

# Town of Hampton

## Zoning Board of Adjustment

September 8, 2014

To Whom It May Concern:

The Zoning Board of Adjustment for the Town of Hampton will hold a public hearing on **Thursday, September 18, 2014** at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road to hear the following petitions:

- 39-14 The continued Petition of Donik Corp. for property located at 128 Ashworth Avenue seeking relief from Article 4.1.1, 6.1 and 6.3.1 to construct a 32 unit condominium having ground level parking and three residential levels above, the first level having 16 one-bedroom rooms and the second and third levels having 16 2-level 3-bedroom units needing variances for density and parking. This property is located on Map 290, Lot 150 and in the BS Zone.
- 41-14 The Petition of Daniel & Cheryl Crowley for property located at 35 Ancient Highway seeking relief from Article 1.3 and Article IV Dimensional Requirements Table 11 – 4.5.1 (front) to add a second story to the existing first floor footprint. Replace 20 x 14 rear deck with smaller 8 x 10 rear deck. Replace 16 x 10 front deck with a larger 26 x 14 front deck. Remodel and update first floor. This property is located on Map 134, Lot 53 and in the RA Zone.
- 42-14 The Petition of Robert Hodgman & Diane O'Neil for property located at 188 Island Path seeking relief from Article 4.5.2 to remove existing non-conforming house and replace with new house to conform to all required setbacks. Exterior stairs on West side to be outside setback requirements. This property is located on Map 280, Lot 33 and in the RCS Zone.
- 43-14 The Petition of Charles Balanoff & Marguerite Hill for property located at 11 Pearl Street seeking relief from Article 1.3 and 4.5.1 to add screened in porch on front of house 8' x 12'. This property is located on Map 223, Lot 46 and in the RB Zone.
- 44-14 The Petition of Craig Sullivan for property located at 183 Island Path seeking relief from Article IV 4.5.1, 4.5.2 to reconstruct an existing one-story house, as a two-story, within the current footprint. The project requires approximately 1,200 square feet of permanent impact and 96 square feet of temporary impact in upland portions of the Wetland Conservation District. This property is located on Map 280, Lot 42 and in the RCS Zone.
- 45-14 The Petition of Susan Tetlow Dunbar and J. Michael Dunbar for property located at Timber Swamp Road seeking relief from Article 4.2 (including footnote 22) and 4.3 to reconfigure existing Map 66, Lot 4 and Map 85, Lot 2, having a total area of approximately 8 ¼ acres, into 5 lots, two of which are entirely within the Industrial Zone and which would conform to the Industrial Zone requirements, and three of which would have homes located in the RAA zone and accessed by a single entrance off Timber Swamp Road for a private drive through the Industrial Zone with a separate branch for each of the three residential lots, which lots would lack the required frontage and width. This property is located on Map 85 and 66, Lot 2 and 4 in the RAA & I Zone.

- 46-14 The Petition of MAM Realty Investors, III for property located at 14 N Street, 16-20 N Street, 22 N Street and 26 N Street seeking relief from Article 4.1.1, 4.4 to remove all of the buildings now on the four lots and combine the lots to construct one building with 20 2-bedroom units requiring variances for density and height. This property is located on Map 293, Lots 117, 116, 115 and 114 in the BS Zone.
- 47-14 The Petition of Robert MacDonald for property located at 836R Lafayette Road seeking relief from Article 4.2 the project proposed a 5,000 SF storage building with exterior bins for material storage on the 2.36 acre vacant parcel. The proposed use is permitted in the Business (B) zoning district, however, the property is a land-locked parcel without any frontage on a public way. A 20' Right-of-Way exists to provide legal access to the site. The project is before the ZBA to seek a Variance from the 100' frontage requirement. This property is located on Map 90, Lot 14 and in the B 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  
Bryan Provencal, Chairman