

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT

January 2, 2020

To Whom It May Concern:

The Zoning Board of Adjustment for the Town of Hampton will hold a public hearing on **Thursday, January 16, 2020** at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road to hear the following petitions:

- 01-20 The petition of Brent 16175 Parking Trust, Exchange Authority LLC, TTEE for property located at 6 Vrylena's Way seeking relief from Article(s) 2.3.4(B), 2.3.5, 2.3.7(C-4) to construct a single-family home on what is currently a vacant lot. This proposed project will consist of a portion of the structure being constructed within the 50' wetland buffer as well as the additional 12' setback from the Wetlands Conservation District. A variance has already been granted for relief from 4.5.1. This property is located on Map 209, Lot 112 and in the RB Zone.
- 02-20 The petition of Ralph & Jean Pynn for property located at 2 Tide Mill Road seeking relief from Article(s) 4.2 (including footnote 22) and 4.3 to subdivide an existing one and a half acre tract into two lots, one of which would be 30,000 square feet and the other would be approximately 38,860 square feet, the former being a single-family home with a small one-bedroom accessory dwelling and the other lot being vacant but intended for construction of a single-family home. This property is located on Map 218, Lot 22 and in the RA Zone.
- 03-20 The petition of Thomas & Sharon Chase for property located at 17 Mace Road seeking a Special Exception for relief from restrictions placed on variance granted for this lot, granted on 02-16-2012, case 34-11 for construction of new home and driveway. This property is located on Map 128, Lot 49-2B and in the RA Zone.
- 04-20 The petition of Jamie Provost for property located at 31 Ocean Drive seeking relief from Article(s) 1.3 and 4.5.2 (side setbacks) to add a side entrance on the street North West corner. A true second means of egress. This property is located on Map 305, Lot 36 and in the RA Zone.

- 05-20 The petition of Susan F. Foster Revocable Living Trust for property located at 58 Briar Road seeking equitable waiver for existing new dwelling, front overhang invades building setback (is 18.9' where 20' is required) and a variance seeking relief from Article(s) 4.5.1 to allow front steps within setback. This property is located on Map 116, Lot 25 and in the RA Zone.
- 06-20 The petition of 48-52 High Street LLC for property located at 48-52 High Street seeking relief from Article(s) 2.8 C.1, 2.8 G.1.6, 2.8 G.1.10, 2.8 G footnote 4(b), 2.8 H.1, 2.8 H.2, 6.2, 6.3.1, 6.3.4, 6.3.9, 8.2.1, 8.2.3, 8.2.4, 8.2.6 to demolish the existing structure on site and build two new buildings. The proposed building that will be closest to High Street will consist of both commercial and residential units and the rear building will only consist of residential units. This property is located on Map 161, Lot 2 and in the TC-H Zone.
- 07-20 The petition of 11R Johnson Avenue, LLC for property located at 11R Johnson Avenue seeking relief from Article(s) 1.3, 4.5.2, 4.5.3 to raise the existing structure to a height in which we can park cars underneath the house. The house will be within the same footprint and the house will remain as is, but be raised to an adequate height for parking underneath. This would assist in alleviating flooding concerns for the property owner and also create more parking. This property is located on Map 293, Lot 45/A and in the RB Zone.
- 08-20 The petition of 142 Ashworth Avenue, LLC for property located at 7 Johnson Avenue seeking relief from Article(s) 4.1, 4.1.1, 4.5.2, 4.5.3 to remove a foundation that currently exists on this site and replace it with piles. A new house will be constructed on these piles allowing for adequate legal parking underneath. In order to allow for parking and this structure the requested relief is necessary. This property is located on Map 293, Lot 47 and in the RB Zone.
- 09-20 The petition of Lafayette Road 348, LLC for property located at 349 Lafayette Road seeking relief from Article(s) Article II, Section 2.8.H.1.a to allow parking which is not located to the side or rear of the Property as required by the Zoning Ordinance, which parking will be no less conforming than the existing parking but with appropriate landscaping and screening. This property is located on Map 175, Lot 5 and in the TC-S Zone.

BUSINESS SESSION

1. Adoption/Approval of Minutes

NOTE: Petitions not called and in progress by 10:00 PM may be postponed to a later date.

Hampton Zoning Board of Adjustment
Bryan Provencal, Chairman