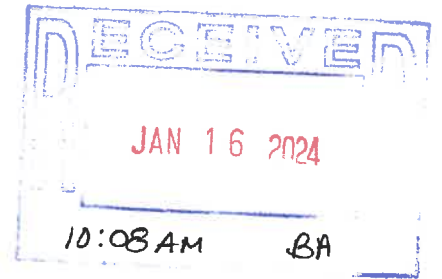




TOWN OF HULL
ZONING BOARD OF APPEALS



253 Atlantic Avenue
Hull, Massachusetts 02045

781-925-2000
Fax: 781-925-0224

APPLICATION FOR HEARING
PACKET TO BE COMPLETED IN TRIPLICATE
(see reverse for instructions)
(Revised MAY 2016)

1. **Address of Property:** 9 Willow Street Hull

Zoning District: Single Family B

Assessor's Map No.: 03 Assessor's Parcel No.: 030

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

Book: 57580 Page 292 Certificate of Title No.: _____ (Plymouth County
Registry District of the Land Court)
(Plymouth County Registry of Deeds)

2. **Applicant:**

Name: Bruce Miller Name: _____

Address: 25 John A. Andrew Street Address: _____
Address: Boston, MA 02130

Phone: 617-338-3933 Address: _____

Phone: _____

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

Name: _____ Name: _____

Address: _____ Address: _____

Address: _____ Address: _____

Phone: _____ ~~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 **X** 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 (**5 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
- Page 6: Bldg. Commissioner's Review and Certification

Reason for petition/application:

X Special Permit -----Hull By-Law§: 61-2

----- Variance ----- Hull By-Law§: _____

Appeal Decision of Bldg. Comrn. -----Hull By-Law§: _____

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

I wish to bring the house up to FEMA compliance, enlarge existing cased openings on first floor. Add a deck off the kitchen with a new sliding glass door. Add a new bathroom on the second floor.

(Use Additional Sheets as Necessary)

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

David G. Ray, PLS
46 Edgewater Road
Hull, MA 02045

Signed under the pains and penalties of perjury, this 5th day of January, 2024.

[Handwritten signature]
(Applicant or Attorney)

(Applicant Attorney)

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:
The rear deck will not add any additional living space and only make the rear yard more functional. (FEMA compliance makes the deck more than 5 feet off the ground). Small bathroom addition on the right side also increases lot coverage and makes the right setback 3.7 feet.
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):
The new rear deck and bathroom addition will have no impact on the neighborhood and only serve to make the home more functional.
3. Describe how the proposed change to your property would potentially affect the character of your zoning district:
No change.
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 plan only increases the lot coverage by a small percentage. The right setback goes from 4.5 feet down to 3.7 feet.
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 change.

VARIANCE QUESTIONNAIRE

1. Is your property (lot/structure) unique in any of the following ways?

- Shape of your lot
- topography of your lot
- Soil conditions of your land
- structure/layout of your building (Use Variances only)

If so, describe in detail those characteristics that are unique to your land (i.e., those that do exist on your land but do not exist on abutting or nearby properties in your neighborhood or zoning district).

2. Do you have a "substantial hardship" related to the uniqueness of your property (as you have described immediately above) that prevents you from either:

(i) complying with our By-Law, or (ii) using your land or building as it currently exists?

yes no

3. If your answer is yes, describe in detail:

- how this hardship is related to the uniqueness of your property:

Please note that the "substantial hardship" must be related to your property, not to your individual circumstances

The Board would like you to describe exactly how the shape of your lot, the topography of your lot, the soil conditions of your lot or the structure/layout of your building (i) are unique or substantially different from neighboring properties and (ii) how these unique circumstances prevent you from using your property for its intended use as a single family home, as a business, etc.

For example, the mere fact that your property will be worth more if a Variance is granted does not constitute a "substantial hardship".

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:
