

TOWN OF HAMPTON  
ZONING BOARD OF ADJUSTMENT  
August 4, 2010

To Whom It May Concern:

The Zoning Board of Adjustment for the Town of Hampton will hold a public hearing on **Thursday, August 19, 2010**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road to hear the following petitions:

- 17-10 The petition of Patricia Welch, thru Isabel Coyne, for property located at 5 Fifteenth Street seeking relief from Articles 1.3 and 4.5.1 to replace front stairs with a new 4 ft. landing and new steps having 4" risers for easier access having a 10' setback where 20 feet is required. This property is located at Map 183, Lot 20 in a RA zone.
- 18-10 The petition of Gary Smith for property located at 6 Redcoat Lane seeking relief from Articles 1.3 and 4.5.2 to raze and remove the existing single story home down to the foundation and reconstruct a new 3-story single family home on the existing foundation and footprint. This property is located at Map 223, Lot 139 in a RB zone.
- 19-10 The petition of Mrs. Mitchell's Country Shoppe, Inc. for property located at 285 Ocean Boulevard seeking relief from Articles 1.2, 4.1.1, 4.5.1, 4.5.2, 4.5.3, 4.8, 6.1, 6.3.1 and 6.3.4 to reconstruct building lost in fire in February 2010. This property is located at Map 282, Lot 86 in a BS zone.
- 20-10 The petition of McKeon Family Realty Trust for property located at 275 Ocean Boulevard seeking relief from Articles 1.2, 4.5.1, 4.5.2, 4.4, 6.3, 8.2.3, 8.2.4 and 8.2.6 to reconstruct on a smaller footprint the building that was destroyed by fire with retail use and 42 hotel rooms with less than 330 s.f. of sleeping room space and 6 two-bedroom dwelling units, with 52 on-site parking spaces (an additional 12 off site spaces leased from the Town and with on-site valet potential) with zero setbacks on the front and side, and a roof height 3 feet above what is allowed and a short parapet and elevator shaft extending 6 feet above that. This property is located at Map 282, Lot 87-1 in a BS zone.
- 21-10 The petition of Kevin Motley for property located at 960 Ocean Boulevard seeking relief from Articles 1.3 and 4.5.3 to allow the construction of an approximately 250 s.f. exterior deck/balcony to the rear of the existing home that will be within 3 feet of the rear property line where 10 feet is required. This property is located at Map 152, Lot 23 in a RA zone.
- 22-10 The petition of Erik & Dawn Fel'Dotto for property located at 55 Locke Road seeking relief from Article 4.5.1 to construct a farmers porch to the renovated home that will be 16.8' instead of 20 feet front setback. This property is located at Map 193, Lot 48 in a RA zone.
- 23-10 The petition of 2 Concord Avenue, LLC for property located at 2 Concord Avenue seeking relief from Articles 4.1, 4.1.1, 4.5.1, 4.5.2, 4.5.3, 8.2.2, 8.2.3, 8.2.5 and 8.2.6 to demolish the single family residence and outbuilding currently on the lot and replace with a 4 residential unit townhouse style building. This property is located at Map 296, Lot 109 in a RB zone.

BUSINESS SESSION

1. Adoption of Minutes

There will be a **Special Meeting** of the Zoning Board of Adjustment immediately after the regularly scheduled meeting to hear the following petition, which special hearing was requested by the petitioner and approved by the Board Members:

24-10 The petition of Luis Pedroso, through Duarte Oliveira, for property located at 47 Dumas Avenue seeking relief from Articles 1.3 and 4.5.2 to permit the demolition of an existing 1 ½ story single family home and replacing the same with a full 2 story single family home with roof deck on the same foundation having no change to the existing footprint or exterior grounds. This property is located at Map 267, Lot 45 in a RA zone.

NOTE: 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