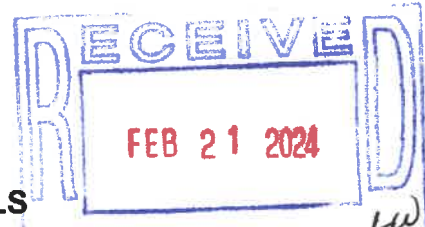




TOWN OF HULL
ZONING BOARD OF APPEALS



253 Atlantic Avenue
Hull, Massachusetts 02045

1:20 PM 781-925-2000
Fax: 781-925-0224

APPLICATION FOR HEARING
PACKET TO BE COMPLETED IN TRIPLICATE
(see last page for instructions)
(Revised December 2021)

1. Address of Property: 29 N. Street, Hull MA 02045
Zoning District: Single Family A
Assessor's Map No.: 15-... Assessor's Parcel No.: 145

Title Reference (Attach Copy of Deed or Transfer Certificate of Title):

Book: 58093, Page 169 Certificate of Title No:
(Plymouth County Registry of Deeds) (Plymouth County Registry District of the Land Court)

2. Applicant:

Name: Janet E. Kearney
Address: 29 N. Street
Address: Hull MA 02045
Email: jdevine1313@gmail.com

3. Owner: (If owner is also applicant, go directly to #4)

Name: Janet E. Kearney
Address: 29 N. Street
Address: Hull MA 02045
Email: jdevine1313@gmail.com

4. If you have signed a P&S Agreement, attach a copy of the executed agreement.

5. The applicant must attach the following: (Place checkmark beside each)

- copy of the Building Commissioner's Denial Letter
copy of Deed or Certificate of Title
copy of Plot Plan or Survey & Proposed Building Plans (3 sets of each)
pictures of the building (views of front, rear, left side & right-side)
2 copies certified abutters list and a property card (Obtain at Assessors' Office)
copy of P & S Agreement to the property (if applicable)
Special Permit Questionnaire or Variance Questionnaire
filing fee \$275.00 (payable to Town of Hull)
Advertising Fee (payable to The Hull Times) see staff for details
Page 6: Bldg. Commissioner's Review and Certification

SPECIAL PERMIT QUESTIONNAIRE

1. Describe why the proposed change to your property would be in harmony with the general purpose and intent of the By-Law:

To esthetically be consisted with neighborhood.

2. Describe how the proposed change to your property would potentially impact your neighborhood (either visually or in any other manner), especially abutting and nearby properties (i.e., describe the potential effects of lighting, drainage, noise, views on neighboring properties):

No impact. Enhancements would be esthetic.

3. Describe how the proposed change to your property would potentially affect the character of your zoning district:

No affect

4. Describe why you believe that the proposed change to your property would not be more detrimental to the neighborhood, especially to abutting and nearby properties:

Change would be an esthetic improvement to the pleasure of neighbors

5. Describe how the proposed change to your property would potentially affect on-site and off-site parking. In addition, please describe how the proposed change to your property would potentially affect traffic in the immediate area:

No affect.

6. Reason for petition/application:

- Special Permit -----> Hull By-Law §: _____
- Variance -----> Hull By-law §: _____
- Appeal Decision of Bldg. Comm. -----> Hull By-Law §: _____

7. Describe why you seek a Special Permit, Variance or Other Relief:

Expand existing porch by 3'. Consistent with neighborhood and to esthetically enhance existing appearance

(Use Additional Sheets as Necessary)

9. Name, address and phone number of your attorney (if applicable):

Signed under the pains and penalties of perjury, this 8 day of February, 2024.

James E. Kearney

 (Applicant or Attorney)

 (Applicant or Attorney)

NOTE: DO NOT ATTEMPT TO DISCUSS THE MERITS OF YOUR CASE WITH ANY INDIVIDUAL MEMBER OF THE BOARD OF APPEALS AT ANY TIME. YOU WILL HAVE AN OPPORTUNITY TO SPEAK AT THE PUBLIC HEARING ON YOUR APPLICATION BEFORE THE FULL BOARD.



Town of Hull

BUILDING DEPARTMENT

TEL: (781) 925-1330

FAX: (781) 925-2228

253 ATLANTIC AVE

HULL, MASSACHUSETTS 02045

Revised: February 8, 2023

December 12, 2023

Janet Kearney
29 N Street
Hull, MA 02045

Re: 29 N Street

Dear Ms. Kearney;

I am in receipt of your building permit application dated December 11, 2023 on which you propose to perform the following work:

Build Front Porch as per plans

After having reviewed said application I have determined that this would be in violation of the Town's Zoning by-law(s).

Article VI Section 410-6.2 Non-Conforming Uses paragraph 61-2.

The proposed addition requires a special permit from the Zoning Board of Appeals.

Existing and proposed right side set back is less than the 10' required.

Therefore, you are required to file all necessary applications for a public hearing and appeal with the Hull Zoning Board of Appeals, pursuant to MGL Chapter 40-A.

Any questions regarding this matter may be directed to this department.

Very Truly Yours,

Bartley Kelly,
Building Commissioner

*** Electronic Recording ***
Doc#: 00044268
Bk: 58093 Pg: 169 Page: 1 of 2
Recorded: 07/13/2023 02:06 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 07/13/2023 02:06 PM
Ctrl# 166486 19047
Fee: \$2,257.20 Cons: \$495,000.00

QUITCLAIM DEED

I, Mary K. Briggs, individually, of Hull, Massachusetts, for consideration paid and in full consideration of FOUR HUNDRED NINETY-FIVE THOUSAND and 00/100 (\$495,000.00) DOLLARS

grant to Janet E. Kearney, individually, hereinafter of 29 N Street, Hull, Plymouth County, Massachusetts 02045
with quitclaim covenants:

The land in Hull, Plymouth County, Commonwealth of Massachusetts, being Lot #327, with the dwelling house and out buildings connected therewith, said Lot #327 being on a certain plan entitled "Plan of Land Belonging to the Nantasket Company and Nantasket Beach", made by F.M. Hersey, C.E., dated May 1881, and recorded in the Registry of Deeds for Plymouth County, Volume 1 of Plans, Page 100, bounded and described as follows:

SOUTHERLY by the Northerly line of N Street, 50.5 feet;
WESTERLY by Lot numbered #326 on said plan, 81.1 feet;
NORTHERLY by Lot numbered #328 on said plan, 50.5 feet; and
EASTERLY by Lot numbered #330 on said plan, 81.1 feet.

Together with and subject to reservations, restrictions and easements of record, if any, to the extent in force and applicable.

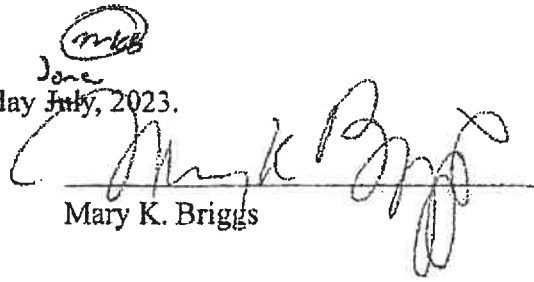
Property: 29 N Street, Hull, Massachusetts

Being the same premises conveyed to the Grantor by Deed recorded with Plymouth County Registry of Deeds in Book 48534, Page 302 dated June 13, 2017.

The Grantor hereby releases any and all rights of homestead in and to the above-described premises, and further warrants under the pains and penalties of perjury that there are no other persons entitled to the protection of the homestead act.

Prop. Address: 29 N Street, Hull, MA 02045

Witness my hand and seal this ^{mb}~~30~~ day ^{June} July, 2023.


Mary K. Briggs

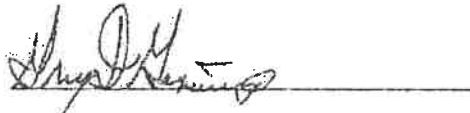
COMMONWEALTH OF MASSACHUSETTS

Plymouth County, ss.

On this the ^{mb}~~30~~^{June} day of July, 2023, before me, the undersigned notary public, personally appeared Mary K. Briggs, proved to me through satisfactory evidence of identification, which was MA DC, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief and acknowledge she signed it voluntarily for its stated purpose.



Greg D. Goshgarian
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 31, 2028

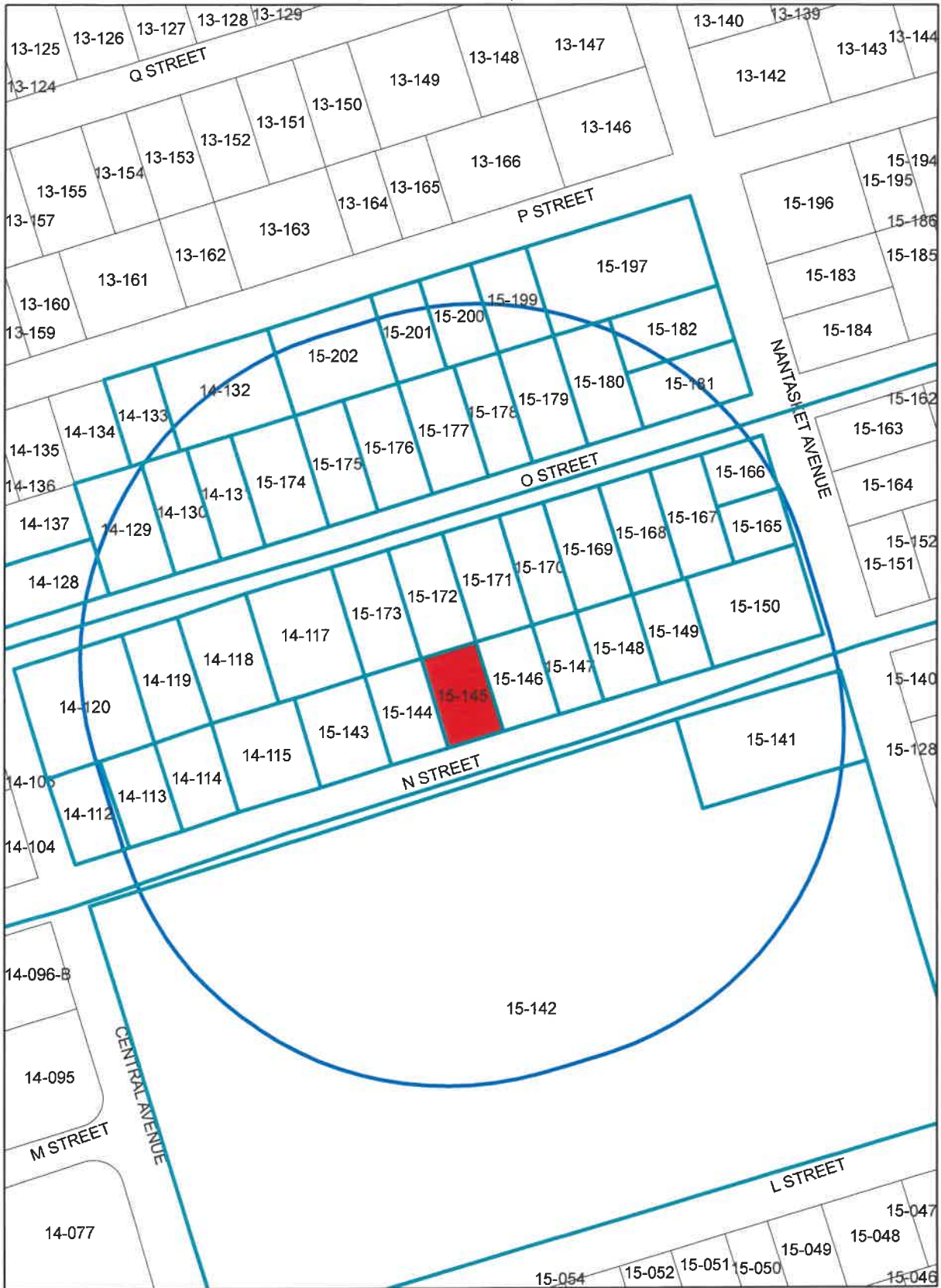


Greg D. Goshgarian, Notary Public

My Commission Expires: 3/31/2028

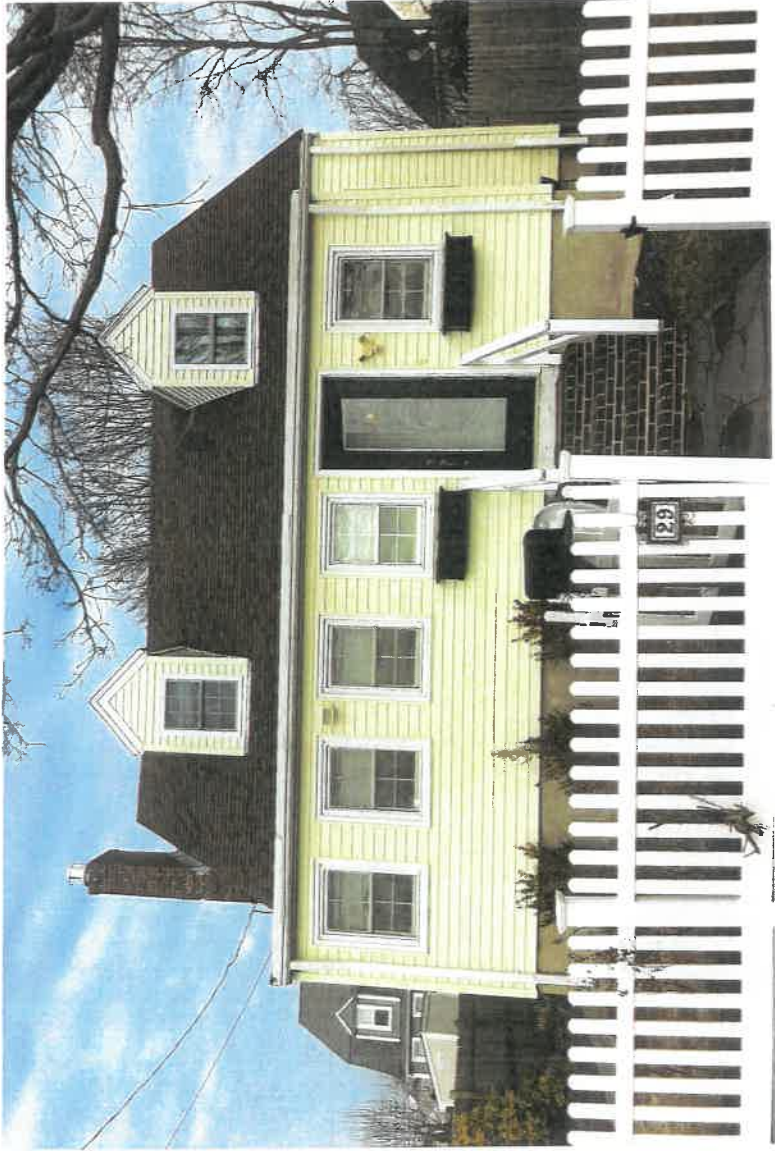
29 N ST 300FT

FEBRUARY 8, 2024



For assessment purposes only: not to be used in legal boundary descriptions

Front



Left Side



29 N 61 =
Kearney

Right
Side



Back

