

TOWN OF HAMPTON  
ZONING BOARD OF ADJUSTMENT

December 29, 2022

The Zoning Board of Adjustment for the Town of Hampton will hold a Public Hearing on **Thursday, January 19, 2023**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road.

**I. CALL TO ORDER**

**II. ATTENDING TO BE HEARD**

- 47-22 The petition of 500 Lafayette LLC for the property located at 500 Lafayette RD. The applicant is seeking to build a four 4 story 103-Unit apartment building with associated parking. Applicant is seeking relief from Article II. Town Center District, Sections 2.8.C.1, D.1, 2.8.G.1.6, 2.8.G.1.10, 2.8.H.1; Article VI Parking Section 6.3.1; Article VIII Multi-family Dwellings Sections 8.2.1, 8.2.3, 8.2.6
- 01-23 The petition of Harmony Energy Works for the property located at 478 Exeter Rd. The applicant is seeking relief from Article XVIII Sec. 2.B. Height. Requirement is not to exceed 8 feet above ground. Proposed is not to exceed 22 above ground. The property is located on Map 36, Lot 7 in the RAA Zone.
- 02-23 The petition of Dubois Family Rev. Trust for the property located at 176 Kings Highway. The applicant is seeking relief from Article(s) 1.3 Expansion of nonconforming use and 4.5.1 Front Setback. The Front Setback requirement is 20 feet. Proposed is 15 feet. The property is located on Map 168, Lot 35 in the RB Zone.
- 03-23 The petition of Calarage Realty LLC for the property located at 817 Ocean Blvd. The applicant is seeking relief from Article(s) 1.3 Expansion of a nonconforming use, 4.5.1 Front Setback, 4.5.2 Side setback and 2.4.9.1 1 Foot Freeboard. The required is 20 Feet Front, 10 Feet Side and 1 Foot Freeboard, proposed is 4.3 Feet Front, 0.8 Feet Side and 0.25 Feet Freeboard. The Existing Front Setback is 0.5 Feet. The existing Side Setback is 0.0 feet. The property is located on Map 197, Lot 30 in the RA Zone
- 04-23 The petition of Kathleen and David Guselli for the property located at 20 Gill St. The applicant is seeking an Equitable Waiver from Article(s) 1.3 Expansion of nonconforming use, 2.3.4 D, 2.3.4 B3. and Article 4.5.2. The Requirement is 12 feet, the Actual is 7.81 Feet. This is after the act relief for a building already constructed. The property is located on Map 223, Lot 39 in the RB Zone
- 05-23 The petition of Chris and Elaine Clarke for the property located at 14 Kings Highway. The applicant is seeking relief from Article(s) 1.3 Expansion of a nonconforming use, 4.5.1 Front Setback, 4.5.2 Side setback. The required is reconstructed structures must conform, 20 Feet Front and 7 Feet/12 Feet Side. The proposed is, encroaching stairs removed. Stairs 2.67 Feet Overhand 1.43 feet at corner and 5.35 overhang. The property is located on Map 223, Lot 160 in the RB Zone
- 06-23 The petition of MT55 LLC for the property located at 696 Lafayette Rd. The applicant is seeking relief from Article(s) II, Section 2.5.4.A, Minimum Lot Size. Requirement is 13,333 Sq. Feet per dwelling unit in the Aquifer Protection District, proposed is 8,503.33 Sq. Feet. Section 2.5.4.B, Maximum Lot Coverage. Requirement is maximum of 25% impervious coverage in Aquifer Protection District. Proposed is 8,503.33 Sq Feet per dwelling unit or 51.4%. Article IV Dimensional Requirements, Sec 4.1.1. Requirement is 10,000 Sq Feet per dwelling unit. Proposed is 8,503.33 Sq. Feet per dwelling unit. Article VI Section 6.3.11 Parking Requirements. The requirement is, stacked parking to be counted as one space. The proposed is count stacked parking as separate spaces.

Article VIII Multi Family Dwellings Section(s) 8.2.3. Requirement is 40 feet between building and lot line. Proposed is Front 38.9 Feet, South 25.9 North 0.00 Feet, Garage Onsite 9.5 Feet. 8.2.4. Requirement is driveways and parking lots must be 25 Feet from the front and 10 feet from the side and rear. Proposed is Eastern portion 11.9 Feet. 8.2.5 Requirement is driveways and parking shall conform to construction specs. for new town subdivisions. Proposed is to permit existing parking and drive which may not meet Town Standards. 8.2.6 Requirement is Buffer of 20 feet along boundaries and building to be withing 20 feet from the interior wedge of the buffer zone. Proposed is North side Multi Family within 20 feet open space buffer, and North, East and South Side Multi Family within 20 feet setback open space buffer. The property is located on Map 126, Lot 4 in the B Zone.

07-23 The petition of Eric and Paula Warner for the property located at 22 Mill Pond Lane. The applicant is seeking relief from Article 1.3 Expansion of a nonconforming use. Existing structure is non-conforming by no more than 1 foot. Article 4.5.2 Side setback. The requirement is 10 feet. The proposed is 5 feet. The property is located on Map 150, Lot 17 in the RA Zone.

### **III: BUSINESS SESSION**

1. Approval of Minutes for December 15, 2022

### **IV. ADJORNMENT**

**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