

**The Board of Adjustment of the Town of Rye, NH**  
**Public Hearing at the Rye Town Hall, 10 Central Road**  
**7:00 PM on Wednesday, December 7, 2022**

Minutes of the October 5, 2022, and October 19, 2022 and November 2, 2022 meetings.

**APPLICATIONS**

- **Request for rehearing and reconsideration by Ted and Pauline Simeonov, Aleph LLC owners of 720 Brackett Road, Tax Map 17, Lot 65, per NHRSA 677:2 and the Rye Zoning Ordinance §190-7.3 of the Board of Adjustment's October 5, 2022 of variances and special exception granted to Christopher & Susan Reaney for property at 691 Brackett Road, Tax Map 17, Lot 34. **Public hearing closed during Board discussion on the request.****
  - **Request for rehearing and reconsideration by Andrew Banks of 450 Sagamore Road, per NHRSA 677:2 and the Rye Zoning Ordinance §190-7.3 of the Board of Adjustment's November 2, 2022 variances granted to Sandra Wadsworth of 239 Wallis Road, Tax Map 19, Lot 17, Case #53-2022. **Public hearing closed during Board discussion on the request.****
1. **Harold Kennedy & Mary Lynn Anderson of 1417 Ocean Blvd, Tax Map 17.4, Lot 9** request an Administrative Appeal from the Building Inspector's letter dated August 2, 2022 for certifying an apartment at 1419 Ocean Blvd, Tax Map 17.4, Lot 8 as a legal apartment per Rye Zoning Ordinance §190-2.2.I. **Property is in the General Residence, Coastal Overlay District. Case #48-2022.**
  2. **Robert Lang on behalf of Tucker D. Allard & Mary Coppinger for property owned and located at 457 Central Road** request a variance from §190-5.0.C for a driveway 6' where 10' is required and from §190-2.3.C (2) for a shed 12' from the side boundary where 20' is required. **The property is in Single Residence District. Case #55-2022.**
  3. **Eric & Donna Johnson for property owned and located at 2000 Ocean Blvd, Unit 9 Tax Map 8, Lot 56** request variances from §190-2.4.C(3) for a generator 24' from the front boundary where 30' is required and from §190-3.1.H.2(a),(f), and (g) for a generator 50' +/- from the wetlands where 100' is required. **Property is in the Single Residence District, Coastal Overlay District. Case #56-2022.**
  4. **Michael Keeley & Michael Valliere for property owned and located at 7 Holland Drive, tax Map 20.2, Lot 31** requests variances from §190-2.4.C(3) for a new home 27.4' and stairs 24.2' from the front boundary where 30' is required; from §190-2.4.C(2) for a generator 15.7', a shed 10.6', permeable paver walkway 13.4' and retaining wall 2.4' from the side boundary where 20' is required; from §190-3.1.H.2(a)(b)(e)2, (f) & (g) for a retaining wall 2.8', 32.2', a house 11.0', s septic tank 30', a leachfield 30.6', a shed 22.1' (rear), 36.9' (right side) and remove +/- 8 trees from the wetland where 75' is required; from §190-3.4.D for a house height of 32.32' where 28' is allowed; from §190-6.3.B for replacement of a house after a fire which is slightly more compliant and building code relief from §35-14.B(2)(a) for an advanced treatment septic tank 30' and leachfield 30.6' from the wetland where 75' is required; from §35-14.C(1) for septic 3.17' above bedrock where 6' is required; and from §35-14.C(2) for a septic 2' above seasonal high water table where 4' is required. **Property is in the General Residence, Coastal Overlay District and SFHA, Zone AO3 & AE8. Case #57-2022.**
  5. **Matthew & Marlena Wrobel for property owned and located at 30 Acorn Acres, Tax Map 16, Lot 97** requests variances from §190-2.3.C.3 for a front entry 25.1' and garage 17.2' where 40' is required; from §190-2.3.C.5 for lot coverage 15.5 % where 15% is allowed; from §190-6.3.A for renovation and expansion of non-conforming structure. **Property is in the Single Residence District. Case #58-2022.**
  6. **Patrick & Jenny Donnelly for property owned and located at 5 Whitehorse Drive, Tax Map 11, Lot 15-2** request variances from §190-3.1.F to restore disturbed wetland; from §190-3.1.H(1)(c) and §190-3.1.H(2)(a), (e), (g) to permit wetland buffer restoration and a swimming pool with pervious paver and related amenities 69' north 71' south from the wetland where 100' is required. **Property is in the Single Residence District and Wetland Conservation District. Case # 59-2022.**

Respectfully Submitted, Chris Piela, Clerk