

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT

May 14, 2020

Teleconference Meeting
Wednesday, May 27 2020
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 toll free **1-857-444-0744** and using the code **156034**. If anyone has a problem, please call **603-929-5805**.

Petitions to be heard:

- 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.

Petition withdrawn at petitioner's request

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.

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.

Petition withdrawn at petitioner's request

13-20 The continued 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.

22-20 The petition of Sean & Kristene Kelley for property located at 44 Reddington Landing seeking relief from Article(s) 1.3, 3.1 to construct an accessory dwelling unit as an addition to the existing dwelling house. Additionally, the applicant is seeking to add a deck on the rear portion of the home. Relief is sought because this home is in the B Zone and this is not a permitted use. This property is located on Map 43, Lot 20/H04 and in the B Zone.

Petition withdrawn at petitioner's request

BUSINESS SESSION

1. Motion for Rehearing – Aquarion Water Tower

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

NOTE: Due to time constraints the following petitions are not scheduled for hearing at the May 27, 2020 meeting, but will be scheduled for a later date and duly noticed.

- 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.
- 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.
- 21-20 The petition of William Dufresne for property located at 907 Ocean Blvd. seeking relief from Article(s) 3-A.10 – existing 2-family dwelling converted to a single-family dwelling w/accessory dwelling unit, request variance from 3-A.10 requiring an Impact Fee. This property is located on Map 168, Lot 37 and in the RA Zone.
- 23-20 The petition of Ralph Carpinella, Trustee of the Carpinella Family Trust for property located at 4 Second Street seeking relief from Article(s) 4.5.1, 4.5.2, 4.5.3 to demolish both of the nonconforming dwellings now on the property and replace with a single high value single-family home which would require setback relief, but would otherwise be in conformity with the Zoning Ordinance. This property is located on Map 223, Lot 53 and in the RA Zone.
- 24-20 The petition of Dockham Builders for property located on 5 Harris Avenue seeking relief from 4.5.2 to construct a 24' x 26' (624 SF) one-story rear addition to an existing home located at 5 Harris Avenue. The proposed addition would setback 5' (+/-) from the side property line, consistent with the alignment of the existing building. This property is located on Map 295, Lot 14 and in the RB Zone.
- 25-20 The petition of Tyler Olbres, Trustee of Yankee Faust Trust for property located at Lafayette and Drakeside Road seeking relief from Article(s) 2.G1.2/minimum frontage and 2.8.F/allowed uses to construct 3 single-family dwellings. This property is on Map 189, Lot 14 and in the TC-S Zone.

26-20 The petition of Paul M & Julie C Hurris for property located at 36 Beach Plum Way seeking relief from Article(s) 1.3 & 4.5.2 to renovate the existing home. This proposed renovation is going to require relief because the edge of the proposed roof line is going to minimally further encroach into the side setbacks. The footprint of the home itself, is not changing. The property is located on Map134, Lot 58 and in the RA Zone.