

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT

February 5, 2020

To Whom It May Concern:

The Zoning Board of Adjustment for the Town of Hampton will hold a public hearing on **Thursday, February 20, 2020** at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road to hear the following petitions:

- 09-20 The continued 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 Map175, Lot 5 and in the TC-S Zone.
- 07-20 The continued 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 continued 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.
- 10-20 The petition of Aquarion Water Company of New Hampshire for property located at 5R Falcone Circle seeking relief from Article IV Dimensional Requirement 4.4 (height) to allow a +/- 147' above ground height water storage tank where the Industrial Zone imposes a maximum structure height of 50'. This project includes the construction of a 750,000 gallon composite elevated water storage tank at 5R Falcone Circle, adjacent to the existing 750,000 gallon elevated water storage tank. The proposed tank will be approximately 147 feet tall and match the height of the existing tank. The project also includes the addition of a generator to operate electrical equipment in the event of a power loss. This property is located on Map 53, Lot 1 and in the Industrial Zone.

- 11-20 The petition of Hampton Betterment Associates, LLC, Chateau North, LLC, Armen D. Derderian, Trustee of the V.R. Realty Trust and Karens LLC for properties located at 125 Ocean Blvd.; Map 290, Lot 6, 127 Ocean Blvd.; Map 290, Lot 5-1, 6 G Street; Map 290, Lot 4-1 and 10 G Street; Map 290, Lot 3 seeking relief from Article(s) 4.1.1, 4.4, 4.5.3 and 6.3.1 to demolish all of the structures located at 125 Ocean Blvd., 6 G Street and 10 G Street and merge all three lots for the construction of a single new building with 18 one-bedroom dwelling units and retail space with on-site parking for 19 vehicles and to do a lot line adjustment between 127 Ocean Blvd. and 6 G Street to eliminate an encroachment. All properties are in the BS Zone.
- 12-20 The petition of AF Hospitality, LLC for property located at 46 Ashworth Ave. seeking relief from Article(s) 6.1-6.2 and 6.3.2. We are seeking parking relief for this hotel property. The existing structure and hotel has maintained 49 hotel rooms with 32 parking spaced and 0 handicapped spaces. We are proposing a reduction in rooms to a total of 41 with 31 spaces including 2 legal handicapped spaces. This property is located on Map 287, Lot 4 and in the BS1 Zone.
- 13-20 The petition of J. Hunter Properties, LLC for property located at 467 Ocean Blvd. seeking relief from Article(s) 4.5.2 to demolish the current structure and replace it with a brand new structure. This new structure is proposed to be constructed using the existing setbacks that currently exist on the property, where 4 feet is required for a side setback, we are requesting 1.3'. This property is located on Map 266, Lot 32 and in the BS Zone.

BUSINESS SESSION

1. Adoption/Approval of Minutes
2. Donik Corporation 535 & 537 Ocean Blvd. parking lot change (improved sight distance)

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