



## Hull Zoning Board of Appeals Minutes

Applicant: **Sharon Mazurek**

Property: **448 Nantasket Avenue**

Date: **June 19, 2014**

Time meeting began: 8:26 pm

Time meeting concluded: 8:40 pm

Place of meeting: Hull Town Hall, Main Meeting Room

Members present:	Alana Swiec, Chair	<b>Sitting</b>	Attending	Absent	Abstain
	Roger Atherton, Clerk	<b>Sitting</b>	Attending	Absent	Abstain
	Mark Einhorn, Member	<b>Sitting</b>	Attending	Absent	Abstain
	Patrick Finn, Associate	Sitting	<b>Attending</b>	Absent	Abstain
	Phillip Furman, Associate	Sitting	<b>Attending</b>	Absent	Abstain
	Jason McCann, Associate	Sitting	Attending	<b>Absent</b>	Abstain

In Attendance: Emily Hardej, Board Secretary

Sharon Mazurek, Owner

Gary Stilphen, Contractor, 685 Nantasket Avenue , Hull

**General relief sought:** Applicant seeks a Special permit to construct a 23' by 12' two-story addition on the back of the existing home pursuant to Hull Zoning Bylaws, Section 61-2f. The subject property is a pre-existing non-conforming two-family use in a business zone and requires a Special Permit to be

expanded, changed, or altered with a finding by the Board of Appeals that the addition is not substantially more detrimental than the existing non-conforming use to the neighborhood.

**General discussion:** Ms. Swiec opened the meeting. Dr. Atherton explained there was a revised letter from the Building Department as Mr. Kelly wrote the original thinking the home was a single-family where the side setback was the issue. It has since been pointed out that it is a two-family in a Business Zone, where use is the issue due to the proposed increase in the non-conformities.

Mr. Stilphen explained the details of the construction. Dr. Atherton reviewed the non-conformities: the lot size, the frontage, the front setback, and the left side setback. The left porch is about a quarter of a foot from the left lot line. The proposed construction is 6.1 feet from the left lot line. Mr. Stilphen further stated there is an added stairway not shown on the submitted plans. He agreed to revise the plan and submit it to the Building Commissioner with a copy (by email) to Dr. Atherton. The Board agreed that the proposed construction would not be substantially more detrimental, than the existing non-conforming use, to the neighborhood.

Opposition: None. Ms. Swiec pointed out that are no abutters present.

Action taken, if any: Dr. Atherton made a motion to approve the request for a Special Permit as submitted by the applicant with all the usual conditions regarding open spaces remaining forever open and decks not to be enclosed; and subject to revised formal plans being received. Mr. Einhorn seconded the motion. It was approved unanimously.

Was final vote taken?	<b>Yes</b>	No
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Final Vote:	Alana Swiec	<b>Yes</b>	No
	Roger Atherton	<b>Yes</b>	No
	Mark Einhorn	<b>Yes</b>	No

Recorded by:	Roger Atherton
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Minutes Approved: \_\_\_\_\_