deck 10+/- in the rear set back where 30' is required to access an approved addition. **Property is in the General Residence and Coastal Overlay District. Case #01-2018/30-2018.****

7. **Tyler McGill for property owned and located at 0 Perkins Road, Tax Map 5, Lot 51-001** requests an Administrative Appeal pursuant to Section 701.1 from the Building Inspector's letter dated May 23, 2018 that parts of the fence installed appeared to be not in compliance of the 6' as required from Section 510.3 for height. **Property is in the General Residence District, Coastal Overlay District. Case #29-2018.**
8. **William & Beverly MacLeod of 77 Sunset Rock Rd., Andover, MA for property owned and located at 1174 Ocean Blvd, Tax Map 19.4, Lot 94** request variances from Section 603.1 for expansion of a non-conforming structure on a non-conforming lot and from Section 204.3B for a deck in the side setback where 19' exists, 13' is proposed and where 20' is required. **Property is in the General Residence, Coastal Overlay District. Case #31-2018.**
9. **Chris Stafford for property owned by Elizabeth Hoffman and located at 17 Brackett Road, Tax Map 22, Lot 17** requests a variance from Section 301.8 B (1) for fill within the 100' wetlands setback. **Property is in the Single Residence District. Case #32-2018.**
10. **Cellco Partnership d/b/a Verizon Wireless for property owned by Dolores F. Lintz and located at 120 Brackett Road, Tax Map 22, Lot 95-A** for variances from Rye Zoning Ordinance (RZO) § 305, § 505.3 and § 203.1 to permit a wireless telecommunications facility at a location within the SR District that is not within the Wireless Telecommunications Facilities Overlay District; (2) from RZO § 505.6, A.3 to permit a wireless telecommunications tower to be located less than 120% of tower height from a residential building; (3) from RZO § 505.6, A.4 to permit a wireless telecommunications tower to be located less than 100 feet from wetland soils and marshes; (4) from RZO § 301.8, B.1 and § 301.8, B.7 to permit a wireless telecommunications facility to be located within the 100 ft. wetlands buffer. The ZBA will also hear a request for a Special Exception pursuant to RZO § 301.8, B.6 and § 301.7, B to permit a driveway within the wetlands buffer. **Property is in the Single Residence District. Case #49-2017.**

Burt Dibble,
Clerk