

Town of Seabrook  
Board of Adjustment  
September 25, 2024

Members Present: Jeff Brown, Chair, Teresa Thurlow, Dave Davidson, Jim Sanborn, Fidea Azouri, Phil Howshan, Lacey Fowler and Secretary Judie Walker.

Jeff Brown, Chair opens the meeting at 7:00 pm and explains the procedures and where the notices of the meeting have been posted. We have a full board tonight. When speaking please say your name and address for the record.

Administrative Business:

August 24, 2024, minutes

Motion: Jim Sanborn

Second: Phil Howshan

Unanimous

New Business

**CASE 2024-014** Maruti, LLC and Sai Lila, 9 Stard Road Map 4-12-1, the undersigned hereby requests a variance to the terms of Section 7 and Section 5, Building per lot and asks that said term be waived to permit: new hotel building 56'3" height relief requested = 21.3' in Zone 2R

and Ray the lawyer

Henry Boyd Millenium Engineering is representing the plan is to update the whole site.

Previously they were granted 100 assisted living units. They are here for zoning relief for the height. They also need a height variance for the second building.

Brian Balicki the engineer Furrow Engineering, main frontage 4 stories maximum height. The height that is requested 56' above the grade level. Showing two side elevation. Jeff asks about the existing conditions right of way removing three buildings. The one to the west is three stories is the grade the grades won't change drastically. There is only multiple buildings on the lot. Once they merge there would be four buildings. Lacey reminds about the local ordinance you can only stay 29 days.

After reviewing the petition and after hearing all the evidence and by taking into consideration of the personal knowledge of the property in question, this Board of adjustment member has determined the following findings of fact:

1. The variance is not contrary to the public interest.

Fidea Azouri	Phil Howshan	Dave Davidson	Jim Sanborn
Yes	Yes	Yes	Yes

The Chair Jeff Brown votes yes and replies with the property is being positively enhanced by newer buildings and services.

2. The spirit of the ordinance is observed

Fidea Azouri	Phil Howshan	Dave Davidson	Jim Sanborn
Yes	yes	yes	yes

The Chair Jeff Brown votes yes and replies existing conditions are more than one building and height west of I 95 is 50'.

3. By granting this variance substantial justice is done.

Fidea Azouri	Phil Howshan	Dave Davidson	Jim Sanborn
Yes	yes	yes	yes

The Chair Jeff Brown votes yes and replies commercial in area is allowed.

4. By granting this variance the value of surrounding properties are not diminished.

Fidea Azouri	Phil Howshan	Dave Davidson	Jim Sanborn
Yes	yes	yes	yes

The Chair Jeff Brown votes yes and replies surrounding properties look the same and are industrial.

5. Literal enforcement of the ordinance would result in unnecessary hardship.

Fidea Azouri	Phil Howshan	Dave Davidson	Jim Sanborn
Yes	yes	yes	yes

The Chair Jeff Brown votes yes and replies limited use of current property.

Grant variance to permit multiple buildings on one lot and grant height relief for two buildings, the highest point of one building would be 56'3"

Motion: Dave Davidson

Second: Phil Howshan

Unanimous

Meeting adjourned 7:21

Motion: Phil Howshan

Second: Fidea Azouri

Unanimous

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Jeffrey Brown, Chair ZBA