



ZONING BOARD OF ADJUSTMENT
March 3, 2005

To Whom It May Concern:

The Zoning Board of Adjustment for the Town of Hampton will hold a continuation of the February 24, 2005 public hearing on **Thursday, March 17, 2005**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road

Continuation of February 24, 2005 meeting:

- 08-05 The petition of Myrtle Woodward & Barbara Burbank for property located at 292 Winnacunnet Road for Appeal of Administrative Decision from definition of frontage as contained in Article 1.6. This property is located at Map 206, Lot 33 in a RA zone.
- 09-05 The petition of Myrtle Woodward & Barbara Burbank for property located at 292 Winnacunnet Road seeking relief from Articles 4.2, 4.3 and Article IV, Table 2 Footnote 22 to divide lot into two lots, both proposed lots need relief from dimensional requirements. This property is located at Map 206, Lot 33 in a RA zone.

Public hearing for March 17, 2005:

- 10-05 The petition of David & Ann Brussard for property located at 1032 Ocean Boulevard seeking relief from Article 4.5.2 to construct a new single-family residence with 7 foot side setbacks where 10 foot side setbacks are required. This property is located at Map 133, Lot 545 in a RA zone.
- 11-05 The petition of M&M Realty Partnership for property located at Drakeside Road for an extension of time for a variance (Petition 17-03 – Articles 3.27, 4.1.1, 4.7, 8.1.2 and 8.2.3) granted on 2/20/03 to construct 26 2-bedroom units in two buildings on a lot area of 3.03 acres and in the process enlarge both existing buildings. This property is located at Map 157, Lot 1 in a G zone.
- 12-05 The petition of Timothy Jones for property located at 16 Duston Avenue seeking relief from Articles 4.1, 4.1.1, 4.4, 4.5.1 and 4.5.2 to demolish the existing non-conforming building and replace it with a condex, where the lot is undersized, the front and side setbacks cannot be met and a roof structure will exceed the 35-foot height limitations (although the building itself will be conforming as to height). This property is located at Map 295, Lot 44 in a RB zone.
- 13-05 The petition of Drew Niccolini for property located at 9 Epping Avenue seeking relief from Articles 1.3 and 4.5.1 to enlarge existing Belvedere room on roof and add a deck within existing roof as front edge of deck is 18.8 feet from front property line. This property is located at Map 299, Lot 2 in a RB zone.
- 14-05 The petition of George Snow, through David Snow, for property located at 34 Mill Pond Road seeking relief from Article 3.8, 4.1.1, 8.2.2 and 8.2.3 to construct 6 single family dwellings to be held in condominium ownership with the existing dwelling. Multi-family dwellings are prohibited in the RA zone and allowed in the RB zone with site plan/subdivision review. 15,000 sq. feet per unit is required in the RA zone and 7,500 sq. feet in the RB zone. This project does not have the required 100 foot frontage on a public street or the required 40 foot setback from one of the boundaries. This property is located at Map 150, Lot 2 in a RB/RA zone.

15-05 The petition of Maplecroft Building & Development, LLC for property located at 180 Drakeside Road seeking relief from Articles 4.1.1, 8.2.3 and 8.2.6 to demolish the existing dwelling and replace with 10 townhouse condominiums, in two buildings of 5 each with all required parking and meeting all height requirements, but where the lot area/dwelling unit and 40' setback requirements are not met and a very small corner of the parking area is in the 20-foot buffer. This property is located at Map 172, Lot 12 in a G zone.

BUSINESS SESSION

1. Motion for Rehearing of Petition 109-04 – 143 Winnacunnet Road
2. Motion for Rehearing of Petition 103-04 (2) – 83 Ocean Boulevard, 2 K Street. 89 Ocean Boulevard, 5 J Street and 91 Ocean Boulevard
3. Adoption of Rules of Procedure
4. Review and Appoint Alternates
5. Adoption 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
Michael Kennedy, Chairman