

June ZBA  
Rye Civic League Notes

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Highlights

1. John Mitchell joins ZBA as an alternate
2. 14 cases on the agenda. 6 continued. 8 received all relief requested
3. 1 case by Monika Kaiser; 1 case Brendan McNamara; 3 by applicants
4. 5 applications granted relief decision of the board. 1 case had conditions and 1 was not granted by unanimous vote.
5. 5 cases representing 21 requests for relief from specific sections of the ordinance
6. This month, we continue our tally the relief granted by section number to identify patterns that may emerge
7. Next month we'll dive more into conditions

**May - June 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.	2
§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	3
§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,	3
§190-2.4.C(5)	General Residence: No dwelling shall occupy more than 30% of its lot	2
§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	1

§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	1