

BOARD OF ADJUSTMENT

-Rye, New Hampshire-

NOTICE OF DECISION

- Applicant/Owner:** Gregg & Ann Mikolaities
- Property:** 1 Willow Lane, Tax Map 17.4, Lot 24
Property is in the General Residence and Coastal Overlay Districts
- Application case:** Case # 29-2020
- Date of decision:** August 5, 2020
- Decision:** The Board voted 5-0 to grant the variances from the following sections of the Rye Zoning Ordinance:
- §190-6.3.A for expansion of a non-conforming structure (house);
 - §190-2.4.C(2) for a generator pad 17' from the side boundary;
 - §190-2.4.C(2) for a stone patio 10'+/- from the side boundary;
 - §190-3.4.E for dwelling coverage of 31%; and
 - §190-3.4.E for lot coverage of 42%.

The Board found the existing shed, deck and stairs to be built prior to 1953 and thus “grandfathered” and not requiring zoning relief from setbacks for repairs without expansion.



Patricia Weathersby, Chair

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.