

**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, February 1, 2023**

Minutes of the January 7 and January 19, 2023

**APPLICATIONS**

1. Request for rehearing and reconsideration by Michael Keeley & Michael Valliere of 46 Harborview Drive, Rye, NH by and through their attorneys, Hoefle, Phoenix, Gromley & Roberts, PLLC per NHRSA 677:2 and the Rye Zoning Ordinance §190-7.3 of the Board of Adjustment's December 7, 2022 denial of a height variance for 32.23' where 28' is required for 7 Holland Drive, Tax Map 20.2, Lot 31, Case #57-2022. **Public hearing closed during Board discussion on the request.**
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. Request to be continued to March 1, 2023.**
3. **Wentworth by the Sea Country Club for property owned and located at 60 Wentworth Road, Tax Map 24, Lot 61-26** requests variances from §190-2.3.C(2) for 32 parking spaces in or partly in the 20' side setback and from §190-5.0.C for 7 off-street parking spaces within or partly within the 10' lot line setback. **Property is in the Single Residence District. Case #03-2023. Request to be continued to March 1, 2023.**
4. **Paul & Kathleen Cavanaugh for property owned and located at 100 Brackett Road, Tax Map 22, Lot 93** request variances from §190-2.3.C(2) for a new home with a second floor located 12.2' from the side boundary where 20' is required (existing ground floor is 12.2'); from §190-3.1.H(2)(a)(g) for an attached garage 29.5' from the wetland where 100' is required (existing is 4'); from §190-5.0.C for 1 off-street parking space slightly in the front yard area where that is prohibited; and from §190-6.3.B where the replacement of all nonconforming parts of the structure are in the same location or less nonconforming. **Property is in the Single Residence District. Case #04-2023.**
5. **Leigh & Darren D'Andrea for property owned and located at 0 Jenness Avenue, Tax Map 8.4, Lot 48** request variances from §190-2.4.C(1) for an overhang 23.7', chimney 21.9', steps 21', retaining wall 15.3', and patio 9' from the rear boundary where 25' is required; from §190-2.4.C(3) for steps 17.5' and a paver pad 17.5' from the front yard boundary where 23.5' for Jenness Avenue and 8' for Surf Lane is required; from §190-3.1.F, H(2)(a)(e)(f)(g) for tree removal, a foot wash 3.3', house 5.3', steps 13', and driveway 20' from the wetland where 75' is required; from §190-3.4.E for 17% dwelling coverage where 15% is required; from §190-6.1.A and from §190-6.1.B(1)(2), (C) for a 9,998 square foot lot area with 200' of frontage on a nonconforming lot; and from §190-5.0C for off-street parking spaces within the front setback where that is prohibited. **Property is in the General Residence and Coastal Overlay Districts, and SFHA Zone AE(8). Case #06a-2023. Request to be continued to March 1, 2023.**
6. **Leigh & Darren D'Andrea for property owned and located at 0 Jenness Avenue, Tax Map 8.4, Lot 48** request special exceptions from §190-3.1.G(2) for a driveway located in the wetland buffer; and from §190-3.4.C to develop a vacant coastal lot in accordance with Criteria §190-3.4.C(1)-C(8). **Property is in the General Residence and Coastal Overlay Districts, and SFHA Zone AE(8). Case #06b-2023. Request to be continued to March 1, 2023.**

7. **Mukherjee Living Trust Sumeeta Mukherjee Trustee of 60 Deer Meadow Road, North Andover, MA for property owned and located at 1701 Ocean Blvd, Tax Map 13, Lot 6** requests variances from §190-2.4.C(3) for second story building addition and deck 10' +/- from the front boundary where 30' is required; from §190-3.1.H(1)(b) for the work within 75; wetland buffer. **Property is in the General Residence, Coastal Overlay and SFHA, Zone VE. Case #07-2023.**
8. **Mario Ponte & Paula Parrish of 200 High Street, Exeter NH for property owned and located at 1627 Ocean Blvd, Tax Map 13, Lot 23** requests a variance from §190-3.4.D for height 33.25' where 28' is allowed. **Property is in the General Residence, Coastal Overlay District, SFHA, Zone AE. Case #08-2023.**
9. **Matthew & Natasha Goyette for property owned and located at 750 Brackett Road, Tax Map 17, Lot 66** request a variances from §190-6.3A/B for expansion of a structure on a non-conforming lot; and from §190-3.1.H(2),(g) for an addition on an existing footprint 55' from the wetlands where 75' is required. **Property is in the Single Residence District. Case #09-2023.**

Respectfully Submitted,  
Chris Piela, Clerk