

TOWN OF HAMPTON  
ZONING BOARD OF ADJUSTMENT

March 05, 2021

Hybrid Meeting by Teleconference  
Thursday March 18, 2021  
7:00 PM

To Whom It May Concern:

The Zoning Board Chairman Bryan Provencal, has determined that, due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic, and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, in order to properly ensure the safety of the public and that of several of the Board members who are within the CDC guidelines needing to take special precautions, this body is authorized to meet electronically. Please note there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, Chairman Provencal is confirming that the Zoning Board are: Utilizing a teleconference service for this electronic Meeting. The Public may join the teleconference by calling **1-857-444-0744** and using the code **156034**. If anyone has a problem, please call **603-929-5805**.

Attending to be heard:

- 68-20 The continued petition of Saviet Living Trust, Mark & Patricia Saviet, Trustees for property located at 42 Kings Highway seeking relief from Article(s) IV Sec. 4.5.2 & 4.5.3 (side and rear yard requirements) to raze the existing two dwellings and construct a new flood compliant single-family home incorporating a garage underneath. This property is on Map 223, Lot 48 and in the RB Zone.
  
- 06-21 The continued petition of Edmund B. Kelty, II, Rosa F. Kelty and John P. Kelty II for property located at 11 Redman Street seeking relief from Article(s) 1.3; 4.5.1; 4.5.2 and 4.5.3 for reconfiguration of an existing one-family into a more livable home. The condominium has been approved and recorded by the Town. The request is to replace the existing one-bedroom 576 sq. ft. camp in LCA 2 with a more livable 2-bedroom home with better parking and setbacks, and in compliance with the sealed surface requirement. This property is on Map 210, Lot 47-2 and in the RB Zone.
  
- 14-21 The petition of Richard & Ann Akins for property located at 253 Drakeside Rd., Unit 1 seeking relief from Article(s) VIII as to 8.2.3 to construct a 14 x 14.5 sunroom addition in place of an already existing 12 x 14.5 rear deck allowing for an additional 203 sq. ft. of living area for the new sunroom. This property is located on Map 157, Lot 10 and in the G Zone.

- 15-21 The petition of Eli Sokorelis for property located at 40 Ocean Drive seeking relief from Article(s) 1.3; 4.5.1 to remove existing ramp and construct a modestly designed deck off of the front of his home. This deck will encroach into the front setback. This property is located on Map 305, Lot 37 and in the RA Zone.
- 16-21 The petition of Maura Pare Family Trust Agreement c/o Maura G. Pare & Christine Pelkey for property located at 1 Dumas Avenue seeking relief from Article(s) 1.3; 4.5.1; 4.5.2; 4.5.3 to demolish the existing home and replace it with a new home. This property is on Map 256, Lot 1 and in the RA Zone.
- 17-21 The petition of Shawn Allyn for property located at 105 Kings Highway seeking relief from Article(s) 4.5.1 (front setback); 4.5.2 (side setback) to remove existing 4' by 4' front deck and stairs and build a 16' by 6' composite deck with a pressure treated frame, stairs to grade on north side. This property is located on Map 197, Lot 20 and in the RA Zone.
- 18-21 The petition of Macguire Family Revocable Trust & Eddy & Kathleen Clemente for property located at 132 Kings Highway seeking relief from Article(s) IV Dimensional Requirements Table II Section 4.5.2 side setback to permit an addition to an existing structure which is located within the side building setbacks. The existing building encroaches the side setback by 3 ft. on the south side and by 4 ft. on the north side. The proposed addition on the dwelling includes adding a third story and replacing the existing rear deck with an enclosed sunroom addition. The subject parcel located at 132 Kings Highway (183-030A) is an existing developed residential lot located in the Residential B "RB" zoning district. The 1.58-acre property has one existing duplex dwelling with supporting infrastructure. This property is located on Map 183, Lot 30A and in the RB Zone.
- 19-21 The petition of Robert E. & Madelyn S. Gearheart, Trustees of The Gearheart Revocable Living Trust for property located at 8 Cutler Avenue seeking relief from Article(s) 1.3 and 4.5.2 to renovate and modernize the existing home which is now well over a hundred years old, as well as removing the existing nonconforming rear building to make room for an attached garage for direct access to the house and to supplement the two outside parking spaces. This property is located on Map 275, Lot 21 and in the RCS Zone.

## **BUSINESS SESSION**

1. Approve Minutes for 18 February 2021

***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