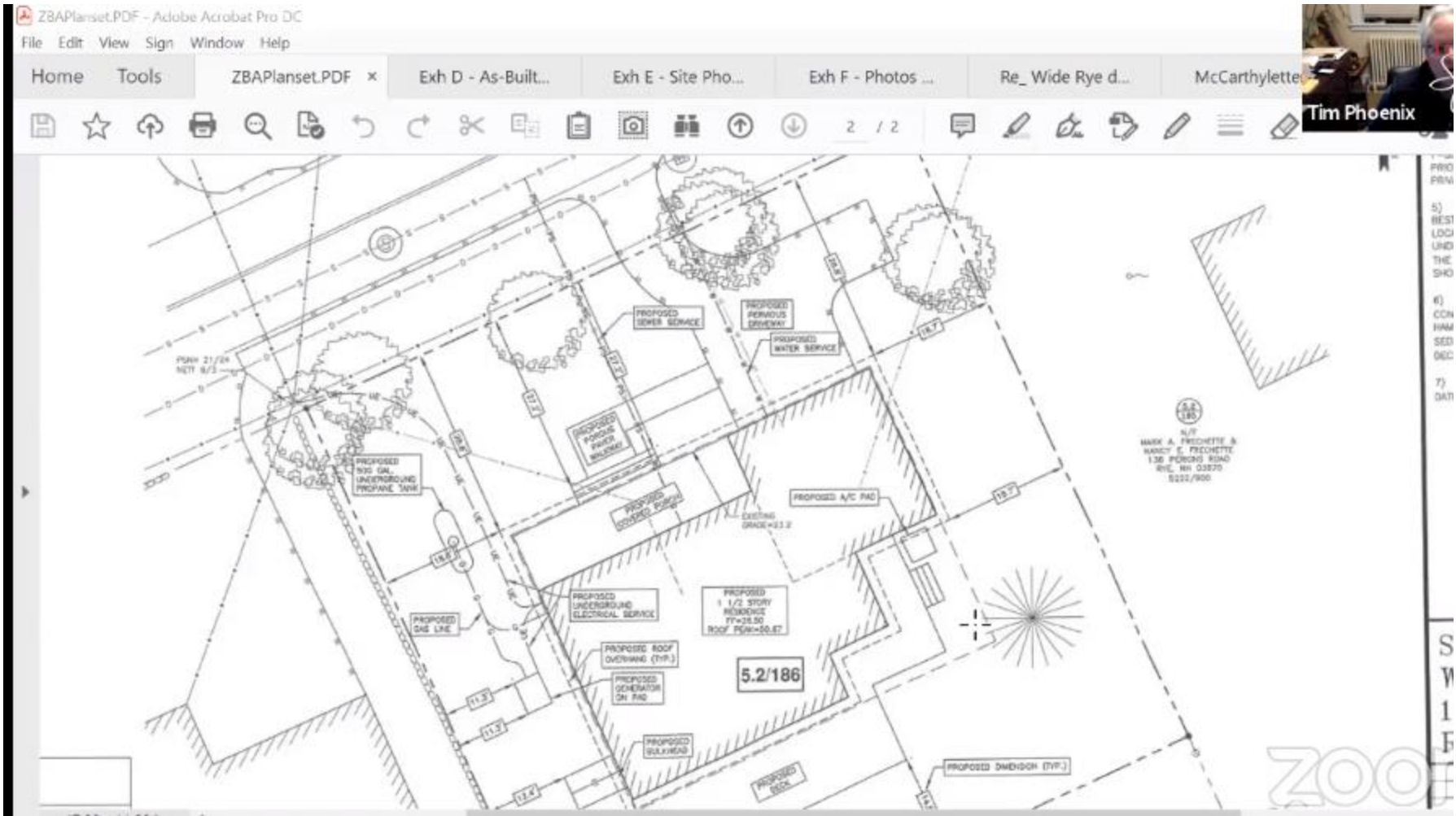
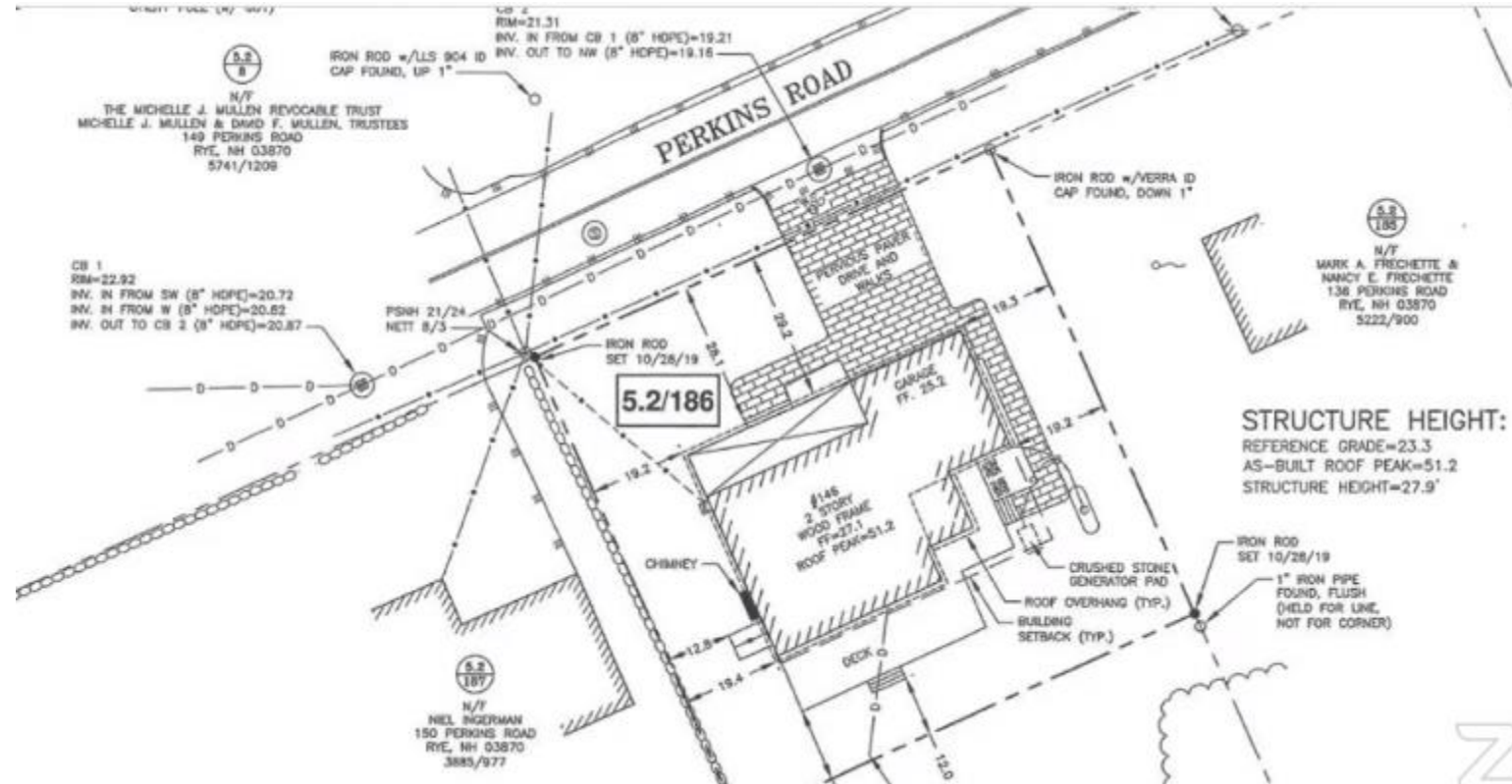


145 Perkins Driveway not built to plan





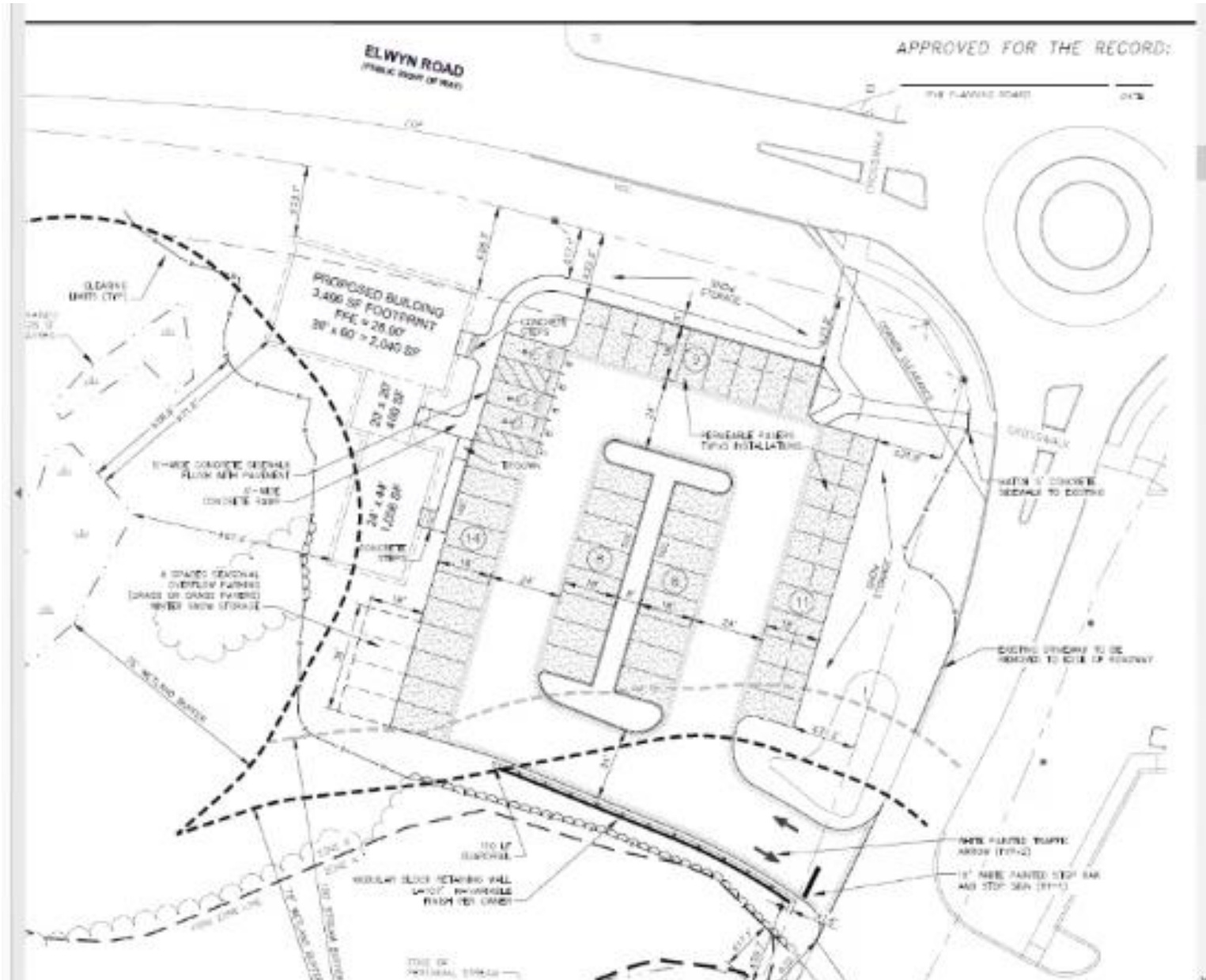
33 Sagamore Rd.

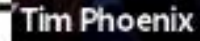
Foye's Corner before the Roundabout.



Foye's Corner today.









**APPLICATION FOR WAIVER OF SUBDIVISION/SITE PLAN REVIEW
REQUIREMENT
REQUIREMENTS FOR WAIVER FOR A SUBDIVISION REGULATION
FROM RSA 674:36 1 (b)**

(Complete one form for each waiver request)

To the Chairman and Members of the Rye Planning Board:

On September 24, 2020, I submit a plan for (subdivision/site plan review) approval to the Board,

entitled Subdivision Plans for 3-4 of Subdivision prepared by

TF Moran, Inc. and hereby request a waiver from Article 202

Section 6.2(A)(1)(B) of the Rye Land Development Regulations.

(Lot shape with irregular angle or narrow portions)

In support of such request Explanation of Justification for Waiver:

- (for Lot B) (1) Strict conformity would pose an unnecessary hardship and waiver would not be contrary to the spirit and intent of the regulations because: The existing lot is over 8 acres and is sufficient to offer three 1.5-acre minimum, residential lots with frontage along a dead-end street. Regulations require turn-around, cul-de-sac, teardrop, lot or hammerhead. A hammerhead is proposed to reduce environmental impacts, however, hammerhead geometry creates irregular R.O.W./lot angles.
- Lot B irregularity is caused by the hammerhead. Lot B is 230' wide where the home is located and the buildable area is an average of 140' x 270', ample for a home, access, yard, and utilities. The only irregularity is adjacent to the hammerhead which is not buildable.
- (for Lot C) (2) Strict conformity of the regulations would prevent use of a hammerhead, despite Lot C's sufficient buildable lot area and lot width. Specific circumstances relative to the (subdivision/site plan review), or conditions of the land in such (subdivision/site plan review), indicate that the waiver will properly carry out the spirit and intent of the regulations because: Lot C irregularity is caused by existing lot lines. Since there is already an existing home on the lot, no further building is planned. The irregular area of Lot C is primarily exposed ledge which was contained with the existing home lot to defer future building in this area.
- The waiver carries out the spirit and intent of the regulations since the lot irregularities preserve natural features, reduce impermeable area, and does not affect buildability.

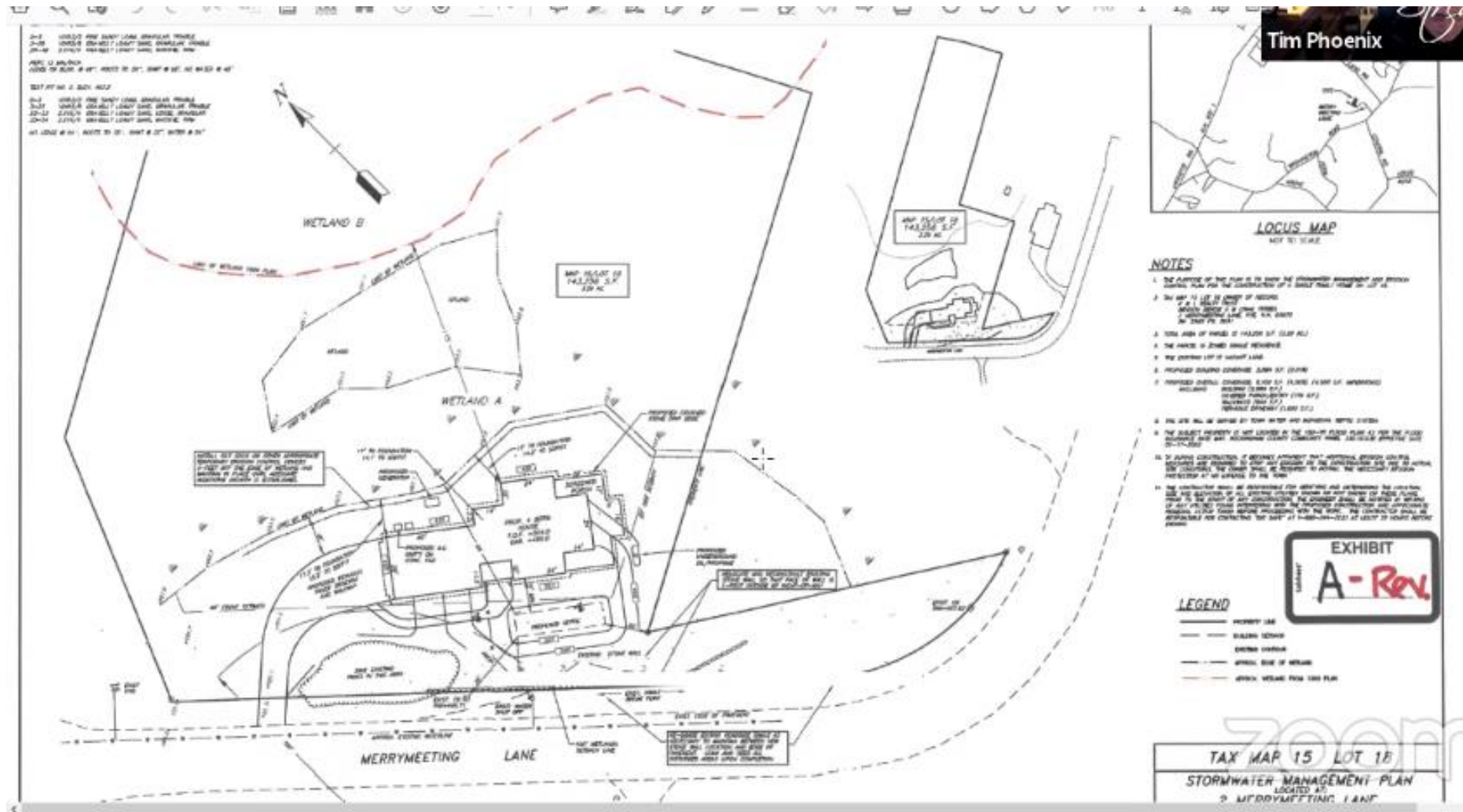
Hannah Giarini

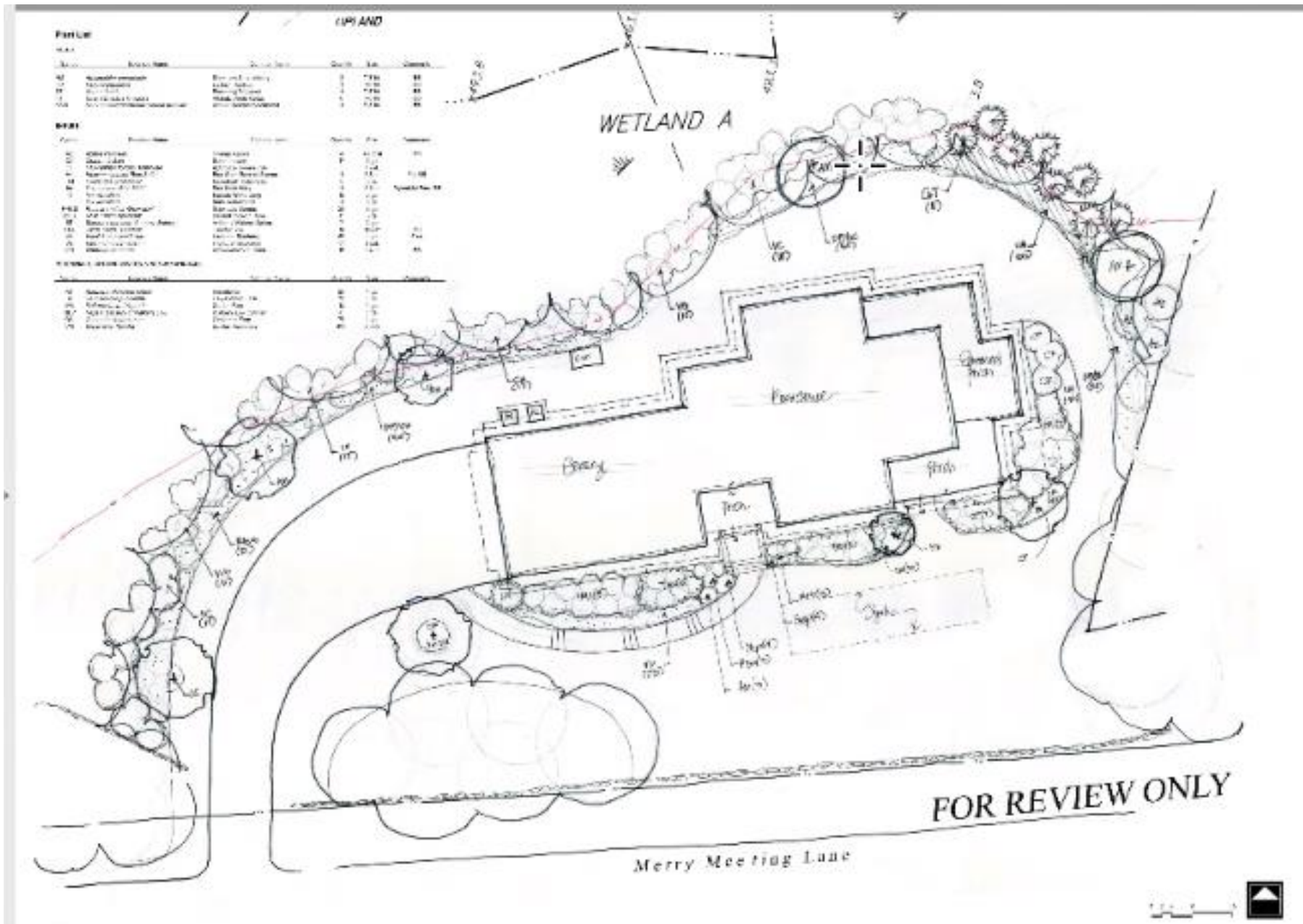
Signature of Applicant (or designee)

9/24/2020
Date











No floods, no storms, just the tide up against the house at the corner of Wallis Rd and Ocean Blvd. This property with a portion in the water is being demolished for 3 large condo buildings that will block the view and sound coming down Wallis Rd.

Wondering how the town approves a major site development when part of the property is in the water at high tide? [Click Here](#) to see the 3 pages of conditions. Rye Zoning and Planning does not have enough teeth to stop developments. Rye's Master Plan is not a plan, but a Master (wordy and redundant) Statement. If the Master Plan said who will do what, by when, it would be a plan. Rye is lacking for planning leadership to protect the water, people, the land or for Facilities Planning (space needs and asset utilization).