

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT

March 9, 2020

To Whom It May Concern:

The Zoning Board of Adjustment for the Town of Hampton will hold a public hearing on **Thursday, March 19, 2020** at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road to hear the following petitions:

- 15-20 ***Appeal of the Planning Board approval*** from January 15, 2020 from Round Eight Holdings LLC (Ralph & Maria Dumke), for property located at 737 & 739 Ocean Blvd.; Map 223, Lot 70 (1 & 2) in the RA Zone.
- 10-20 ***Special Exception*** (continued from February 20, 2020 meeting) for property located at 5R Falcone Circle by Aquarian Water Company of New Hampshire. This property is located on Map 53, Lot 1 and in the Industrial 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.
- 12-20 The continued 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.

- 14-20 The petition of Leo & Terry Perrin for property located at 40 Mooring Drive seeking relief from Article(s) 1.3 and Article IV as to 4.5.2, 4.5.2, 4.5.3 to raise the existing structure in order to construct a 2-car garage under. Remove 1st floor front deck and construct a 2nd floor front balcony and construct an enclosed set of stairs to the side porch. All within the same footprint and remove 750 sq. ft. of paved driveway and replace with loam and seed. This property is located on Map 290, Lot 89 and in the RB Zone.
- 16-20 The petition of Mari Fontaine (Tight Knot Design Build) for property located 9 Cora Avenue seeking relief from Article(s) 4.5.2 to build a new 115 sq. ft. second story deck. Variance is for the landing on the side yard and the stairs on the side yard that will only exceed the setback by 2 feet. This property is located on Map 280, Lot 35 and in the RCS Zone.
- 17-20 The petition of Mark & Bridget Clark for property located at 743 Ocean Blvd. seeking relief from Article(s) 2.4.12 for front stairs (Ocean Blvd. side) to come straight out from front door vs. the proposed layout. Proposed layout is with small landing and stairs to the right when facing the home on Ocean Blvd. This property is located on Map 223, Lot 49 and in the RA Zone.
- 18-20 The petition of Craig S & Amanda L Field for property located at 37 Ann's Lane seeking relief from Article(s) Article IV Table II Section 4.2 and footnote 22 and 4.3 to subdivide the 1.26-acre parcel into two lots. The existing structures are all located in the north western portion of the lot and the intent is to maintain 125' of frontage for the front parcel ("Parcel A"). The second parcel ("Parcel B") will be situated on the back portion (southern) of the current lot with a driveway extending down the eastern portion of the lot with 28.46' of frontage. This subdivision plan precludes the proposed new lots from meeting of the zoning requirements. This property is located on Map 127, Lot 20 and in the RA Zone.
- 19-20 The petition of Frank T. Muraco, Jr. for property located at 18 Perkins Avenue seeking relief from Article(s) 1.3, 4.5.2, 4.5.3. The proposed project will include an addition to the rear portion of the dwelling structure. This proposed addition will be on the northeasterly portion of the structure will take what is currently asymmetrical and essentially square off the rear portion. This property is located on Map 293, Lot 1 and in the RB Zone.
- 20-20 The petition of 158 Ashworth Avenue, LLC for property located at 16 L Street seeking relief from Article(s) 11.5, 11.5(a), 3.10 to take the two existing dwelling structures and ultimately convert them into a restaurant. In doing so, the applicant is proposing to affix a gutted travel trailer or the like to the lot in order to expand the space necessary for the restaurant. This property is located on Map 293, Lot 34 and in the BS Zone.

BUSINESS SESSION

1. Adoption/Approval of Minutes

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