

To Select Board Chair Greg Grey,

January 1, 2024

The Town of Hull Board of Appeals: Patrick Finn (Chairman), Attorney Richard Hennessey (Clerk), Tim Pranaitis, and Associate Members Max Walder, Tim McCarthy, and Ed Parsons respectfully submit the following Annual report for 2023:

During 2023, the Board of Appeals reviewed (22) applications from Hull property owners requesting zoning relief, and (0) applications for an Appeal of the Building Commissioner's decision. The Hull ZBA voted unanimously to grant zoning relief in (17) cases. The Petitioners' requested withdrawals in (4) cases were accepted. One case was continued into 2024. The Board also collaborated with the Zoning Bylaw Committee sponsoring Zoning Articles for Town Meeting.

All approved minutes are posted online. All agendas and applications and plans are posted online. The Board authored, approved, and signed (17) decisions, which are on file with the Building Department, Community Development and Planning Office, and Town Clerk for the following premises:

January: 34 'R' Street SPECIAL PERMIT to reconstruct a pre-existing, single-family home;
42 Merrill Road SPECIAL PERMIT to construct a 10' x 18' garage in place of the existing garage;

February: 28 "C" Street SPECIAL PERMIT to construct a 14' x 16' addition with a bedroom and full bath to the single-family home;

March: 36 "K" Street SPECIAL PERMIT to construct a new addition to the single-family home;
29 Edgewater Road SPECIAL PERMIT to demolish front section of house, replace with new addition;

April: 143 Nantasket Ave. SPECIAL PERMIT to construct rear deck off the single-family home;
9 Lafayette Road SPECIAL PERMIT to construct a 10'-9"x19'-9" room addition with a roof deck for access off the master bedroom;

May: 23 State Park Road SPECIAL PERMIT application WITHDRAWN BY PETITIONER;
7 "M" Street SPECIAL PERMIT to enclose a section of porch and construct a rear deck;

June: 154 Cadish Avenue Rear (aka 4 "S" Street). SPECIAL PERMIT to add deck off 2nd floor;
101 Manomet Ave. SPECIAL PERMIT to demolish existing house and construct new home;
49 "P" Street SPECIAL PERMIT for existing home to be demolished and rebuilt with modifications;
183-197 Nantasket Ave. The Procopio Companies on behalf of Nantasket Dune Holding, LLC application for a HEIGHT VARIANCE to construct a Mixed Use Residential project including commercial use, multi-family residential units, a public park and additional space (June 6, 2023);

July: 183-197 Nantasket Ave. The Procopio Companies on behalf of Nantasket Dune Holding, LLC application for a HEIGHT VARIANCE to construct a Mixed Use Residential project including commercial use, multi-family residential units, a public park and additional space WITHDRAWN BY PETITIONERS (July 18, 2023);

August: *97 Bay Street* SPECIAL PERMIT to demolish existing home and reconstruct a new home;
808 Nantasket Ave. SPECIAL PERMIT/VARIANCE to raze and reconstruct a pre-existing, non-conforming, multi-family structure to be an owner-occupied multi-family residential building;
18 "V" Street SPECIAL PERMIT to reconstruct third floor to make additional living space in home;

September: *23 Lewis* SPECIAL PERMIT to demolish roof structure, additions, and renovations;
122 North Truro Street SPECIAL PERMIT to rebuild and expand existing rear deck;

October: *76 "H" Street* SPECIAL PERMIT/VARIANCE to Install kitchen in existing space and create an additional dwelling unit WITHDRAWN BY PETITIONER;

November: *44 Chatham Street* SPECIAL PERMIT/VARIANCE to construct a 15'x12' extension of bedroom at left rear of building WITHDRAWN BY PETITIONER;
34 Gun Rock Ave. SPECIAL PERMIT to rebuild two-car garage with a bonus room above, attached to house on second floor;

December: *125 Atlantic Avenue* SPECIAL PERMIT to demolish existing house and rebuild new house CONTINUED TO JANUARY 2024;

Respectfully submitted: Patrick Finn, ZBA Chairman