

TOWN OF HAMPTON  
ZONING BOARD OF ADJUSTMENT  
December 6, 2007

To Whom It May Concern:

The Zoning Board of Adjustment for the Town of Hampton will hold a public hearing on **Thursday, December 20, 2007**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road to hear the following petitions:

- 60-07 The continued petition of Aaron Brown & Eric West for property located at 245 Drakeside Road seeking relief from Articles 4.1, 4.1.1, 4.2 and 4.3 to subdivide the parcel to create a second lot for the purpose of constructing a duplex where relief is needed from certain dimensional requirements. This property is located at Map 157, Lot 7 in a G zone.
- 62-07 The petition of Thomas & Mary Ann Torrissi for property located at 781 Ocean Boulevard seeking relief from Articles 1.3, 4.5.1 and 4.5.2 to allow addition of stairs to existing building and to allow construction of a new addition to the rear of existing building. Present dwelling does not comply with current setbacks. This property is located at Map 211, Lot 90 in a RA zone.
- 63-07 The petition of Neil MacNevin for property located at 8 Thorwald Avenue seeking relief from Article 4.1.1 to allow construction of a replacement single family dwelling on a non-conforming lot of record. This property is located at Map 223, Lot 111 in a RB zone.
- 64-07 The petition of John & Ann Hangen thru Ezra Real Estate, LLC for property located at 165 Island Path seeking relief from Article 2.3.7(C) to subdivide the lot into two lots, building a duplex on the new lot which will meet all of the front, side and rear setbacks and height requirements, and conveying approximately a half acre to Map 281, Lot 43, where the property is in the wetlands buffer and subject to "special provisions" requiring at least 9,500 square feet of land outside of the buffer. This property is located at Map 280, Lot 22 in a RCS zone.
- 65-07 The petition of Thomas Moulton, thru Amanda Banks, for property located at 9 Anns Lane seeking relief from Article 3.25d to allow daytime care and grooming of dogs in the business portion of the lot with related retail use, where some food may be made available in compliance with the Town of Hampton Animal Control Ordinance and other applicable regulations. No overnight boarding will be allowed. This property is located at Map 126, Lot 16 in a B/RA zone.
- 66-07 The petition of Vincent & Jeanne Foley, thru Russell Mailloux, for property located at 43 Ocean Drive seeking relief from Article 4.1.1 to raze existing dwelling and construct a new dwelling without the required 15,000 sq. ft. of area. This property is located at Map 305, Lot 47 in a RA zone.
- 67-07 The petition of Sally & Laurence Lambert for property located at 19 Concord Avenue seeking relief from Articles 1.3 and 4.5.1 (front setback) to maintain a 9.9 ft. front setback in a RB zone where 20 ft. is required in order to change the roof line and add additional living space to their front owner-occupied unit. This property is located at Map 296, Lot 97 in a RB zone.
- 68-07 The petition of Virginia Bergin for property located at 18 Gentian Road seeking relief from Article 4.1.1 in order to raze and remove the existing single family home and replace with a new single family home. This property is located at Map 168, Lot 13 in a RB zone.

BUSINESS SESSION

1. Adoption of Minutes
2. Motion for Rehearing re Petition 54-07 – 4 Atlantic Avenue

NOTE: Petitions not called and in progress by 10:00 PM may be postponed to a later date.  
Hampton Zoning Board of Adjustment  
Thomas McGuirk, Chairman