

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT

February 7, 2022

The Zoning Board of Adjustment for the Town of Hampton will hold a Public Hearing on **Thursday, February 17, 2022**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road.

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

- 03-22 The continued 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 continued 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.
- 06-22 The petition of Lisa Shea for property located at 192 North Shore Road seeking relief from Article(s) 2.3.7.c (4), 4.9 to raze existing dwelling which is almost entirely within the 62' structure setback and build a new dwelling which will only be partially within the 62' structure setback. This property is on Map 134, Lot 12 and in the RA Zone.
- 07-22 The petition of Thomas Breslin and Jennifer Foster for property located at 24 Walnut Avenue seeking relief from Article(s) 4.5.1 front setback, 4.5.2 side setback and 1.3 expansion of non-conforming use to demolish existing non-conforming one-story cottage and replace with new more conforming two-story home. This property is on Map 223, Lot 1 and in the RB Zone.
- 08-22 The petition of James & Melissa Patterson for property located at 20 Hedman Avenue seeking relief from Article(s) 4.5.2 side setback, 4.5.3 rear setback. During the height of closures due to Covid our shed was delivered earlier than anticipated and built in place while we were at work. We had previously instructed the vendor to install in back corner near tree. They placed the shed behind instead of beside the tree. This property is on Map 193, Lot 6 and in the RA Zone.

09-22 The petition of Jonathan Provost for property located at 131 North Shore Road seeking relief from Article(s) 4.5.2 side setback to replace existing 12' x 21' deck with an addition of the same dimensions. Addition will be one-story and serve as a dining room/sitting room. This property is on Map 133, Lot 29 and in the RA Zone.

10-22 The petition of McGuirk's Ocean View, Inc. for property located at 95-97 Ocean Boulevard seeking clarification of prior decision. Seeking clarification that the Board's decision dated October 18, 2018, applies to the existing temporary cabana located on the property. This property is on Map 290, Lot 118 and in the BS Zone.

III: BUSINESS SESSION

1. Approval of Minutes for January 20, 2022

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