

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT

January 7, 2022

The Zoning Board of Adjustment for the Town of Hampton will hold a Public Hearing on **Thursday, January 20, 2022**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road.

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

- 55-21 The continued petition of Evan G. & Karen J. Carrara for property located at 18 Sapphire Avenue seeking relief from Article(s) 4.5.1 (front setback), 4.5.2 (side setback), 4.5.3 (rear setback) to raise the existing structure in order to install a new garage at-grade. The existing building footprint shall remain the same in the proposed condition. This property is located on Map 223, Lot 83 and in the RB Zone.
- 61-21 The continued petition of Tricia Wheeler for property located at 2 Downer Drive seeking relief from Article(s) 4.2, Footnote 22 for frontage relief to subdivide and create a new lot. This property is located on Map 96, Lot 2/D and in the RA Zone.
- 01-22 The petition of Katherine Sutton for property located at 10 Trafford Road seeking relief from Article(s) 4.5.2 for a 12' x 18' gambrel style shed to be placed on level crushed stone. Build and installation by Reeds Ferry Sheds. This property is located on Map 193, Lot 58 and in the RA Zone.
- 02-22 The petition of Chris & Elaine Clarke for property located at 14 Kings Highway seeking relief from Article(s) I, 1.3 expansion; Article IV, 4.5.1 front yard setback; Article IV, 4.5.2 side yard setback for renovation and expansion of existing single-family home. This property is located on Map 223, Lot 160 and in the RB Zone.
- 03-22 The petition of Riviera Condominiums LLC for property located at 431 & 435 Ocean Boulevard seeking relief from Article IV 4.4 footnote 27 for the installation of aesthetic fencing along the entire circumference of the roof (widows walk) 2 to 2.5 feet in height. This property is on Map 266, Lots 27 / 47 and in the BS Zone.
- 04-22 The petition of Gary & Gail MacGuire for property located at 132 Kings Highway (units 1 & 2) seeking relief from Article(s) Section 1.3 Expansion of non-conforming structure and Sections 2.3.7 C4 and 4.9 Reduction of 12' Dwelling Structure Setback from WCD to permit an addition to an existing structure which is located within the Wetland Conservation District (WCD) and 12' Dwelling Setback. The existing building and decks currently encroach both the WCD and the 12' Dwelling setback in their current condition. The full buffer area is currently developed and maintained as lawn. The applicants are proposing to replace the existing decks with a building addition and add a 5' deck to provide access to the existing yard. The 1.58-acre property has one existing duplex dwelling with supporting infrastructure. This property is on Map 183, Lot 030/A and in the RB Zone.

05-22 The petition of AF Hospitality, LLC for property located at 46 Ashworth Avenue seeking relief from Article(s) 6.3.2. The Applicant requests a modification to the variance from Section 6.3.2 of the Zoning Ordinance, originally granted to it in December 2020 in Case 57-20 to permit a slightly revised 27-space parking configuration and the removal of the condition that the driveway serving the property be 22 feet wide. This property is on Map 287, Lot 4 and in the BS1 Zone.

III: BUSINESS SESSION

1. Approval of Minutes for December 16, 2021

IV. ADJORNMENT

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

Hampton Zoning Board of Adjustment
William O'Brien, Chairman