

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT

June 6, 2022

The Zoning Board of Adjustment for the Town of Hampton will hold a Public Hearing on **Thursday, June 16, 2022**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road.

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

- 17-22 The continued petition of Summer Wind Properties, LLC, Agent Alex Dobiecki for property located at 27 Highland Avenue (rear unit) seeking relief from Article(s) 4.5.3, rear setback for the installation of (2) mini-split outdoor units for the rear building at 27 Highland Ave. This property is on Map 274, Lot 127 and in the BS Zone.
- 21-22 The petition of Benchmark, LLC for property located at 17 Seaview Avenue seeking relief from Article(s) 2.3.7 C4 and 4.9 and Article IV Dimensional Requirement to allow portions of existing single-family home to be razed (existing garage will remain) and a new single-family home to be constructed (the proposed home is to be rebuilt in roughly the same location as the existing dwelling). The existing home sat 6.5 feet to 7 feet off the side lot line and about 25 feet off the ROW. The existing garage is about 8.5 feet off the other side lot line. Portions of the rear of the existing structure, including decks and steps, encroach into the 12 ft. building setback to a wetland buffer at the rear of the lot. There are also some encroachments of the existing structure into the 50 ft. wetland setback area. This proposal is to construct a new home about 7 feet off the southwest side lot line, the existing garage will remain at 8.5 feet off the other side lot line and the new structure will have a porch on the street side of the home which will be 24 ft off the ROW. A small area, at the rear of the proposed home, along with a screen room, deck and steps are proposed to be located within the 12 ft. building setback to the 50 ft. Wetland Buffer area. This request also includes relief to allow: a) an existing shed which currently sits at the lot line and within the 50 ft. Wetland Buffer to remain (other sheds shown on the plot plan were razed earlier this year, the owner is not proposing to rebuild these structures); b (to allow a well house to remain, (the well house is within a wetland on this property); c) to allow the existing "yard" area to remain within the 50 ft. Wetland Buffer area. This property is on Map 133, Lot 80 and in the RB/BS Zones.
- 23-22 The petition of Andrea R. Checovich, Trustee, Andrea R. Checovich Revocable Trust for property located at 1062 Ocean Boulevard seeking relief from Article(s) Article I, Section 1.3, Article II, Section 2.3.7 c (4), Article III, Section 3.3 and Article IV, Section 4.9 to replace existing seasonal ocean front cottage (1,305 sq. ft.) with new more conforming year-round

cottage (1,678 sq. ft.) and replace ancillary seasonal outbuilding (1,104 sq. ft.) with more conforming year-round ancillary outbuilding (1,317 sq. ft.) while curing sideline setback non-conformities and reducing sealed surface, all consistent with surrounding properties. This property is located on Map 98, Lot 34 and in the RA Zone.

- 25-22 The petition of Kim & Laura Peschier for property located at 12 JoAnne Lane seeking relief from Article(s) 1.3 Expansion of non-conforming use to add 2nd story addition to existing footprint 24.5' x 38' of a 3-bedroom, 1 bath single-family dwelling. Proposing to add a 24.5' x 19' 2nd story addition to add an additional bedroom and bath. This property is located on Map 282, Lot 196 and in the RB Zone.
- 26-22 The petition of Sweet Nectar, LLC/Michael Kettenbach for property located at 28 Nor'East Lane seeking relief from Article(s) 1.3 Expansion of Nonconforming Use, 4.5.1 Front Setback, 4.5.3 Rear Setback, 4.9 Structure Setback, see also 2.3.7.C(4), 2.3.1G.1 Wetland Buffer, 3-A.5 (c) Detached ADUs to raze the existing home, garage and virtually all other improvements in favor of a new 5-bedroom home on the easterly area. Replace the 20'x24.4' garage further from front lot line containing a Detached Accessory Dwelling Unit (DADU) above. This property is located on Map 99, Lot 4 and in the RA Zone.
- 27-22 The petition of Edward Miville for property located at 67 Mooring Drive seeking relief from Article(s) 1.3 Expansion, 4.5.2 Side Setback, 4.9, See also 2.3.7.C.4 Dwelling Setback from Wetlands Buffer, 2.3.2.G.1 & 2.3.4.B.2 Structural Setback from Wetlands Buffer, 2.3.4.B.3 Prohibited Uses, 2.3.4.D and 2.4.9.A.1 Structure Requirements to raise home for flood compliance, add deck, and replace impervious driveway with pervious driveway. This property is located on Map 289, Lot 40 and in the RB Zone.
- 28-22 The petition of Mary T. Mulligan Living Trust for property located at 64 Mooring Drive seeking relief from Article(s) 1.3 Expansion, 2.3.4.B.3 Prohibited Uses, 2.3.4.B.2 Structural Setback from Wetlands Buffer, 2.3.7.C.4 Structural Setback from Wetlands Buffer, 2.3.4, 4.5.1 Front Setback and 4.5.2 Side Setback to raise home, add deck, replace and extend front stairs, remove asphalt drive and replace with pervious pavers. This property is located on Map 289, Lot 33 and in the RB Zone
- 29-22 The petition of Flyport Realty, LLC for property located at 123 Little River Road seeking relief from Article(s) 4.2 and 4.3 to subdivide existing 1.7 acres property to create 2 lots containing .554 acres and 1.145 acres. This property is located on Map 147, Lot 7 and in the RA Zone.

III: BUSINESS SESSION

1. 14 Kings Hwy. seeking clarification of granted relief
2. Approval of Minutes for May 19, 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