

**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, July 1, 2026**

Rye NH is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/6030003870?pwd=WIVkbFBHSVpvc09VUDN3amRmMU4rZz09&omn=85307559171&from=addon>

Meeting ID: 603 000 3870

Passcode: 123456

AGENDA

1. Request for rehearing and reconsideration by Mark A. Kearns, Trustee of the Three Rivers Farm Irrevocable Trust by and through its agent, Daniel J. Philbrick per NHRSA 677:2 and the Rye Zoning Ordinance §190-7.3 of the Board of Adjustment's May 6, 2026 decision to deny the Applicant's Administrative Appeal concerning 1373 Ocean Blvd, Tax Map 17.4, Lot 14. **Public hearing closed during Board discussion on the request.**
2. Hoefle, Phoenix, Gormley & Roberts, PLLC on behalf of Christine & Joseph Hanlon owners of 22 Powers Ave, Tax Map 5.3, Lot 32 request an extension of the variances granted on September 4, 2024. Property is in the General Residence, Coastal Overlay District. Case #39-2024.
3. Chad S. Fitton for property owned and located at 1278-1280 Ocean Blvd., Tax Map 17.3, Lot 60 requests variances from 190-6.3.A/B for demo of nonconforming structures and rebuild one structure less nonconforming; from 190-3.4.D for a building height of 35.2' where 30' is permitted and 28' required; from 190-2-4.C(5)/190-3.4.E for building area where 23.1% is proposed and 15% is required; from 190-2.4.C(2) for a patio 5.2', generator 3.8', AC condensers 6.3' and house 7.0' from left side boundary where 20' if required; from 190-2.4.C(2) for a walkway/patio 6.9', stairs and retaining wall 7.3', rinse station 14' and house 16.1' from the right side boundary where 20' is required; from 190-2.4.D for a generator on raised platform 3.8' from the left side boundary where 5' is required; from 190-3.1.H(2),(a), (f) for a house 55.6', a patio 38.4', and walkway 13.8' from HOTL where 100' is required and for a house 91.6', a patio 74.3, and walkway 51.7' from MHWL where 100' is required; and from 190-5.0.C/190-11.1 for a driveway 8.1' from the left side boundary and 9.6' from the right side boundary where 10' is required. Property is in the General Residence, Coastal Overlay District, SFHA, Zone VE (El 20') and AO (3'). Case# 20-2026.
4. David & JoAnn Hodgson for property owned and located at 63 Cable Rd., Tax Map 8.1, Lot 36-01 requests variances from 190-2.4.C(1) for a two-car garage 9.8' from the rear boundary where 30' is required; from 190-2.4.C(2) for a two-car garage 8.1' from the side boundary where 20' is required; and from 190-2.4.C(5)/ 190-3.4.E for impervious coverage currently 43% to be increased to 45% where 30% is required. Property is in the General Residence, Coastal Overlay District. Case #21-2026.

MINUTES: June 3, 2026

Gwen Blouin, Clerk