

Joseph & Jane Wahl  
 146 Perkins Road  
 Relief Required

<u>RZO Section</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
§204.3 A. Rear yard	25' <sup>1</sup>	27.2'	11.5' (steps)/14.5' (deck) (house complies)
§204.3 B. Side yard			
• Left (east)	20'	15.2'	18.7' (house) (improvement)
• Right (west)	20'	27.9'	11.3 (pad)/12.4'(bulkhead)/18.8' (house)
§204.3 C. Front yard	30'	25.1'	27.2 (stairs)/28.8' (house) (improvement)
§204.3 E. Impervious Coverage <sup>2</sup>	30%	23.4% 2,336 s.f.	30.8% 3,076 s.f.
§603.2 Destruction	Build in same location or improve nonconformity. See above demonstrating improvement to front setback and left-side (east) setback.		

<sup>1</sup> 30' or ¼ the depth of the lot whichever is less.

<sup>2</sup> The 2019 amendment to RZO §204.3.E deleted the 15% building coverage requirement. Building coverage requirement is now 30%; overall impervious coverage is also 30%. The proposed main structure occupies 1,913 s.f. of 10,003 s.f. or 19.12 %. (Exhibit C, Sheet C-2).

# BOARD OF ADJUSTMENT

-Rye, New Hampshire-

## NOTICE OF DECISION

- Applicant/Owner:** Joseph & Jane Wahl
- Property:** 146 Perkins Road, Tax Map 5.2, Lot 186  
Property is in the General Residence, Coastal Overlay
- Application case:** Case # 05-2020
- Date of decision:** March 4, 2020
- Decision:** The Board voted 4-0 to grant the variances from the following sections of the Rye Zoning Ordinance:
- Section 603.2 demolition a non-conforming structure;
  - Section 204.3 A for steps 11.5' from the rear boundary;
  - Section 204.3 A for a deck 14.5 from the rear boundary;
  - Section 204.3 B for a house 18.7' from the east side boundary;
  - Section 204.3 B for the bulkhead 12.4' from the west side boundary;
  - Section 204.3 B for a house 18.8' from the west side boundary;
  - Section 204.3 C for stairs 27.2' from the front boundary;
  - Section 204.3 C for a house 28.8' from the front boundary; and
  - Section 204.3E for overall impervious coverage of 30.8%.

  
Shawn Crapo, Acting-Chairman

**Note:** This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see *Article VII, Section 703 of the Town of Rye Zoning Ordinance*. Any work commenced prior to the expiration of the 30 day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.