

**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, January 4, 2023**

Minutes of the December 7, 2022 meetings.

**APPLICATIONS**

- 1. 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.**
  
- 2. 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.**
  
- 3. 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.**
  
- 4. Darin Pope for property owned and located at 105 Perkins Road, Tax Map 5.2, Lot 15** request a variance from §190-2.4.C(2) for a generator 18' +/- from the side boundary where 20' is required and a propane tank with 5' trench 10' +/- from the side boundary where 20' is required. **Property is in the General Residence District. Case #01-2023.**
  
- 5. Tate & Foss/Sotheby's International Realty on behalf of Airfield Village at Rye, LLC for property owned and located at 190 Lafayette Road, Tax Map 10, Lot 16** requests variances from §190-5.1.A(3), §190-5.2.F(1)(c), §190- and from §190-5.1.F(2), §190-5.2.H.(1)(2) and §190-2.11(C)(3) for a 32 square foot off-premises sign advertising new homes being constructed at the Village at Rye Place off Airfield drive where 25 square feet is the maximum and off-premises signs are prohibited. **Property is in the Commercial, Aquifer Protection Overlay, and Multi-Family Dwelling Overlay Districts. Case #02-2023.**
  
- 6. 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.**
  
- 7. 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.**

8. **Steven & Nicole Gable for property owned and located at 238 Parsons Road, Tax Map 19, Lot 130** request variances from §190-3.1.H(2)(a)(g) for a deck/steps 86.4' from the wetland (existing is 89'-92') and a garage 75' from the wetland (existing is 75') where 100' is required; and from §190-6.3.A for an expansion of a nonconforming structure. **Property is in the General Residence District. Case #05-2023.**
  
9. **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.**
  
10. **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.**

Respectfully Submitted, Chris Piela, Clerk