

Dear Chairman Richardson:

**March 21, 2017**

The Town of Hull Board of Appeals, Attorney Neil Kane (Chair), Patrick Finn (Clerk), Andrew Corson, and Associate Members Attorney Richard Hennessey, Dr. Scott Grenquist, and Corina Harper respectfully submit the following Quarterly report for January thru March 2017:

On March 7, 2017 The Board of Appeals was reorganized. Attorney Neil Kane was elected Chair, and Patrick Finn was elected Clerk.

During the first Quarter of 2017, the Board of Appeals received six (6) applications from Hull property owners requesting zoning relief. The Hull ZBA voted unanimously to grant zoning relief in all five cases whose hearings have been completed.

All approved minutes are on file with the Community Development and Planning Office. As Clerk, I wrote six decisions, which are on file with the Community Development and Planning Office:

- **January:** 3 "M" St. SPECIAL PERMIT first floor addition.
- **January:** 23 Beach Ave. SPECIAL PERMIT first floor addition.
- **January:** \*12 Lynn Ave. We also received one application for an appeal of the Building Commissioner's Decision. The ZBA denied the petitioners appeal and agreed with the Building Commissioner regarding property located at 296 Newport Road (alleged business use of property in a residential district). No violation notice issued.\*  
**\*Decision to uphold Building Commissioner has been appealed by owner of 12 Lynn Ave.**
- **February:** 17 Rockland Circle application for a USE VARIANCE to change from commercial to single family residential has been continued at the request of the petitioner. The petitioner is applying to the Planning Board for a Special Permit under the Nantasket Beach Overlay Zoning District for a single family residence.
- **March:** 3 Vautrinot Ave. SPECIAL PERMIT for porch extension.
- **March:** 333 Beach Ave. SPECIAL PERMIT for porch-addition.
- **March:** 10 Cadish Ave. SPECIAL PERMIT for reconstruction of single family dwelling.

**BEST REGARDS, ZBA CLERK**