

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT

June 8, 2020

Teleconference Meeting
Thursday June 18, 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**.

Attending to be heard:

- 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 4.5.1, 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.

- 28-20 The Equitable Waiver of Dimensional Requirement of Justin & Kristen Costa for property located at 22 Hedman Ave. seeking a waiver from Article IV, 4.8a 25% impervious coverage. This property is located on Map 193, Lot 15 and in the RA Zone w/Aquifer Protection.

- 17-20 The petition of Mark & Bridget Clark for property located at 743 Ocean Blvd. seeking relief from Article(s) IV, 4.5.1 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 (side setback) 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 Hurrie 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.
- 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.

27-20 The petition of Three Fourteenth Street Realty Trust for property located at 3 Fourteenth Street seeking relief from Article(s) 1.3, 4.5.2 to construct an addition to the rear of their home as well as a deck extending off the addition. The proposed stairs and landing will encroach slightly into the side setback on the Western boundary of the property, but the remainder of the addition will be within all setbacks. This property is located on Map183, Lot 33 and in the RA Zone.

BUSINESS SESSION

1. Approve Minutes for:
 - 20 February
 - 27 February
 - 19 March
 - 27 May

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