



TOWN OF HULL Zoning Board of Appeals

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To Chairman Sestito,

February 7, 2019

The Town of Hull Board of Appeals, Attorney Neil Kane (Chair), Patrick Finn (Clerk), and Associate Members Attorney Richard Hennessey, Dr. Scott Grenquist, and Corina Harper respectfully submit the following Quarterly report for October thru December 2018:

During this quarter, the Board of Appeals reviewed nine (9) applications from Hull property owners requesting zoning relief. The Hull ZBA voted unanimously to grant zoning relief in 7 cases whose hearings have been completed.

All approved minutes are posted online and are on file with the Town Clerk. As Clerk, I wrote 7 decisions, which are on file with the Building Department, Community Development and Planning Office, and Town Clerk:

- **November 2017-ongoing:** 121 Bay St. SPECIAL PERMIT/VARIANCE to construct new 2 family home, each side with 4 bedrooms and 4 ½ baths. Hearing is still in progress.
- **June 2018-January 2019:** 811 Nantasket Ave. VARIANCE to turn mixed use property into a two family residential property.
- **July-October:** 685 Nantasket Ave. VARIANCE to remove nonstructural wall, add two doors to convert existing commercial space into additional living area.
- **October:** 33 E St. SPECIAL PERMIT to construct 10' x 14' kitchen addition on the rear of the house
- **November:** 187 Atlantic Ave. SPECIAL PERMIT to construct a single family home, as per plans and operate as a Bed and Breakfast, in a Business Zone.
- **November:** 12 Eastern Avenue SPECIAL PERMIT to construct deck and outdoor shower off rear of the home
- **November:** 911 Nantasket Ave. SPECIAL PERMIT to rebuild garage
- **November – December:** 22 Sunset Ave. SPECIAL PERMIT to raise house, new foundation

The Board of Appeals also reviewed an additional application for 187 Atlantic Ave. The Applicant sought a Special Permit/Variance to construct a single family home, as per plans, in a Business Zone. On 10/16/18 the Board voted unanimously to accept the request of the applicant to withdraw without prejudice their application for a Special Permit/Variance because within our discretion we can waive that portion of our rules because it is a non-statutory provision of Article 3. The applicant re-filed as a Bed and Breakfast home because single family homes are not permitted in a Business zone.

Respectfully submitted,

Patrick Finn, ZBA Clerk