

**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, OCTOBER 11, 2023**

**Minutes:** September 5, 2023

**APPLICATIONS:**

- 1. Seacoast Apart-Hotels LLC for property owned and located at 741 Ocean Blvd, Tax Map 23.1, Lot 28 for an Administrative Appeal from the Building Inspectors letter dated September 7, 2023. Property is in the Business and Coastal Overlay District and SFHA, Zone AE (9) Case # 48b-2023.**
  
- 2. Kathy & Timothy Keane for property owned and located at 5 Cable Road, Tax Map 8.4, Lot 176 request §190-6.3.B for demolition of existing structure, replace with new; from §190-2.3.C(1) for a house 6.34’/3’/4.05’, pervious patio 6.84’, pervious driveway 4.05’ and a drainage area  $\pm 1$ ,  $\pm 3$ ; from the rear boundary where 30’ or  $\frac{1}{4}$  depth is required; from §190-2.3.C(2) for a driveway  $\pm 10$  from the side boundary where 20’ is required; from §190-2.3.C(3) for a house 4.2’/4.4’, a pervious pavers  $\pm 1$ , and drainage area  $\pm 1$  from the front boundary where 40’ is required; from §190-2.4.C(5) & §190-3.4.E for dwelling coverage 22% where 15% is allowed and lot coverage 29.9% where 15% is allowed; from §190-3.1.H.2(a)(g) for a pervious patio 38.5’, steps 54.3’ and porch roof 57.2’ within the 100’ NHDES Tidal buffer zone; and from §190-3.4.D for height 29.90’ where 28’ is allowed. Property is in the Single Residence, Coastal Overlay, SFHA Zone VE (14). Case #49-2023.**
  
- 3. Robin Wehbe owner for Common Roots Café located at 2203 Ocean Blvd, Unit D, Tax Map 5.3, Lot 28 requests a variance from 190-5.0 for parking spaces for additional seats for seasonal outdoor seating. Property is in the Business District, General Residence District, Coastal Overlay and SFHA, Zone AO (2). Case #50-2023.**
  
- 4. Chris & Cynde Lingamfelter for property owned and located at 362 Sagamore Road, Tax Map 19, Lot 50 request variances from §190-6.3.A for expansion of a nonconforming structure on a nonconforming lot; from §190-20.3C(3) for construction of a 4’ x 12’ porch 22’, two dormers 20’ +/- and for a condenser 18’ from Clark Road front boundary where 40’ is required; from §190-2.3.C(1) for a condenser 29’ +/- from rear boundary where 30’ is required; from §190-20.3C(2) for two condensers 20’6” from side boundary where 20’ is required. Property is in the Single Residence District. Case #51-2023.**

**Chair,  
Shawn Crapo**