

July ZBA
Rye Civic League Notes

July 7 Meeting Draft Minutes [CLICK HERE](#)
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Highlights

1. Rye Civic League survey results mentioned. Shared with board members
2. Alternates – Michael Brousseau and Sandra Chororos
3. Burt Dibble's last meeting as full member. He will continue as alternate
4. 10 cases (14 applications) scheduled
 - a. 4 continued at the start of the meeting.
 - b. 1 additional case continued after 10 pm time check
 - c. 4 approved 5 to 0
 - i. 1 with conditions
 - d. 1 application denied 5 to 0
5. 2 applications presented by attorneys (1 by Phoenix). The rest by the applicant
6. Next month let's see if we can get a year to date look and a little more analysis

May - July 2021

Section	Description	Count
190-2.2.D.2(a)(2)	Lots with 2 more more dwellings. Enlarge dwelling	1
190-2.2.D.2(a)(3)	Lots with 2 more more dwellings. Adding decks	1
190-2.3.C(1)	Single Residence: There shall be behind every building a rear yard having a minimum depth of 1/4 of the depth of the lot or 30 feet, whichever is the less.	3
190-2.3.C(2)	Single Residence: There shall be on each side of every building a side yard having a minimum width of 20 feet	1
190-2.3.C(3)	Single Residence: There shall be in front of every building a front yard having a minimum depth of 40 feet,	1
190-2.3.C(5)	Single Residence: No dwelling shall occupy more than 15% of its lot	1
190-2.4.C(1)	General Residence: There shall be behind every building a rear yard having a minimum depth of 1/4 of the depth of the lot or 30 feet, whichever is the less.	5
190-2.4.C(2)	General Residence: There shall be on each side of every building a side yard having a minimum width of 20 feet	7
190-2.4.C(3)	General Residence: There shall be in front of every building a front yard having a minimum depth of 30 feet,	5
190-2.4.C(5)	General Residence: No dwelling shall occupy more than 30% of its lot	3
190-3.1(2)	Non-forestry: cutting of trees for non-forestry purposes	1
190-3.1.H.2(a)	Buffer restriction: Surface alteration by the addition of fill, excavation or dredging is prohibited	7
190-3.1.H.2(b)	Buffer restriction: Septic systems are prohibited	3
190-3.1.H.2(c)	Buffer restriction: Use for permitted uses as long as there is no surface alteration	1
190-3.1.H.2(f)	Buffer restriction: Special exception	2

190-3.1.H.2(g)	Buffer restriction: Uses not listed are prohibited	6
190-3.4.D	Within the Coastal Area District, no building or structure shall exceed 28 feet in height as measured from existing grade	1
190-3.4.E	Within the Coastal Area District, no dwelling shall occupy more than 15% of its lot	2
190-5.3.C.3	Condominium conversions: The off-street parking requirements of the Town of Rye existing as of the date of the request for condominium conversion must be met	2
190-6.3.A	Nonconforming buildings and structures: expansion	7
190-6.3.B	Nonconforming buildings and structures: destruction	2