



HULL ZONING BOARD OF APPEALS

253 Atlantic Avenue

Hull, MA 02045

Phone: (781) 925-2117 Fax: (781) 925-8509

To Select Board Chair Constable,

January 1, 2023

The Town of Hull Board of Appeals: Attorney Cornelius Kane (Chairman Emeritus), Patrick Finn (Chairman), Attorney Richard Hennessey (Clerk), Tim Pranaitis, and Associate Members Max Walder and Ed Parsons respectfully submit the following Annual report for 2022:

During 2022, the Board of Appeals reviewed (23) applications from Hull property owners requesting zoning relief, and (1) application for an Appeal of the Building Commissioner's decision. The Hull ZBA voted unanimously to grant zoning relief in (21) cases. The Petitioners' requested withdrawals in (3) cases were accepted.

All approved minutes are posted online. All agendas and applications and plans are posted online. The Board authored, approved, and signed (21) decisions, which are on file with the Building Department, Community Development and Planning Office, and Town Clerk for the following premises:

January: *126A Samoset Ave.* SPECIAL PERMIT to build additional foundation for access to crawl space below, repair foundation, and build additional space over existing structure.
203 Beach Ave. SPECIAL PERMIT to construct a small addition to the rear of the building with a new kitchen and a bathroom.

February: *315 Beach Ave.* SPECIAL PERMIT to reconfigure deck and stairs, upper level addition.
27 James Ave. SPECIAL/VARIANCE to raze and reconstruct house to FEMA code.

March: *11 "O" Street* SPECIAL PERMIT to construct an 8' x 14' open air deck off existing porch, less than 5 feet off the ground, (does not count toward lot coverage).
317 Beach Ave. SPECIAL PERMIT to remove a portion of existing deck and build a slightly larger section of deck for a hot tub in the front setback.

April: *52 Salisbury Street* SPECIAL PERMIT to operate a Bed & Breakfast.
93 Manomet Ave. SPECIAL PERMIT to demo existing front porch and build a slightly larger front farmers porch.
268 Atlantic Ave. SPECIAL PERMIT to convert lower level finished living area to a one-bedroom apartment (in Multi-Family-A District).

May: *65 "E" Street* SPECIAL PERMIT to construct new addition in front and rear, and add a second floor addition.

June: *52 Samoset Ave.* SPECIAL PERMIT to raise home on a new, full concrete foundation, and expand owners' suite, and add a second bath and an elevator.
103 Newport Rd. SPECIAL PERMIT to construct a sunroom addition on the existing rear deck.

July: *0 "O" Street Parcel 15-159* SPECIAL PERMIT to build a new house to replace pre-existing, non-conforming building.



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August: 39 "R" Street SPECIAL PERMIT to construct a new single-family dwelling to be built in place of the existing home.

175 Manomet Ave. SPECIAL PERMIT to construct a new bedroom within the front porch footprint and slightly increase the pre-existing, non-conforming lot coverage from 43.6% to 45.4%.

66 Manomet Ave. SPECIAL PERMIT/VARIANCE to construct a small garage and two new decks.
WITHDRAWN.

September: 103 Beach Ave. SPECIAL PERMIT to remodel the interior and exterior of the home, and build a full second story, and add a small addition, slightly increasing lot coverage.

23 "T" Street SPECIAL PERMIT to construct an addition on the front right corner of the home to replace the existing stairway with an interior staircase from first floor to second floor and third floor.

14 Stoney Beach Rd. SPECIAL PERMIT to rebuild/repair existing exterior deck.

1060 Nantasket Ave. SPECIAL PERMIT to build new house to replace existing.

November: 36 Channel Street SPECIAL PERMIT to raise house to new elevation, and construct a new addition, to comply with FEMA code.

September 2019- November 2023: To Appeal the Building Commissioner's decision to issue a notice of violation of Chapter 173 of the Zoning Bylaw. 125 Main Street, Acushnet Marine and Jo's Nautical Bar, McDevitt submits the appeal to (1) preserve the ability to obtain applicable building permits for the structure (Chatham Coast Guard Station which sits atop beams on the Property) at issue on the Property without accruing ongoing fines; and (2) to challenge the determination of the violation letter. Per the application, the structure was donated to McDevitt on or about July 11, 2019. WITHDRAWN.

December: 1 Dover Street SPECIAL PERMIT to extend the living area and the kitchen area into the existing three season porch, and add a small bedroom into the existing deck area.

13 "R" Street SPECIAL PERMIT/VARIANCE for an addition into the rear setback area. WITHDRAWN.

Respectfully submitted: Patrick Finn, ZBA Chairman