

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT

November 6, 2020

Teleconference Meeting
Thursday November 19, 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 **1-857-444-0744** and using the code **156034**. If anyone has a problem, please call **603-929-5805**.

Attending to be heard:

- 49-20 The continued 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.
- 52-20 The petition of Robert & Louise Brown for property located at 20 Milbern Avenue seeking relief from Article(s) 2.5, 4.8A 25% Aquifer to install shed 8' x 12' (96 sq. ft.) rear right side of property. This property is located on Map 128, Lot 22 and in the RA Zone.
- 53-20 The petition of Michael & Britton Sampson for property located at 5 Hilda Drive seeking relief from Article(s) 4, 4.5.1 Front Setback 20 ft. to build a farmer's porch onto the front side of the home. Full length of home 36 ft. and extend 8 ft. out. This property is located on Map 218, Lot 1 and in the RA Zone.

- 54-20 The petition of 22 Drakeside, LLC for property located at 239 Drakeside Road seeking relief from Article(s) 4.1.1, 8.2.3, 8.2.4, 8.2.6 to convert a commercial building into four (4) residential units. This property is located on Map 157, Lot 2 and in the G Zone.
- 55-20 The petition of E Street Properties, LLC for property located at 40 Ashworth Avenue seeking relief from Article(s) 1.3, 4.1.1 (including footnote 34); 2.3.7(C)2; 6.3.1 to convert this hotel into a seasonal condominium form of ownership. Nothing is changing on this site, but in order for the conversion to be possible, relief is necessary. This property is located on Map 282, Lot 204 and in the BS1 Zone.
- 56-20 The petition of Doucette Family Revocable Trust, Doucette, Todd C. & Jessica A. Trustees for property located at 901 Ocean Boulevard seeking relief from Article(s) 4.5.2 to demolish the existing home and construct a new home on this lot. Applicant is seeking relief from Article 4.5.2 Side Setback, as the proposed stairs and deck on the southerly facing side of the home slightly encroach into the require setback. This property is located on Map 168, Lot 53 and in the RA Zone.
- 57-20 The petition of AF Hospitality, LLC for property located at 46 Ashworth Avenue seeking relief from Article(s) 1.3, 6.3.2 to construct a pool and associated pool area. The applicant is reducing the room count by 8 and only losing 5 parking spaces. It should also be noted that there will be 2 handicapped spots on site which did not previously exist. This property is located on Map 287, Lot 4 and in the BS1 Zone.
- 58-20 The petition of Allyn Enterprises for property located at 105 Kings Highway seeking relief from Article(s) 4.5.1 (front setback) to remove existing 4' by 4' front deck and stairs and build a 16' by 8' composite deck with a pressure treated frame, stairs to grade. This property is located on Map 197, Lot 20 and in the RA Zone.
- 59-20 The petition of Kelly Mannes for property located at 725A Ocean Boulevard seeking relief from Article(s) 4.5.1 Front Set Back to construct a 31.6' wide by 10.5' long deck on the front of my home that conforms to building safety standards and offers safe egress from my home to ground level. This property is located on Map 223, Lot 101 and in the BS Zone.
- 60-20 The petition of Cheryl Boyd-Bruhm for property located at 4 Fourteenth Street seeking relief from Article(s) 4.5.2 Footnote 26 / Deed Restriction 4 for 20' x 25' addition consisting of a two-car garage, kitchen, living room, closet space, expand deck. This property is located on Map 183, Lot 26 and in the RA Zone.

BUSINESS SESSION

1. Motion for Rehearing – 237 Mill Road
2. Proposed 2021 Zoning Articles (provided by Town Planner)
3. Approve Minutes for: 15 October 2020

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