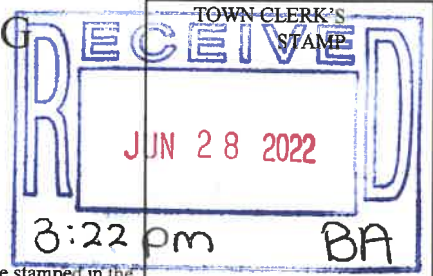




**MEETING NOTICE POSTING
&
AGENDA**



TOWN OF HULL

Pursuant to MGL Chapter 30A, § 18-25 all Meeting Notices must be filed and time stamped in the Town Clerk's Office and posted at least **48 hours prior to the meeting** (excluding Saturdays, Sundays and Holidays). Please be mindful of the Town Clerk's business hours of operation and make the necessary arrangements to ensure this Notice is received and stamped in by the Town Clerk's Office and posted by at least **30 minutes** prior to the close of business on the day of filing.

Board or Committee	Zoning Board of Appeals
Date & Time of Meeting	July 19, 2022 at 7:00 PM
Meeting Location	Hull Town Hall Louis C. Costa Room 253 Atlantic Ave Hull, MA 02045
Requested By:	Ellen Barone, Zoning Board of Appeals Administrative Assistant

AGENDA

- 7:00 Call to Order; roll call of Board Members**
- 7:05 Opening of a Public Hearing on an application filed by Owen Thomas Architecture regarding property at 39 R Street which per the application seeks:**

To apply for a Special Permit/Variance for: new single family dwelling built in place of existing home, pursuant to the Hull Zoning Bylaws Article VI §410-6.2, Non-conforming Uses paragraph 61-2.
- 7:15 Opening of a Public Hearing on an application filed by Carol Cusack regarding property at 175 Manomet Ave. which per the application seeks:**

To apply for a Special Permit/Variance to: Add a 10' x 16' bedroom on right side of house, pursuant to the Hull Zoning Bylaws Article VI §410-6.2, Non-conforming Uses paragraph 61-2.
- 7:25 Continuation of a Public Hearing on an application filed by Bob Pahl Architect regarding property at 66 Manomet Ave. which per the application seeks:**

To apply for a Special Permit/Variance to: Construct a small garage and 2 new decks, pursuant to the Hull Zoning Bylaws Article VI §410-6.2, Non-conforming Uses paragraph 61-2.
- 7:35 Continuation of a Public Hearing on an application filed by Gerald Bagni regarding property at 14 Stony Beach Rd. which per the application seeks:**

To apply for a Special Permit and Variance to: Rebuild/Repair existing exterior deck, pursuant to the Hull Zoning Bylaws Article VI §410-6.2, Non-conforming Uses paragraph 61-2.

The listings of items are those reasonably anticipated by the Chair which may be discussed. Not all items listed may in fact be discussed and other items not listed may also be discussed to the extent permitted by law

7:45 Continuation of a Public Hearing on an application filed by **Dr. William & Frances Tosches** regarding property at **0 O St (Assessor's Parcel 15-159)** which per the application seeks:

To apply for a Special Permit/Variance to: Build New House as per plans, pursuant to the Hull Zoning Bylaws Article VI §410-6.2, Non-conforming Uses paragraph 61-2.

7:50 Continuation of a Public Hearing on an application filed by **Michael McDevitt and Stephanie Aprea** regarding property at **125 Main Street**, Hull, MA, which according to the application seeks to:

Appeal the Building Commissioner's decision to issue a notice of violation of Chapter 173 of the Zoning Bylaw. McDevitt submits the appeal to (1) preserve the ability to obtain applicable building permits for the structure (Chatham Coast Guard Station which sits atop beams on the Property) at issue on the Property without accruing ongoing fines; and (2) to challenge the determination of the violation letter. Per the application, the structure was donated to McDevitt on or about July 11, 2019.

Additional Business

Approve Meeting Minutes: June 21, 2022

Copies of said applications, with additional details, are available for public inspection at the Town Clerk's Office and Building Department, all at the Hull Municipal building during normal office hours.

Other business matters may be discussed, or approved decisions signed and minutes adopted.

Hearings may be held at a later hour but not earlier than posted.