

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT

January 24, 2023

The Zoning Board of Adjustment for the Town of Hampton will hold a Public Hearing on **Thursday, February 16, 2023**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road.

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

- 36-22 Rehearing of petition by Four Fields LLC for the property located at 37 Anne's Lane. The applicant is proposing to subdivide the property into two (2) separate lots which require certain variance relief to frontage, lot width and shape. Applicant is seeking relief from Article IV, Table II, Section 4.2 as follows: A proposed 28 feet of frontage where 125 feet is required; 4.2 (footnote 22) to allow a lot that is not square and does not have sides that are equal in length to the 75% of the 125-foot minimum required of 125 feet. The property is located on map 127, lot 20 in the RA zone.
- 06-23 The petition of MT55 LLC for the property located at 696 Lafayette Rd. The applicant is seeking relief from Article(s) II, Section 2.5.4.A, Minimum Lot Size: Requirement is 13,333 Sq. Feet per dwelling unit in the Aquifer Protection District, proposed is 8,503.33 Sq. Feet. Section 2.5.4.B, Maximum Lot Coverage: Requirement is maximum of 25% impervious coverage in Aquifer Protection District. Proposed is 8,503.33 Sq Feet per dwelling unit or 51.4%. Article IV Dimensional Requirements, Sec 4.1.1: Requirement is 10,000 Sq Feet per dwelling unit. Proposed is 8,503.33 Sq. Feet per dwelling unit. Article VI Section 6.3.11 Parking Requirements: The requirement is stacked parking to be counted as one space. The proposed is to count stacked parking as separate spaces. Article VIII Multi Family Dwellings Section(s) 8.2.3: Requirement is 40 feet between building and lot line. Proposed is Front 38.9 Feet, South 25.9 North 0.00 Feet, Garage Onsite 9.5 Feet. Section 8.2.4: Requirement is driveways and parking lots must be 25 Feet from the front and 10 feet from the side and rear. Proposed is Eastern portion 11.9 Feet. Section 8.2.5: Requirement is driveways and parking shall conform to construction specs. for new town subdivisions. Proposed is to permit existing parking and drive which may not meet Town Standards. Section 8.2.6: Requirement is Buffer of 20 feet along boundaries and building to be withing 20 feet from the interior wedge of the buffer zone. Proposed is North side Multi Family within 20 feet open space buffer, and North, East and South Side Multi Family within 20 feet setback open space buffer. The property is located on Map 126, Lot 4 in the B Zone.
- 01-23 The petition of Harmony Energy Works for the property located at 478 Exeter Rd. The applicant is seeking relief from Article XVIII Sec. 2.B, Height: Requirement is not to exceed 8 feet above ground. Proposed is not to exceed 22 feet above ground. The property is located on Map 36, Lot 7 in the RAA Zone.
- 08-23 Petition of Wayne and Minabell Bowden, Trustee of the Wayne Bowden Rev. Trust for property located at 10 Ash Street. The applicants are seeking relief for 3 existing lots as follows:
Lot A - Seeking relief from Article IV Table II, Dimensional Requirements, Section 4.1. - Minimum Lot area required is 10,000 sq feet; applicant proposal is 3449 sq feet where 1601 sq feet currently exists. Seeking relief from 4.1.1 - Minimum lot area per dwelling unit. Minimum lot size required is 5000 Sq Feet; proposed is 3,449 Sq feet where 1,601 Sq. feet exists.

Seeking relief from 4.2 - Minimum frontage. Minimum frontage required is 75 Feet; proposed is 45 feet where 20 feet exists. Seeking relief from 4.3 - Minimum lot width. Minimum width required is 75 feet; proposed is 45 feet where 20 feet exists.

Lot B Seeking relief from Article(s) I, Section 1.3 - a) Expansion of a non-conforming rear yard setback, b) Expansion of a non-conforming lot area and c) Expansion of a non-conforming lot area per dwelling. Rear setback required is 10ft; Proposed is 7.4 feet to 6.8 feet.

Non-conforming lot area required is 10,000 Sq. Feet; Proposed is reducing from 5,825 to 3,448. Non-conforming lot area per dwelling unit, required is 7,500 Sq. Feet; proposed is 3,448 Sq feet. In addition, Lot B is looking for relief from Article IV Table II, Dimensional Requirements, Section(s) 4.2. Minimum frontage: Required is 75 Feet, proposed is 55 feet of frontage where 80 feet exists. 4.3 Minimum lot width: Required is 75 Feet, proposed is 55 feet of lot width where 80 feet exists. Section 4.5.2 Side Yard: Required is 12 feet proposed is 10.9 feet.

Lot C Seeking relief from Article IV Table II, Dimensional Requirements, Section(s) 4.1. Minimum lot area: Required is 10,000 sq feet, proposed is to make a 3,470 sq foot lot 2,941 sq feet. 4.1.1 - Minimum lot area per dwelling: Required is 5,000 sq feet, proposed is to permit a 3,470 sq foot lot where 2,941sq feet exists. 4.2 - Minimum frontage: Required is 75 Feet, proposed is 60 feet of frontage where 60 feet exists today. 4.3 - Minimum lot width: Required is 75 Feet, proposed is 60 feet of lot width where 60 feet exists today.

Section 4.5.2 - Side Yard: Required is 7 feet proposed is 6.3 feet where 0 feet exists. The property is located on Map 222, Lot 74,74-1 & 58-1 in the RB Zone.

III: BUSINESS SESSION

1. Approval of Minutes for January 19, 2023

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