



ZONING BOARD OF ADJUSTMENT

January 4, 2005

To Whom It May Concern:

The Zoning Board of Adjustment for the Town of Hampton will hold a continuation of the December 16, 2004 public hearing on **Thursday, January 20, 2005**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road to hear the following petitions:

- 103-04 The petition of Captain Morgan Inn, Inc., Nancy Higgins Revocable Trust, 5 J Street Realty Trust, and Jerelyn A Gray, for property located at 83 – 91 Ocean Boulevard, 2 K Street, and 5 J Street, seeking relief from Article 4 (as to 4.1.1, 4.4, 4.8) and Article 8 (as to 8.2.1, 8.2.3, 8.2.6) to construct a 42-unit residential condominium with ground floor retain space and two levels of parking where the lot area/dwelling unit, setbacks, unsealed surface, recreation area, buffer and height limitations are not met. This property is located at Map 290, Lots 144, 145 and 146 and Map 293, Lot 8 in a BS zone.
- 104-04 The petition of Tom Pennace, for property located at 72 Plymouth Street, seeking relief from Article 4 (as to 4.5.2) to enclose existing second floor porch and expand and enclose third floor porch. This property is located at Map 308 Lot 17 in an RA zone.
- 105-04 The petition of David F and Margaret A Connors, for property located at 31 Beach Plum Way, seeking relief from Article 4.5.1 to raze, remove and replace house that has a 2.5-foot front setback with a new house, having a 7.5-foot front setback where 20 feet are required. This property is located at Map 134, Lot 55 in an RA zone.
- 106-04 The petition of George Hurley, for property located at 20-34 Brown Avenue, seeking relief from Article 1.3 and Article 8.2.3 to replace the existing entry stairs, due to

disrepair and aging, and reconstruct the stairs, meeting Building and Life Safety Code requirements. This property is located at Map 274, Lot 151 in a BS zone.

- 107-04 The petition of Florence Lundeen, for property located at 28 Fuller Acres, seeking relief from Article 1.3 and Article 8.2.3 to enlarge a partially existing dwelling unit over an existing deck, replace a portion of that unit that was demolished, and replace an existing second floor balcony. This property is located at Map 265, Lot 54 in a BS zone.
- 108-04 The petition of JST Properties LLC, for property located at 139 Ocean Boulevard, seeking relief from Article 1.3 and Article 4.5.2 to extend the two side sections of the existing second floor deck to be in line with the front section, where the deck will not meet the side setback requirement. This property is located at Map 287, Lot 42 in a BS zone.
- 109-04 The petition of Three LG, LLC, for property located at 143 Winnacunnet Road, seeking relief from Articles 1.3, 3.22 and 6.3 to construct a 793 square foot two-story addition to existing office use, together with associated parking, and to allow 5 parking spaces within the town-owned right of way to meet the requirements of 21 parking spaces. This property is located at Map 176, Lot 24 in an RA zone.
- 110-04 The petition of Stephen Blyth, for property located at 34 Barbour Road, seeking relief from Articles 2.5.4A and 4.1, to create a new lot in area by making a lot line adjustment. This new lot area will increase by 4,000 square feet but not meet the minimum size required in an RA zone or in the Aquifer Protection Area. This property is located at Map 140, Lot 14 in an RA zone.
- 111-04 The petition of Stephen Blyth, for property located at 39 Milbern Avenue, seeking relief from Article 2.5.4 A, to create a new lot by adjusting the North side property line. The new lot size and area does not meet the Minimum Lot Size in an Aquifer Protection Area. This property is located at Map 110, Lot 17 in an RA zone.

The Zoning Board of Adjustment for the Town of Hampton will hear the following new petitions on **Thursday, January 20, 2005**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road:

- 01-05 The petition of Condo View Realty Trust, Carolyn N. Rioux, Trustee, for property located at 30 Towle Farm Road, seeking relief from Article 4 (as to Section 4.1.1) and Article 8 (as to Sections 8.2.3, 8.2.4, and 8.2.6) to construct a 14-unit residential condominium with 7 two-family structures, where the project will not meet the minimum area per dwelling unit, the open space buffers for boundaries, or the minimum spacing requirements for structures, parking and driveways. This property is located at Map 123, Lot 3 in a G zone.
- 02-05 Appeal of Myrtle Woodward and Barbara Burbank from Administrative Decision, for property located at 292 Winnacunnet Road, regarding the status of an addition to a garage as a second dwelling unit. This property is located at Map 206, Lot 33 in an RA zone.
- 03-05 The petition of David Snow, for property located at 34 Mill Pond Lane, seeking relief from Article 3 (as to Section 3.8) and Article 8 (as to Sections 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 an RA zone and allowed only with Site-Plan/Subdivision review in an RB zone. The project would not have the required 100-foot front setback or the required 40-foot buffer between buildings and to boundaries. This property is located at Map 150, Lot 2 in an RA and an RB zone.
- 04-05 The petition of 105-107 Kings Highway R.E. Trust, Ken Sakurai, Trustee, for property located at 105, 107, 107A Kings Highway, seeking relief from Article 1 (as to Section 1.3), Article 3 (as to Section 3.3), Article 4 (as to Section 4.1.1, 4.5.1, and 4.5.2), to raze and remove existing 2 structures, comprised of 3 units, and replace them with 2 new structures, joined by a common deck and stairway with one dwelling unit per structure. This is an alteration to a non-conforming use, where 2-family dwellings are not permitted in an RA zone. The project would not meet the required minimum lot area per dwelling unit, nor would it meet the required front and side setbacks in an RA zone. This property is located at Map 197, Lot 20 in an RA zone.
- 05-05 The petition of 105-107 Kings Highway R.E. Trust, Ken Sakurai, Trustee, for property located at 105, 107, 107A Kings Highway, seeking relief from Article 1 (as to Section 1.3), Article 3 (as to Section 3.8), Article 4 (as to Section 4.1.1, 4.5.1,

4.5.2, 4.5.3) and Article 8 (as to Sections 8.2.1, 8.2.2, 8.2.3, 8.2.5, and 8.2.6), to raze and remove existing 2 structures, comprised of 3 units, and replace them with 1 new structure with 3 units. This is an alteration to a non-conforming use, where multi-family dwellings are not permitted in an RA zone. The project would not meet the required minimum lot area per dwelling unit, nor would it meet the required front, side and rear setbacks in an RA zone. It would also not provide the minimum required recreation area, minimum frontage, required spacing between structures, driveways and parking areas or the minimum required buffer along all boundaries. This property is located at Map 197, Lot 20 in an RA zone.

BUSINESS SESSION

1. 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