

## TOWN OF HULL ZONING BOARD OF APPEALS

FEB 21 2024

253 Atlantic Avenue Hull, Massachusetts 02045 781-<del>925-</del>2000 Fax: 781-<del>925-</del>2024

### **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: 1ngle Family A
	Assessor's Map No.: 45- 65 Assessor's Parcel No.: 145
	<u>Title Reference</u> (Attach Copy of Deed or Transfer Certificate of Title):
	Book: <u>580 9 3</u> , Page <u>169</u> (Plymouth County Registry of Deeds)  Certificate of Title No: (Plymouth County Registry District of the Land Court)
2.	Applicant:  Name:
	Address: Hull MA 02045 Address:
	Email:devine 1313@amailCom
3.	Owner: (If owner is also applicant, go directly to #4)
	name: Janet E. Kearney Name:
	Address: 29 N. Street Address:
	Address: Hull MA 02045 Address:
	Email: devine 1313 egmail comphone:
1.	If you have signed a P&S Agreement, attach a copy of the executed agreement.
ō.	The applicant must attach the following: (Place √ beside each)
	copy of the Building Commissioner's Denial Letter copy of Deed or Certificate of Title eopy 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 <u>or</u> 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

5.

### SPECIAL PERMIT QUESTIONNAIRE

	general purpose and intent of the By-Law:  To esthetically be casistered with
	neighborhood.
	Describe how the proposed change to your property would potentially impact neighborhood (either visually or in any other manner), especially abutting and properties (i.e., describe the potential effects of lighting, drainage, noise, view neighboring properties):  No Impact. Enhancements would be 25/he
-	Describe <u>how</u> the proposed change to your property would potentially affect th character of your zoning district:  No offer
=	
D m	escribe why you believe that the proposed change to your property would not book ore detrimental to the neighborhood, especially to abutting and nearby propert Change would be an esthetic improvement
D	escribe why you believe that the proposed change to your property would not book ore detrimental to the neighborhood, especially to abutting and nearby propert Change would be as esthetic improvement to the pleasure of hugsbors

### APPLICATION FOR NEARING: Page 2

Special Permit	> Hull By-Law S:
Variance	> Hull By-law 5:
Appeal Decision of Bldg. Comm.	> Hull By-Law 9:
Describe why you seek a Special Permit, Va	ariance or Other Relief:
Expand existing porch	
with nugborhood and	to esthetically
enhance existing app	carasel)
(Use Additional Sheets as Necessa	
(Use Additional Sheets as Necessa Name, address and phone number of your at	
	torney ( <u>if applicable</u> ):

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

QUITCLAIM DEED

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

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:

by the Northerly line of N Street, 50.5 feet; SOUTHERLY 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 abovedescribed 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.

Bk: 58093 Pg: 170

Witness my hand and seal this 30 day July,

#### COMMONWEALTH OF MASSACHUSEITS

Plymouth County, ss.

On this the <u>30</u> 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 MADC, 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 the she signed it voluntarily for its stated purpose.

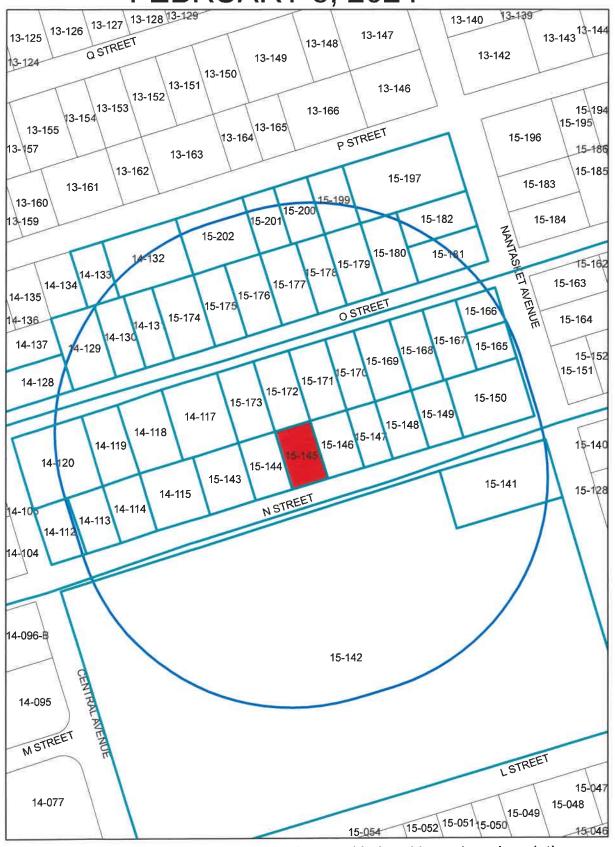
Greg D. Goshgarian

Grey D. Gorgen , Notary Public

My Commission Expires: 3/31/2017

# 29 N ST 300FT

FEBRUARY 8, 2024

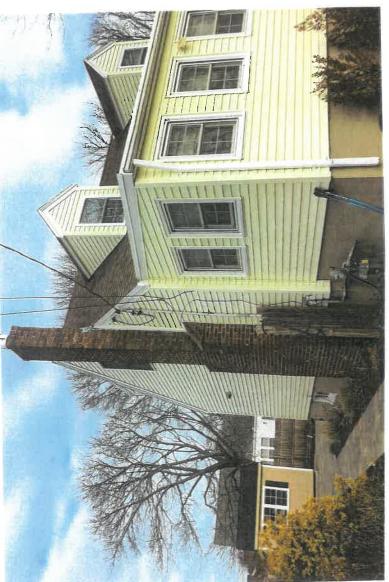


For assessment purposes only: not to be used in legal boundary descriptions

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