

Clarren, Sarah

From: Clarren, Sarah
Sent: Thursday, July 09, 2020 4:30 PM
To: 'Michael Coran'
Subject: RE: July 21 hearing/Faber at 185/185A Samoset

Michael,

My sincerest apologies about my delay in responding to your email on Tuesday evening. All documents for 185/185A Samoset Ave (new and old ZBA filings) have been uploaded to the website which can be accessed via the following url: <https://www.town.hull.ma.us/zoning-board-appeals/pages/7212020-zba-meeting>

My role with the Board is purely administerial, but from what I can see from the previously approved plans and the proposed plans (aka the new request before the ZBA) is that the stairs in the rear of the property were not previously approved. Please note that the footnotes to Tables in Section 50 (found in the Hull Zoning Bylaw) states that "Side yards and rear-yards shall be measured from the furthestmost projection of the main structure. However, chimneys, cantilevered windows, eaves, and canopies may project no more than 30 (thirty) inches into the prescribed setbacks. Entry and exit platforms not exceeding 30 square feet (and accompanying stairs) are permitted in the side or rear setback as a matter of right." If you have further questions on that, I suggest you reach out to Bartley Kelley, Building Commissioner at bjkelley@town.hull.ma.us.

Stay safe and well,

Sarah

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From: Michael Coran [mailto:michaeljcoran@gmail.com]
Sent: Tuesday, July 07, 2020 4:38 PM
To: Clarren, Sarah <sclarren@town.hull.ma.us>
Subject: July 21 hearing/Faber at 185/185A Samoset

Hi,

I live at 7 Adams Street and our property abuts 185 Samoset. The back of their property backs up to the right side of our property.

A staircase was added to the back of 185A which now is literally inches from our yard and I would like to know how that was approved if it was not part of his original appeal for construction/variance.

In addition I would like to see plans for his most recent variance application. When will these plans be posted? Also could you explain to me how this variance he is requesting would be pursuant to By-law Chapter 40-A, Sec. 61, pre-existing structures when the request relates to current construction?

I look forward to hearing from you. Thank you.

Michael Coran
7 Adams Street
Hull MA

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