



Town of Hull

BUILDING DEPARTMENT

TEL: (781) 925-1330

FAX: (781) 925-2228

253 ATLANTIC AVE**HULL, MASSACHUSETTS 02045**

April 6, 2020

Peter Jerome
1519 East Emerson Ave
Salt Lake City, Utah 84105

Re: 154 Cadish Ave Rear (aka 4 S St)

Dear Mr. Jerome:

I am in receipt of your building permit application dated February 17, 2020 on which you propose to perform the following work:

“Demolish Existing structure (rear house) and construct replacement FEMA compliant 2 bedroom 1½ bath cottage”

After having reviewed said application I have determined that this would be in violation of the Town's Zoning by-law(s).

Section 61, Non-Conforming Uses, paragraph 61-2, sub para f, Pre-Existing Structures.
The proposed addition requires a special permit from the Zoning Board of Appeals.

Existing Lot has two houses on a single undersized lot, the existing and proposed side & rear setbacks are less than required, existing lot coverage is 36.4%, the proposed lot coverage 37.9%.

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

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 replace the existing 100 year old cottage with a new
FEMA compliant structure which includes a two car garage.

(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 30 day of April, 2020.


(Applicant or Attorney)

(Applicant 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.

SPECIAL PERMIT QUESTIONNAIRE

Describe why the proposed change to your property would be in harmony with the general purpose and intent of the By-Law:

The proposed structure is being built to replace an existing structure. The new structure complies with setbacks better than the old structure and creates off street parking.

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):

Replacing the existing structure would improve and upgrade the property including FEMA compliance and parking mitigation. It would also visually improve the neighborhood without impacting noise, views, or lighting.

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

It would measurably improve the character of the neighborhood with regard to the existing structure. Considerable time and effort has been spent on the proposed plans to ensure the style and character of the cottage is compatible and enhances adjacent homes.

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 increases existing setbacks and increases distances between abutting homes. It also increases the setback from S Street.

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:

The proposed plan would add off street parking (garage) for two vehicles. Traffic flow would be enhanced as there would be no need to park curbside on the corner of S Street & Cadish Avenue.

VARIANCE QUESTIONNAIRE

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".



Bk: 40956 Pg: 161 Page: 1 of 2
 Recorded: 02/09/2012 01:23 PM
 ATTEST: John R. Buckley, Jr. Register
 Plymouth County Registry of Deeds

QUITCLAIM DEED

I, Barbara F. Jerome of Newton, Middlesex County, Massachusetts, (being unmarried), for consideration of TWO HUNDRED AND FIFTY THOUSAND (\$250,000.00) DOLLARS grants to Peter Jerome of 2477 Douglas Street, Salt Lake City, Utah, with QUITCLAIM COVENANTS a certain parcel of land, with the buildings thereon, situated in Hull, County of Plymouth, Commonwealth of Massachusetts, bounded and described as follows:

The land with the buildings thereon, situated in Hull, Plymouth County, Massachusetts, being known and numbered as 4 S Street, Hull, County of Plymouth, described as follows:

Lot 121 and the Northerly part of lot 125 as shown on "Plan of Land belonging to the Nantasket Company at Nantasket Beach" drawn by Fred M. Hersey, C.E. dated May, 1881, duly recorded in Plan Book #1, Plan # 100, said lots being together bounded and described as follows:

NORTHERLY	by S Street, seventy-one and 70/100 (71.70) feet;
EASTERLY	by Lot 127 on said plan, fifty (50) feet;
SOUTHERLY	by the Southerly part of lot 125 and by lot 121A on said plan, one hundred-six and 85/100 (106.85) feet more or less to Bay Avenue, as shown on said plan; and
WESTERLY	by said Bay Avenue, sixty-one and 11/100 (61.11) feet.

Also, a certain parcel of land with the buildings thereon situated at "Nantasket Beach", so called, in said Hull, being the beach lot opposite Lot 121 and Lot opposite the end of S Street on a certain plan entitled "Plan of land belonging to the Nantasket Company at Nantasket Beach, made by F. M. Hersey, C.E., dated May, 1881" recorded with Plymouth Deeds Volume 1 of Plans, page #100, bounded and described as follows:

NORTHERLY	by the Northerly line of S Street extended Westerly to Hull Bay;
WESTERLY	by Hull Bay, about ninety (90.00) feet;
SOUTHERLY	by the Southerly line of lot 121 extended Westerly to Hull Bay; and
EASTERLY	by Bay Avenue, about ninety (90.00) feet.

For title reference, see deed of William P. McDonough and Phyllis McDonough, dated March 22, 1978 recorded with Plymouth Deeds in Book 4423, Page 268.

Executed as a sealed instrument this 5th day of February, 2012.

CANCELLED

MASSACHUSETTS EXCISE TAX
 Plymouth District ROD #11 001
 Date: 02/09/2012 01:23 PM
 Ctrl# 054408 17335 Doc# 00011639
 Fee: \$1,140.00 Cons: \$250,000.00

Barbara F. Jerome
 Barbara F. Jerome

Property Address: 4 S Street, Hull, Massachusetts

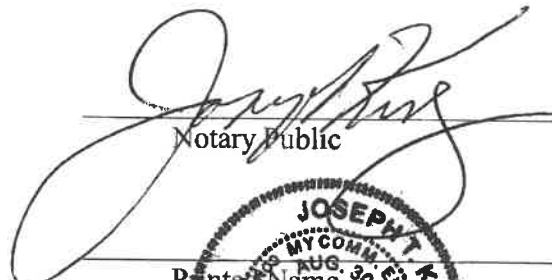
COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS

February 8, 2012

On this 8th day of February, 2012, before me, the undersigned Notary Public, personally appeared Barbara F. Jerome, who proved to me, through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document.

Before me,



Notary Public


Printed Name

My Commission Expires
8/30/13









aram
Services
383-7000

400

PatriotProperties Inc.

USER DEFINED	
Prior Id # 1:	
Prior Id # 2:	

Prior Id #3:	
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Prior Id # 1:	
Prior Id # 2:	

Prior Id # 3:	
Prior Id # 1: AF	

Prior id # 2:	
Prior id # 3:	

ASR Map:

Fact Dist:	
Reval Dist:	
Year:	
LandReason:	

BldReason:

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Name
1 HADPIC

J HARRIS
DEREK P
J HARRIS
J HARRIS
J HARRIS
J HARRIS

J HARRIS	1
BECK	1
J HARRIS	1
J HARRIS	1

11

Value	Notes
801,700	

1,700

mac	2021

EXTERIOR INFORMATION

Type: 6	- COLONIAL	Full Bath: 1	Rating: GOOD
Sty Ht: 2	- TWO STORY	A Bath:	Rating:
(Liv) Units: 1	Total: 2	3/4 Bath:	Rating:
Foundation: 5	- PIERS	A 3QBath:	Rating:
Frame: 1	- WOOD	1/2 Bath: 1	Rating: AVERAGE
Prime Wall: 25	- CONC. PANEL	A HBth:	Rating:
Sec Wall:	%	Other Fix:	Rating:

OTHER FEATURES

Roof Cover: 1 - ASPHALT SH	Kits: 1	Rating: GOOD
Color: TAN	A Kits:	Rating:
View / Desir:	Emk:	Rating:

GENERAL INFORMATION

Grade: C - AVERAGE		CONDO INFORMATION	
Year Bilt: 1900	Eff Yr Bilt:	Location:	
Alt LUC:	Alt %:	Total Units:	
Jurisdicst:	Fact:	Floor:	
Const Mod:		% Own:	
Lump Sum Adj:		Name:	

INTERIOR INFORMATION

Avg H/F/L: STD		Phys Cond: AG - Avg-Good	27.9%
Prim Int Wal 5 - MINIMUM		Functional:	
Sec Int Wall:	%	Economic:	
Partition: L - LIGHT		Special:	
Prim Floors: 4 - CARPET/LAMIN		Override:	
Sec Floors:	%	Total:	27.9%

CALC SUMMARY

Bsmrnt Gar:	Electric: 3 - TYPICAL	Basic \$ / SQ: 130.00	Rate
Insulation: 2 - TYPICAL	Const Adj.: 0.86467254	Size Adj.: 0.97649777	
Int vs Ext: S	Adj \$ / SQ: 109.766		
Heat Fuel: 2 - GAS	Other Features: 46086		
Heat Type: 1 - FORCED H/A	Grade Factor: 1.00		
# Heat Sys: 1	Neighborhood Inf: 1.00000000		Wtr
% Heated: 100	LUC Factor: 1.00		
Solar HW: NO	Adj Total: 197542		Spec
% Corn Wal	Depreciated: 55114		
	Depreciated Total: 142428		

SPEC FEATURES/YARD ITEMS

Code	Description	A YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	SHED/FR	D Y	1	4X6	F	FR	1950	12.47	T	90	109					

COMMENTS

SEEMS FINISHED.

SKETCH

Figure 1 is a schematic diagram of a rectangular structure. The diagram shows a large outer rectangle and a smaller inner rectangle. The dimensions and labels are as follows:

- The outer rectangle has a width of 31 and a height of 5.
- The inner rectangle has a width of 27 and a height of 8.
- The distance between the top edges of the two rectangles is 12.
- The distance between the left edges is 3.
- The distance between the right edges is 5.
- The distance between the bottom edges is 6.
- The label "SFL FFL (821)" is located in the center of the inner rectangle.
- The label "OFF (16)" is located at the top left corner of the outer rectangle.
- The label "OFF (461)" is located at the top right corner of the outer rectangle.
- The label "37" is located at the bottom right corner of the outer rectangle.

RESIDENTIAL GRID

1st Res	Grid	Desc:	Line 1	# Units
Level	FY	LR	DR	D K FR RR BR FB HB L O
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals			RMS: 7 BRs: 4	Baths: 1 HB: 1

REMODELING

	No Unit	RMS	BRS	FL
Exterior:	1	7	4	M
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	7	4	

RES BREAKDOWN

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	681	109.770	74,750
SFL	2ND FLOOR	621	109.770	68,164
OPF	OPEN PORCH	466	18.330	8,541

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
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IMAGE

AssessPro Patriot Properties, Inc.



11.10.2016 11:30

More: N

Total Yard Items:

Total Special Features:

Total:

EXTERIOR INFORMATION

Type: 2 - BUNGALOW	Full Bath: 1	Rating: AVERAGE
Sy Ht: 1 - ONE STORY	A Bath:	Rating:
(Liv) Units: 1	3/4 Bath:	Rating:
Total: 2	A 3QBth:	Rating:
Foundation: 1 - CONCRETE	1/2 Bath:	Rating:
Frame: 1 - WOOD	A HBth:	Rating:
Prime Wall: 1 - WOOD SHING	OtherFix:	Rating:
Sec Wall:	%	
Roof Struct: 2 - HIP	Kits: 1	Rating: AVERAGE
Roof Cover: 1 - ASPHALT SH	A Kits:	Rating:
Color: BROWN	Frip: 1	Rating: AVERAGE
View / Desir:	WSFlue:	Rating:

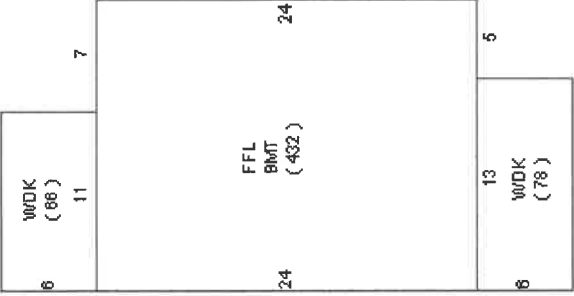
BATH FEATURES

Full Bath: 1	Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OtherFix:	Rating:
%	

COMMENTS

4 S STREET BMT 50% CEMENT 50% EARTH.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other	Upper	
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 3 BRs: 1 Baths: 1 HB	

OTHER FEATURES

Kits: 1	Rating: AVERAGE
A Kits:	Rating:
Frip: 1	Rating: AVERAGE
WSFlue:	Rating:

CONDO INFORMATION

Grade: C- - AVG -	Location:
Year Blt: 1900	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	% Own:
Lump Sum Adj:	Name:

INTERIOR INFORMATION

Avg Ht/Ft: STD	Phys Cond: FR - Fair	38.8%
Prim Int Wal: 1 - DRYWALL	Functional:	%
Sec Int Wall:	Economic:	%
Partition: T - TYPICAL	Special:	%
Prim Floors: 2 - SOFTWOOD	Override:	%
Sec Floors:	Total:	38.8%

DEPRECIATION

Phys Cond: FR - Fair	38.8%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	38.8%

CALC SUMMARY

Basic \$ / SQ: 115.00	Rate	Parcel ID	Typ	Date	Sale Price
Size Adj.: 1.29999995					
Const Adj.: 0.98980004					
Adj \$ / SQ: 147.975					
Other Features: 29500					
Grade Factor: 0.90					
Neighborhood Inf: 1.00000000					
LUC Factor: 1.00					
Adj Total: 100144					
Depreciation: 38856					
Depreciated Total: 61288					

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtA\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Before Depr: 133.18			
Special Features: 0	Val/Su Net: 60.81			
Final Total: 61300	Val/Su SzAd 141.90			

SUB AREA

Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub Area	% Usbl	% Descrp	Type	Qu	# Ten
BMT	BASEMENT	432	36.990	15,981						
FFL	1ST FLOOR	432	147.980	63,925						
WDK	DECK	144	12.940	1,864						

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub Area	% Usbl	% Descrp	Type	Qu	# Ten
BMT	BASEMENT	432	36.990	15,981						
FFL	1ST FLOOR	432	147.980	63,925						
WDK	DECK	144	12.940	1,864						

SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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PARCEL ID: 13-080

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features:

Total:



Town of Hull
Assessors Office

LIST OF ABUTTERS TO....

May 4, 2020
2:15:18PM

Page 2

Parcel No.: 13-080
Owner: JEROME PETER
Address: 154 CADISH AVE

Abutter's Name

Parcel Location

**Parcel No.
Book - Page**

Mailing Address

TOOLE CARYL B

11 S STREET

13-051
17849-213

TOOLE CARYL B
11 S ST
HULL, MA 02045-0000

BROWNE SHARON

13 S STREET

13-052
28319-214

BROWNE SHARON
13 S STREET
HULL, MA 02045-0000

OGORMAN

15 S STREET

13-053
31333-80

OGORMAN
15 S STREET
HULL, MA 02045-0000

NEWCOMB RICHARD W & KEITH TR

14 S STREET

13-074
40842-296

NEWCOMB RICHARD W & KEITH TRS
14 S STREET
HULL, MA 02045-0000

GODINHO SUZANNE TRS

10 S STREET

13-076
48047-64

GODINHO SUZANNE TRS
10 S STREET
HULL, MA 02045

O'BRIEN MICHAEL J & ANN M

8 S STREET

13-077
47945-77

O'BRIEN MICHAEL J & ANN M
2556 CAMAS LN
EAST PETERSBURG, PA 17520

FERRARO LAURA M

8 S STREET

13-078
49450-207

FERRARO LAURA M
8 S STREET
HULL, MA 02045

WHELAN PETER J & MISTY

6 S STREET

13-079
39910-75

WHELAN PETER J & MISTY
6 S STREET
HULL, MA 02045



**Town of Hull
Assessors Office**

LIST OF ABUTTERS TO....

Parcel No.: 13-080

Owner:

JEROME PETER

Address:

154 CADISH AVE

May 4, 2020
2:15:18PM

Page 3

Abutter's Name	Parcel Location	Parcel No. Book - Page	Mailing Address
BARTLETT JEANNINE A	152 CADISH AVE	13-081 37984-184	BARTLETT JEANNINE A 152 CADISH AVENUE HULL, MA 02045
BOYLEN GEORGE R & EILEEN M	150 CADISH AVE	13-082 37026-006	BOYLEN GEORGE R & EILEEN M 150 CADISH AVE HULL, MA 02045-0000
MONTI THOMAS A & DEBORAH J	148 CADISH AVE	13-083 47279-176	MONTI THOMAS A & DEBORAH J 145 SPRING STREET MEDFIELD, MA 02052
REGAN MICHAEL T TRS	1 R STREET	13-084 51989-267	REGAN MICHAEL T TRS 1 R ST HULL, MA 02045-0000
MCKENZIE FAMILY PROPERTIES INC	7 R STREET	13-085 50784-345	MCKENZIE FAMILY PROPERTIES INC 3761 E HWY 12 WILLMAR, MN 56201
COUMOUNDUROS PETER G & MARK ,	9 R STREET	13-086 42587-58	COUMOUNDUROS PETER G & MARK A 24 SMITH AVE READING, MA 01867
JOHNSON HARRIET H	11 R STREET	13-087 13237-210	JOHNSON HARRIET H 11 R ST HULL, MA 02045-0000
BURDICK JONATHAN L	13 R STREET	13-088 43657-185	BURDICK JONATHAN L 13 R STREET HULL, MA 02045



**Town of Hull
Assessors Office**

LIST OF ABUTTERS TO....

Parcel No.: 13-080

Owner: JEROME PETER

Address: 154 CADISH AVE

May 4, 2020
2:15:18PM

Page 4

Abutter's Name	Parcel Location	Parcel No. Book - Page	Mailing Address
LOCKHART PATRICIA & DONALD E	15 R STREET	13-089 43632-49	LOCKHART PATRICIA & DONALD E 15 R STREET HULL, MA 02045-0000
SUTTON JACQUELINE	17 R STREET	13-090 13341-252	SUTTON JACQUELINE 17 R STREET HULL, MA 02045-0000
TWOMBLY BONNIE S	21 R STREET	13-091 25185-149	TWOMBLY BONNIE S 21 R STREET HULL, MA 02045-0000
CHARLTON ROBERT & SAORI	22 R STREET	13-113 595-56	CHARLTON ROBERT & SAORI 22 R STREET HULL, MA 02045
REGAN WALTER F JR & CATHERINE	20 R STREET	13-114 246-149	REGAN WALTER F JR & CATHERINE 20 R ST HULL, MA 02045-0000
BORETTI PETER J & SHERI L	18 R STREET	13-115 429-40	BORETTI PETER J & SHERI L 18 R STREET HULL, MA 02045-0000
OGORMAN JOAN M & MAUREEN E	16 R STREET	13-116 635-172	OGORMAN JOAN M & MAUREEN E 16 R STREET HULL, MA 02045-0000
SHAUGHNESSY RICHARD J & STEPH	14 R STREET	13-117 475-166	SHAUGHNESSY RICHARD J & STEPHA 14 R STREET HULL, MA 02045-0000



**Town of Hull
Assessors Office**

LIST OF ABUTTERS TO....

Parcel No.:

13-080

Owner:

JEROME PETER

Address:

154 CADISH AVE

May 4, 2020
2:15:18PM

Page 5

Abutter's Name	Parcel Location	Parcel No. Book - Page	Mailing Address
CARUSO CAROL A & ANTHONY J	12 R STREET	13-118 823-143	CARUSO CAROL A & ANTHONY J 12 R ST HULL, MA 02045
COCHRAN MARGARET E	10 R STREET	13-119 486-160	COCHRAN MARGARET E 10 R STREET HULL, MA 02045-0000
ROSENBERG RUTH	6 R STREET	13-120 50835-47	ROSENBERG RUTH 6 R ST HULL, MA 02045
ONEIL EDWARD J III	140 CADISH AVE	13-121 9597-167	ONEIL EDWARD J III PO BOX 937 HULL, MA 02045-0937
MILLEN JEFFREY M	5 Q STREET	13-122 465-101	MILLEN JEFFREY M 5 Q ST HULL, MA 02045-0000
HOFFMAN ANN	9 Q STREET	13-124 567-129	HOFFMAN ANN 9 Q STREET HULL, MA 02045-0000
CARLSON WESLEY L & GRAFF GAIL	11 Q STREET	13-125 444-50	CARLSON WESLEY L & GRAFF GAIL 11 Q STREET HULL, MA 02045
MINTON PATRICIA A & PAUL M	13 Q STREET	13-126 637-169	MINTON PATRICIA A & PAUL M 12 PENDER ST W ROXBURY, MA 02132



**Town of Hull
Assessors Office**

LIST OF ABUTTERS TO....

May 4, 2020
2:15:18PM

Page 6

Parcel No.: 13-080
Owner: JEROME PETER
Address: 154 CADISH AVE

Abutter's Name	Parcel Location	Parcel No. Book - Page	Mailing Address
SMITH SCOTT M & CATHERINE A	15 Q STREET	13-127 635-149	SMITH SCOTT M & CATHERINE A 15 Q ST HULL, MA 02045
NASIF HALA H	17 Q STREET	13-128 644-99	NASIF HALA H 33 POWDER HORN WAY NORTH ATTLEBORO, MA 02760
GOLDENBERG EVE	19 Q STREET	13-129 628-187	GOLDENBERG EVE 19 Q STREET HULL, MA 02045-0000