

Daniel & Patricia Sullivan  
 32 Gray Court  
 Relief Required

<u>RZO Section</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
<u>§204.3 A. Rear yard</u>	22.3' <sup>1</sup>	1.9' (shed) 21.5' (deck)	1.9' (shed) 20.0' (deck)
<u>§204.3 B. Side yard</u>			
• Right (west)	20'	10.5' (stairs)	9.1' eave/10.1' house
• Left (east)	20'	12.1' (shed) 12.5' (house)	10.4' eave/11.4' house 8.8' (stairs) 5.6' (walkway)
<u>§304.5 Coverage</u>			
Dwelling	15%	14.5% (774 s.f.)	19.5% (1,040 s.f.)
Overall	30%	33.4% (1,779 s.f.)	31.1% (1,658 s.f.) improvement
<u>§500.2 &amp; 500.3</u> <u>Size and location of</u> <u>parking spaces</u>	2 10' x 18' spaces Not in front or side setback	2 stacked 1 space in front setback Both in side setback	not stacked, slightly undersized 2 spaces in front setback, 1 of which in side setback
<u>§603.2</u> <u>Abandonment/Destruction</u>	Replacement must conform or improve nonconformity. See above for improvements to rear setback and coverage.		

<sup>1</sup> RZO 204.3.A provides for a rear yard setback of 30-ft. or ¼ the depth of the lot.

# BOARD OF ADJUSTMENT

-Rye, New Hampshire-

## NOTICE OF DECISION

**Applicant/Owner:**

Daniel & Patricia Sullivan

**Property:**

32 Gray Court, Tax Map 5.2, Lot 89  
Property is in the General Residence, Coastal Overlay

**Application case:**

Case # 07-2020

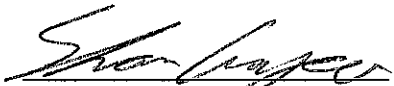
**Date of decision:**

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 a shed 1.9' from the rear boundary;
- Section 204.3 A for a deck 20.0' from the rear boundary;
- Section 204.3 B for a house 9.1' from the right-side boundary;
- Section 204.3 B for a shed 12.1' from the left-side boundary;
- Section 204.3 B for a house 10.04' from the left side boundary;
- Section 204.3 B for stairs 8.8' from the left side boundary;
- Section 204.3 B for a walkway 5.6' from the left side boundary;
- Section 304.5 for dwelling coverage of 19.5% and overall coverage of 31.1%; and
- Section 500.3 for 2 parking spaces in the front side boundary.



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.