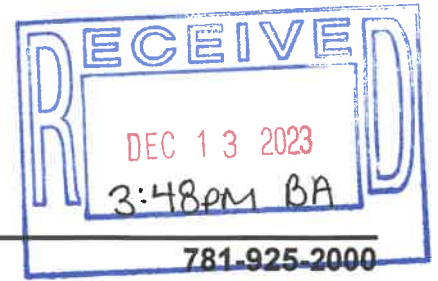




TOWN OF HULL
ZONING BOARD OF APPEALS



253 Atlantic Avenue
Hull, Massachusetts 02045

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

1. Address of Property: 55 A Street

Zoning District:

Assessor's Map No.: 17 Assessor's Parcel No.: 17-007

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

Book: 21219, Page 109 Certificate of Title No:
(Plymouth County Registry of Deeds) (Plymouth County Registry District of the Land Court)

2. Applicant:

Name: Gail Whiteomb-Richman Name:

Address: 55 A St Address:

Address: Hull MA 02045 Address:

Email: gail.m.richman@gmail.com Phone:

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

Name:

Address:

Address:

Email: Phone:

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

6. Reason for petition/application:

- Special Permit -----> Hull By-Law §: Article VI Set 410-
- Variance -----> Hull By-Law §: _____ 6.2
- Appeal Decision of Bldg. Comm. -----> Hull By-Law §: _____

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

① lot coverage
② right side set back
Current home had devastating fire
that required renovation. When demolition
started found structural/foundation issues.

(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 _____ day of _____, 20____.

(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.

⑦ continued

We made decision to tear down and rebuild smaller home. Dimensions of home align ~~the~~ better with set backs than original home. Overall

sq footage less than original (3 floors + walk in basement). New home is only 2 floor w/ crawl space basement.

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:

New home would adhere to left side setback, right side setbacks would have an additional foot of space between house + neighbor. rear setback still adhered to.

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):

added ~~the~~ additional space between neighbors 53 + 57 Ast. Although adding 3ft to rear of house still within setbacks and removing shed in back of lot.

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

The existing home doesn't align to current setbacks on 3 sides of the property. New home improves setback adherence on 2 sides and adds an additional foot of setback on 3rd side of property.

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:

The proposed changes would better ~~integrate~~ integrate with existing surroundings the smaller home allows us to be a better member to the surrounding community.

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 impact to traffic in immediate area. Parking on site improvement due to garage + extension of drive way on left side of property.

• how this hardship prevents you from complying with the Hull Zoning By-Law or prevents you from using your land or building as it currently exists:

4. Describe how your property can still comply with the purpose and intent of the Hull Zoning By-Law, if your Variance is allowed:

TO BE COMPLETED BY BUILDING COMMISSIONER:

- ◆ Date Building Permit Requested: _____ (if applicable)
- ◆ Date Building Permit Denied: _____ (attach letter of denial)
- ◆ Any prior appeals on this property: YES _____ NO _____ (attach copies of decisions)
- ◆ IF YES, provide date of decision and action taken:

◆ **ATTACHMENTS:** (place ✓ beside each)

- _____ Prior Decisions of Board Re: Property (if applicable)
- _____ Letter of Denial & Copies of All Correspondence (if applicable)

◆ **APPLICANT HAS ATTACHED THE FOLLOWING:** (place ✓ beside each)

- _____ Copy of Deed/Transfer Certificate of Title
- _____ Copy of Plot Plan or Survey & Proposed Building Plans .
- _____ Pictures of Building (views of front, rear, left side & right side)
- _____ Copy of P&S Agreement (if applicable)
- _____ Certified List of Abutters (from Assessor's Office)
- _____ Filing Fee

◆ **APPLICATION INCLUDES:** (place ✓ beside each)

- _____ Signature (page 2)
- _____ Zoning District (page 1)
- _____ Assessor's Information (page 1)
- _____ Phone Number (page 1)
- _____ Title Reference (page 1)
- _____ Description of Relief Sought (page 2)
- _____ Special Permit Questionnaire or Variance Questionnaire (page 3 or page 4)
- _____ Answers to All Other Questions on Application

****BUILDING COMMISSIONER'S CERTIFICATION****

I have reviewed this Application and, based on its contents and the information available in the Building Department's files on this date, certify that it is complete in all respects.

Date: _____

Building Commissioner, Town of Hull



Town of Hull

BUILDING DEPARTMENT

TEL: (781) 925-1330

FAX: (781) 925-2228

253 ATLANTIC AVE

HULL, MASSACHUSETTS 02045

December 11, 2023

Gail Whitcomb - Richman

35 Q Street

Hull, MA, 02045

Re: 55 A Street

Dear Ms. Whitcomb - Richman;

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

Demolish Existing Structure and Rebuild 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.

The existing and proposed right side set back is less than the 10' required and the existing and proposed lot coverage is more than the 30% allowed.

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

map 03
Resource Title LLC
Ste 207
10999 Red Run BLVD
Dwings Mills, MA 21117

180497 (1)
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
26 DEC 2001 12:48PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 21219 Pg 109-111

**DEED, FEE SIMPLE (DEED.MA)
INDIVIDUAL GRANTOR**

Tax ID# Map 17, Parcel 7

THIS DEED made this 15th of September in the year Two Thousand One by and between **Craig Whitcomb**, party of the first part, Grantor(s) and **Craig Whitcomb and Gail M. Whitcomb**, husband and wife, of 55 A Street, Hull, MA 02045, parties of the second part, Grantee(s).

WITNESSETH, that in consideration of the sum of **(\$1.00) DOLLARS**, the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said party of the first part does grant and convey to the said **Craig Whitcomb and Gail M. Whitcomb**, husband and wife, tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Plymouth County, State of Massachusetts, and described as follows, that is to say:

Being a certain parcel of land with the buildings thereon situated in that part of Hull, Plymouth County, Massachusetts, called Nantasket Beach, being the greater portion of Lot numbered 1216 on a Plan of Land belonging to the Nantasket Company at Nantasket Beach, dated May, 1881, by Fred M. Hersey, C.E., duly recorded with Plymouth County Registry of Deeds in Book 1, page 100, being the premises numbered 55 on A Street and bounded and described as follows:

- Southerly by said A Street as shown on said plan, forty-eight and one tenths (48.01) feet;
- Easterly by lot numbered 1219, as shown on said plan, one hundred (100) feet;
- Northerly by lot numbered 1217, as shown on said plan, forty-eight and one-tenths (48.01) feet; and
- Westerly by the remaining portion of said Lot numbered 1216, one hundred (100) feet.

Containing 4810 square feet of land more or less.

Also, another parcel of land in said Hull, being a strip of land eighteen inches wide, on the Westerly side of the parcel first above-described, said strip of land being bounded and described as follows:

- Beginning on A Street at the present boundary line of the parcel first described above;
- thence proceeding Westerly by A Street, 18 inches;
- thence Northerly by a line parallel with and 18 inches distant from the Westerly boundary of the above-described first parcel, one hundred feet;
- thence Easterly eighteen (18) inches;
- thence Southerly to the point of beginning, one hundred (100) feet.

Containing approximately 150 square feet of land, or however otherwise said premises may be bounded measured of described.

Being the same Lot or Parcel of ground which by Deed dated May 19, 1965 in Liber 3206, folio 435 which was granted and conveyed by Ida Katz, unto Lester M. Whitcomb and Carole L. Whitcomb, husband and wife.

Said Lester M. Whitcomb having departed this life testate.

Said Carole L. Whitcomb having departed this life testate on July 29, 1995. Devised name is Craig Whitcomb.

The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Craig Whitcomb and Gail M. Whitcomb, husband and wife, tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that he/she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he/she will warrant specially the property hereby granted; and that he/she will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantor and Grantees.

TEST:

_____ Craig Whitcomb, Grantor (SEAL)
 Craig Whitcomb, Grantor

_____ Craig Whitcomb, Grantor (SEAL)
 Craig Whitcomb, Grantee

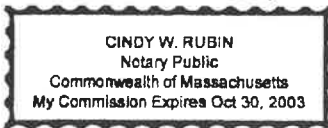
_____ Gail M. Whitcomb, Grantee (SEAL)
 Gail M. Whitcomb, Grantee

STATE OF Mass, CITY/COUNTY OF Plymouth, to wit:

I HEREBY CERTIFY that on this 15th day of September, in the year Two Thousand One, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Craig Whitcomb, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his/~~her~~ act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Cindy W. Rubin
Notary Public
Cindy W. Rubin



10-30-03

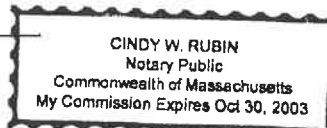
My Commission expires: 10/30/2003

STATE OF Mass, CITY/COUNTY OF Plymouth, to wit:

I HEREBY CERTIFY that on this 15th day of September, in the year Two Thousand One, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Craig Whitcomb and Gail M. Whitcomb, husband and wife known to me (or satisfactorily proven) to be the persons whose names is subscribed to the within instrument, and acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Cindy W Rubin
Notary Public Cindy W Rubin
My Commission expires: 10/30/2003



This is to certify that the within instrument has been prepared by or under the supervision of the undersigned.

[Signature]
MILLARD S. RUBENSTEIN

RETURN TO:

RESOURCE TITLE, LLC
10999 RED RUN BLVD., STE 207
OWINGS MILLS, MARYLAND 21117
(410) 664-5550
RT021878

STATE OF VERMONT
CERTIFICATION OF VITAL RECORD

M.R. BOOK 21219
PAGE 109

VERMONT CERTIFICATE OF DEATH

Craig Roy Whitcomb
Aliases: None

Date of Death: November 23, 2011 Time of Death: 11:40 AM Age: 46 Years

1442011204784
State File Number

Date of Birth: November 22, 1965 Birthplace: Chelsea, MA Sex: Male
Mother's/Parent's Birth Name: Carole Trachtman
Father's/Parent's Birth Name: Lester Whitcomb
Marital Status: Married Spouse/Civil Union Partner: Gail Johnson
Residence: 171 Jennifer Lane, Manchester Center, VT

Hispanic Origin: No Race: White
Occupation: Network Analyst Business/Industry: Information Technology
Education: Some college credit but no degree
Ever in U.S. Armed Forces: No Veteran of Any War: No

Hospice Care (in past 30 days): Unknown
Place of Death: Hospital: Inpatient; Southwestern Vermont Medical Center, Bennington, VT
Informant: Gail Whitcomb; 171 Jennifer Lane, Manchester Center, VT 05255 Relationship: Spouse

Disposition Date: November 25, 2011 Place of Temporary Storage:
Method: Removal from State Place of Final Disposition: Sharon Memorial Park, Sharon, MA
Funeral Director/Authorized Person: William J. Hurley, Jr.
Address: Schlossberg Solomon Memorial Chapel, 824 Washington Street, Canton, MA 02021

Cause of Death and Interval (Onset to Death): Manner of Death: Natural
A. multi-organ failure (days) due to B. metastatic non-small cell lung carcinoma (months)

Other Contributing Conditions:

Did Tobacco Use Contribute to Death: Yes Pregnant at Time of Death: Not applicable
Date Pronounced Dead: November 23, 2011 Time Pronounced Dead: 12:02 PM
Medical Examiner Contacted: No Autopsy Performed: No Autopsy Available: Not Applicable
Injury Date/Time: Injury at Work: Transportation Injury:
Injury Place: Injury Location:
How Injury Occurred:

Medical Certifier: Sara J. Reynolds, MD; 400 Hospital Drive, Bennington, VT 05201
Title of Certifier: Physician Date Certified: November 23, 2011 Other Attending Physician: Natacha Jager

Registration Dawn Anderson Dawn Anderson, State Registrar Date Registered: November 23, 2011

Manchester, VT Town Clerk's Office
12/07 2011 at
2 o'clock 00 minutes P M
Book 302 Instrument # 204 /pg. 997 of
320 records.
Attest: Cassandra Benson
Asst. Town Clerk

THIS IS A TRUE AND EXACT REPRODUCTION OF THE DOCUMENT OFFICIALLY REGISTERED AND PLACED ON FILE IN THIS OFFICE.

November 28, 2011

DATE ISSUED: _____

ATTEST: Cassandra Benson

Asst Town Clerk
Bennington

This copy not valid unless prepared on engraved border displaying state seal of Vermont.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

*** Electronic Recording ***
Doc#: 00050652
Bk: 48570 Pg: 275 Page: 1 of 2
Recorded: 06/22/2017 08:48 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

6-3267504-
4001546

① Abstract

**Affidavit
M.G.L. c. 65C, § 14(a)**

RE: Craig Roy Whitcomb a/k/a Craig Whitcomb ("Decedent")

Late of: 171 Jennifer Lane, Manchester Center, VT

Date of Death: November 23, 2011

Property Address: 55 A Street, Hull, MA 02045

**I, Gail M. Whitcomb Richman f/k/a Gail M. Whitcomb, after first being duly sworn, do
depose and say that:**

- 1. I am the person in actual or constructive possession of property of the Decedent and the surviving Tenant by the Entirety.**
- 2. At the time of his death, the Decedent owned an interest in real estate situated at 55 A Street, Hull, MA 02045, as more particularly described in the deed recorded with the Plymouth County Registry of Deeds in Book 21219, Page 109.**

3. (Check all that apply:)

- (a) The gross estate of the decedent does not necessitate a Federal estate tax filing.
 (b) The gross estate of the decedent does not necessitate a Massachusetts estate tax filing.

4. This affidavit is given pursuant to and in accordance with the provisions of Massachusetts General Laws Chapter 65C, Section 14(a).

Executed under the penalties of perjury this 14th day of JUNE, 2017.

Gail M. Whitcomb Richman f/k/a Gail M. Whitcomb
Gail M. Whitcomb Richman f/k/a Gail M. Whitcomb

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, ss.

JUNE 14, 2017

On this 14th day of JUNE, 2017, before me, the undersigned notary public, personally appeared **Gail M. Whitcomb Richman f/k/a Gail M. Whitcomb**, proved to me through satisfactory evidence of identification, which was MA DRINKS LICENSE, 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.

Michael A. Saracino
Notary Public: MICHAEL A. SARACINO
My Commission Expires: OCT. 24, 2019

From the Office of: Topkins & Bevans
255 Bear Hill Road
Waltham, MA 02451

Return to: **Gail M. Whitcomb Richman**
55 A Street
Hull, MA 02045

