

Gary Wingate
 20 Oak Avenue
 Relief Required

<u>RZO Section</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
<u>§204.3 A. Rear yard</u>	25.2' ¹	-2.7' (shed) 21.5' (stairs) 21.3' (generator)	N/A 23.9' (addition) 11.9' (generator)
<u>§204.3 B. Side yard</u> • Right (west)	20'	1.8' (shed) >20' (house)	N/A 18.6'(eave)/20.0' (house)
<u>§304.5 Coverage</u> Dwelling Overall	15% 30%	11.3% (1160 s.f.) 30.3% (3118 s.f.)	17.4% (1784 s.f.) 27.2% (2801 s.f.) improvement
<u>§603.1</u> <u>Expansion</u>	Nonconforming expansion prohibited.		

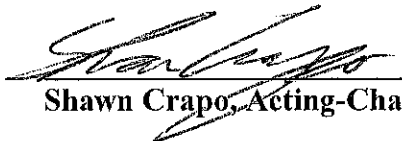
¹ RZO 204.3.A provides for a rear yard setback of 30-ft. or ¼ the depth of the lot.

BOARD OF ADJUSTMENT

-Rye, New Hampshire-

NOTICE OF DECISION

- Applicant/Owner:** Gary Wingate of 15 Sherman Street, Nashua NH
- Property:** 20 Oak Ave, Tax Map 5.2, Lot70
Property is in the General Residence, Coastal Overlay
- Application case:** Case # 09-2020
- 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 603.1 for expansion of a non-conforming structure;
 - Section 204.3 A for an addition 23.9' from the rear boundary;
 - Section 204.3 A for a generator 11.9' from the rear boundary;
 - Section 204.3 B for an addition 18.6' from the side boundary; and
 - Section 304.5 for dwelling coverage of 17.4%


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.