

**Hull Zoning Board of Appeals
Minutes
December 19, 2023**

The meeting of the Hull Zoning Board of Appeals was held at 7:00 p.m. on December 19, 2023 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Call to Order: 7:05 p.m.

Members Present: Patrick Finn, Chair
Tim Pranaitis
Edwin Parsons

Public Hearing: 125 Atlantic Avenue

Applicant: Stephen Smith

General Relief Sought: To apply for a Special Permit/Variance to: Demolish existing house and rebuild new house, pursuant to the Hull Zoning Bylaws Article VI, Sec. 410-6.2, Non-conforming uses.

Summary of Discussion: Gregory Morse, a registered engineer representing the property owner Stephen Smith, said they are seeking a Special Permit to raze and rebuild a single-family home in the Single-Family A Zoning District. He said the house was built in 1920 and is approximately 800 square feet in size and is 1 ½ stories high. There is an existing shed on the property that will be demolished. Morse said the existing home has non-conformities in the left and right side and front yard setbacks (7.3', 6.6', and 13.2' respectively) as well as in frontage (45') and is on an under-size lot. He said the existing house lies in a FEMA flood zone and does not comply with FEMA standards.

Morse said they are proposing to raze the existing home and build a three-story single-family dwelling that will be elevated out of the flood zone and will be fully FEMA compliant. He said they will be reducing the non-conformities in the right and left-side setbacks (increased to 8.8' and 8.5' respectively) and will eliminate the non-conformity in the front yard setback (increased to 26') while maintaining the existing non-conformities in the frontage and lot area. Morse said they will need a Special Permit regarding the height of the building, which is proposed to be 38', but is within the 39' maximum allowed for FEMA compliance. He noted that their proposal has been approved by the Conservation Commission.

Pranaitis asked Morse about the plan for the top level, which indicates that an elevator is to be installed to go up to the third level. There was a discussion about the possible mechanisms for the elevator, which was not indicated on the plan, as certain types of mechanisms require additional height. Morse pointed out that you are allowed to go up an additional 10' for an elevator, but said he is not sure what is planned and would ask the architect for an updated plan. Finn said the Board could approve a Special Permit at this meeting as they meet the criteria for a Special Permit with respect to parking, FEMA compliance, and non-conformities, but said that in order to avoid potential problems with abutters it would be best to have updated plans that indicate the actual height once the elevator mechanism is taken into account. Morse agreed to Continue the Hearing to the meeting of the Board on January 2, 2024 and said he would obtain updated plans which include the elevator and give those to the Building Department so that they could be posted on the website with the Hearing Notice.

Action Taken:

Motion	Finn	To Continue the Hearing on 125 Atlantic Avenue to the meeting of the Zoning Board of Appeals on January 2, 2024
Second	Pranaitis	
Vote	Unanimous	Finn – Aye Pranaitis – Aye Parsons – Aye

On a motion by Finn, seconded by Parsons, the Board voted unanimously to adjourn at 7:30 p.m.

Recorded by Kathleen Fanning

Minutes approved: RRH 1/2/24

All actions taken: All action taken includes not only votes and other formal decisions made at a meeting, but also discussion or consideration of issues for which no vote is taken, or final determination is made. Each discussion held at the meeting must be identified; in most cases this is accomplished by setting forth a summary of each discussion. A verbatim record of discussions is not required.