

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, March 1, 2023

Minutes of the January 19, 2023 and February 1st, 2023

APPLICATIONS

1. **Tudor & Pauline Simeonov, Aleph LLC owners of 720 Brackett Road, Tax Map 17, Lot 65** request an Administrative Appeal from the Building Inspector's letter dated November 22, 2022, for address 691 Brackett Rd, Tax Map 17, Lot 34 per §190-5.7B and §202, Attachment 5, Appendix E as it relates to a driveway. **Properties are in the Single Residence District. Case #10-2023. Request continue to 4/5/23.**
2. **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.**
3. **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 continue to 4/5/23.**
4. **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 continue to 4/5/23.**
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/deck 9' from the rear boundary where 25' is required; from §190-2.4.C(3) for steps and a paver pad 17.5'; a bioretention pond +/- 2 ft from Jenness Avenue and +/- 6 ft from Surf Lane; 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, 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 continue to 4/5/23**
6. **Leigh & Darren D'Andrea for property owned and located at 0 Jenness Avenue, Tax Map 8.4, Lot 48** request special exceptions pursuant to §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 continue to 4/5/23**
7. **Rannie Webster Foundation d/b/a Webster at Rye for property owned and located at 795 Washington Road, Tax Map 11, Lots 52 & 6** request a two-year extension of the Special Exceptions granted on March 6, 2019 and extension granted February 3, 2021. **Property is in the Single Residence District. Case #11-2023.**

8. **Daniel & Julie Sallet for property owned and located at 80 Baker Avenue, Tax Map 5.2, Lot 134** request variances from §190-2.4.C(1) for a deck 11', rinsing station 14.8', overhang 17.8', and house 18.8' from the rear boundary where 19.2' is required; from §190-2.4.C(2) for an overhang 7.9', retaining wall 7.2', and house 8.4' from the side boundary where 20' is required; from §190-2.4.C(3) for a retaining wall 15' from the front boundary where 30' is required; from §190-3.4.E for 18.1% dwelling coverage where 15% is required; and from §190-6.3.A for expansion of a nonconforming structure. **Property is in the General Residence and Coastal Overlay Districts. Case #12-2023.**

9. **Summer at the Beach Trust, Susan Mesiti, Trustee, for property owned and located at 1182 Ocean Boulevard, Unit 2, Tax Map 17.3, Lots 32-2** request variances from §190-3.1.H(1)(a) and §190-3.1.H(2)(a)(g) to convert a patio to a deck 50' from the highest observable tide level where 100' is required; §190-2.4.C(2) for a generator 3' from the side yard boundary where 20' is required; from §190-3.4.E for 72.6% impervious surface coverage where 72% exists and 30% is required; from §190-3.4.D to convert a deck to living space at 35.8' where 28' is required, and from §190-6.3.A for expansion of a nonconforming structure. **Property is in the General Residence and Coastal Overlay Districts. Case #13a-2023.**

10. **Paradise at the Shore Trusts I and II, Susan Mesiti, Trustee, for property owned and located at 1182 Ocean Boulevard, Unit 3, Tax Map 17.3, Lot 32-3** request variances from §190-3.1.H(1)(a) and §190-3.1.H(2)(a)(g) for a structure 50' from the highest observable tide level where 100' is required; from §190-3.4.E for 72.6% impervious surface coverage where 72% exists and 30% is required; from §190-3.4.D to convert a deck to living space at 35.8' where 28' is required, and from §190-6.3.A for expansion of a nonconforming structure. **Property is in the General Residence and Coastal Overlay Districts. Case #13b-2023.**

Respectfully Submitted,
Chris Piela, Clerk