



ARCHITECTURE

124 Atlantic Avenue
Hull, MA 02045
617.943.2520

February 27, 2024

Patrick Finn, Chair
Hull Zoning Board of Appeals
Town Hall
253 Atlantic Avenue
Hull MA 02045

RE: Parcel 08-002, 1092 Nantasket Avenue
Application for Special Permit and Variance

Dear Mr. Finn:

Daniel and Colleen Quaile own the real property at 1092 Nantasket Avenue identified on the Town of Hull Assessor's Maps as Parcel ID 08-002 (the Property). The property is located within the Single Family Residence A District and the Floodplain Overlay District, the proposed new home is lawfully nonconforming as to certain dimensional requirements and lot coverage under the Town of Hull Zoning Bylaws (the "Zoning Bylaws"). We proposed to construct a new single family residence elevated on a structural pier foundation. We submit this letter in support of and Application for Hearing requesting the following relief for the project.

- Special Permit under §410-6.2 (6) of the Zoning Bylaws for the front and rear yard setbacks.
- Variance under §410-8.1B. of the Zoning Board Bylaws, for lot coverage.

1.0 Existing Conditions

The Quaile's hold title to the Property by virtue of Deed dated April 14 2023, recorded at the Plymouth County Registry of Deeds at Book 57829, Page 138. The property is located in a Single Family Residence District B with frontage on Nantasket Avenue and the abandoned railroad bed. The property is located within the FEMA Zone AE (Elev. 13) and VE (Elev 12) of the Flood Insurance Rate

Map, as shown on community panel no. 17 of 650, 250629 0017 J, January 24, 2018. The property falls within the Floodplain Overlay District as set forth in § 410-3.8 of the zoning Bylaw.

The Property includes an existing 250 square foot garage. The site features include a concrete retaining wall along the Northerly property line with cast in-place concrete steps between the abandoned railroad bed and the Property. The grade slopes gently ($\pm 3'$) from the northerly property line towards Nantasket Avenue to the south.

A Site Plan depicting the "Existing and Proposed Conditions Plan" prepared by Nantasket Survey Engineering LLC, dated December 18, 2023 (the "Site Plan") is submitted herewith. ~~Exhibit 1.~~

2.0 Proposed Conditions

The original home on the property was destroyed by fire on January 27, 2014 and the lot has remained vacant. The existing garage remains intact. The proposed dwelling is a two-level residential dwelling of 2,800 square feet supported on a FEMA compliant foundation. The proposed dwelling will have a finished floor elevation of 21' to allow for a freeboard of 8' below the structural grade under the building.

The proposed structure is 12' from the front property line and is consistent with adjacent properties along Nantasket Avenue. The proposed dwelling has adjacent homes located to the east only. Of the eleven immediately adjacent properties to the east of 1092 Nantasket Avenue, all would be considered in compliance with current zoning setback requirements. Many of these homes were built right to the edge of the northerly property line along the abandoned railroad bed and within the front yard setback requirements along Nantasket Avenue.

Adjacent properties to the east:

- 1086 Nantasket Avenue: $\pm 7.5'$ from the front property line
- 1084 Nantasket Avenue: $\pm 12.67'$ from the front property line
- 1072 Nantasket Avenue: $\pm 7'$ from the front property line
- 1070 Nantasket Avenue: $\pm 4.75'$ from the front property line
- 1064 Nantasket Avenue: $\pm 3.6'$ from the front property line
- 1060 Nantasket Avenue: $\pm 0'$ from the front property line
- 1058 Nantasket Avenue: $\pm 0'$ from the front property line
- 1056 Nantasket Avenue: $\pm 3.67'$ from the front property line
- 1048 Nantasket Avenue: $\pm 3.1'$ from the front property line
- 1046 Nantasket Avenue: $\pm 2.2'$ from the front property line

¹The calculations above were intended as a reference only and have been calculated from Town of Hull Assessors Map #8, Date February 14, 2022

The adjacent properties to the west are open undeveloped parcels (08-001 and 07-057) owned by the Town of Hull

The proposed home is a flood resistant residential dwelling with all habitable space located above the FEMA AE Zone requirements. The proposed dwelling will comply with the Flood Resistant Construction Requirements of the Massachusetts Building Code.

3.0 Special Permit

§410-6.2B of the Zoning Bylaws provides landowners of lawful non-conforming structures the right to extend, change or alter these structures provide the landowners first obtain a special Permit from the Zoning Board of Appeals (“ZBA”). The preamble states:

*Pre-existing Structures. Pre-existing non-conforming structures or uses may be extended, changed or altered, provided that no such extension, change or alteration shall be permitted **unless there is a special permit granted by the Board of Appeals making a finding that such change, extension or alteration is not substantially more detrimental than existing non-conforming use to the neighborhood.***

§410-6.2B(6)(a) Allows the ability to reconstruct provided the ZBA finds that the “change, extension or alteration is not substantially more detrimental than existing non-conforming use to the neighborhood.”

The proposed dwelling will be flood compliant and consistent with the aesthetics of the neighborhood in which it is located. The gable roof line massing and materials are in harmonious and keeping with architecture of the neighborhood. There will be no habitable space below the Base Flood Elevation. The project is not more detrimental to the neighborhood as it is located in keeping with the adjacent homes located on Nantasket Avenue. Further, the project has less lot coverage and more open space than adjacent properties.

4.0 Variance

The original home, destroyed by fire, had a lot coverage of 23%, the Project proposes a lot coverage of 39.1%. The increase in allowable lot coverage is largely due to elevating the home on a pier foundation and the proposed decks are contributing to the coverage. The front entry deck and rear deck are higher

than 5' above grade and as such are included in the lot coverage calculation. Removing the decks from the calculation would result in a lot coverage of 30%.

The lot coverage percentage for the ten adjacent properties to the east of the project vary. 7 of 10 properties are significantly above the current Zoning Bylaw allowance of 30% lot coverage with an average of 51.9% lot coverage.

Adjacent properties to the east²:

- 1086 Nantasket Avenue: ±55.0% lot coverage
- 1084 Nantasket Avenue: ±18.4% lot coverage
- 1072 Nantasket Avenue: ±27.8% lot coverage
- 1070 Nantasket Avenue: ±67.5% lot coverage
- 1064 Nantasket Avenue: ±44.4% lot coverage
- 1060 Nantasket Avenue: ±76.8% lot coverage
- 1058 Nantasket Avenue: ±72.5% lot coverage
- 1056 Nantasket Avenue: ±67.9% lot coverage
- 1048 Nantasket Avenue: ±25.4% lot coverage
- 1046 Nantasket Avenue: ±63.3% lot coverage

¹The calculations above were intended as a reference only and have been calculated from Town of Hull Assessors Map #8, Dated February 14, 2022

Sincerely,

Daniel R Quaille

Daniel R Quaille, AIA NCARB

Enclosure

Cc: Bartley Kelly, Building Commissioner, (via email)
Lori West, Town Clerk
David Ray, Nantasket Survey Engineering (via email)