

**Hull Zoning Board of Appeals  
Minutes  
October 3, 2023**

The meeting of the Hull Zoning Board of Appeals was held at 7:00 p.m. on October 3, 2023 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

**Call to Order:** 7:04 p.m.

**Members Present:** Patrick Finn, Chair  
Richard Hennessey, Clerk  
Edwin Parsons

**Member Absent:** Tim Pranaitis

**Public Hearing:** 76 H Street

**Applicant:** Marshall Shapiro

**General Relief Sought:** To apply for a Special Permit/Variance to: Install kitchen in existing space and create additional dwelling unit, pursuant to the Hull Zoning Bylaws Article VI, Sec. 410-6.2, Non-conforming Uses Paragraph 61-2, sub paragraph f, Pre-existing Structures.

**Summary of Discussion:** Attorney Walter Sullivan was present to speak on behalf of the proponents, Marshall and Amy Shapiro. He said the Shapiros have lived in their home for about thirty-nine years and in 1984 applied for and were granted both a Special Permit and a Variance to convert an ancillary building (garage) on their property into office space for Marshall's law practice. Since Marshall has now retired, they would like to convert this space into a small residential apartment that they would rent out. Sullivan said they feel this use would be consistent with the bylaw because this is a Residential A Zone and its use would be residential. He noted that there are actually two lots on their property, for a total area of .41 acres. Sullivan said that they are seeking either an amendment to the Variance issued in 1984 or a new Variance allowing this change of use of the structure. He said that they had submitted approximately fifteen letters from neighbors who are in support of this project.

Finn asked if there was anyone present who wanted to speak on the application. Sarah McLaughlin, 73 G Street, said that the structure in question is less than 2' from her property line and only about 25' from her residence and that there is a window that faces her yard and aligns with her bedroom and a balcony on the second floor that overlooks her yard. She feels that this proximity would impact her privacy and her ability to enjoy her yard and said she was assured when she purchased her home that the use of this building would be non-residential. She is also concerned that the value of her property might be affected by having a rental unit so close to her house. She said she does not feel that the applicants have met the standard for a substantial hardship that is required for a Variance. Several other abutters expressed concerns about parking and increased trash, especially since the Shapiros are in Florida for the winter and would not be there to oversee upkeep of the property.

Finn said this is a unique situation and that the Board needs time to review all the paperwork, including the Variance that was granted in 1984, and should also make a site visit. He said they cannot make any decisions on the application at this meeting. Sullivan said he realizes that a site visit and a Continuance are appropriate and feels the applicants can address concerns more substantively at the Continued Hearing.

Finn suggested that the Board meet at the site at 6:00 p.m. on October 17<sup>th</sup>, which would be the date of their next meeting. He said anyone is welcome to attend the site visit.

**Action Taken:**

<b>Motion</b>	Finn	To Continue the Hearing on 76 H Street to the meeting of the Zoning Board on October 17, 2023 at a time to be determined
<b>Second</b>	Hennessey	

