



# Town of Hull

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**BUILDING DEPARTMENT**

TEL: (781) 925-1330

FAX: (781) 925-2228

**253 ATLANTIC AVE****HULL, MASSACHUSETTS 02045**

Revised: January 28, 2020

Daniel Evans c/o Brian Evans  
70 Park Ave  
Hull, Ma 02045

Re: 70 Park Ave

Dear Mr. Evans;

I am in receipt of your building permit application dated November 19, 2019 on which you propose to perform the following work:

**“Build 20’X20’ family room addition”**

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 (15.7’) and proposed rear setback (16’) is less than required

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



6. Reason for petition/application:

☒ **Special Permit** -----> Hull By-Law §: \_\_\_\_\_  
☐ **Variance** -----> Hull By-law §: \_\_\_\_\_  
☐ **Appeal Decision** of Bldg. Comm. -----> Hull By-Law §: \_\_\_\_\_

7. Describe why you seek a Special Permit, Variance or Other Relief:


ADDITION would be in the set back

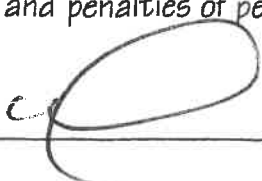
(Use Additional Sheets as Necessary)

9. Name, address and phone number of your attorney (if applicable):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed under the pains and penalties of perjury, this 28 day of JAN, 2020

  
(Applicant or Attorney)

  
(Applicant or 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

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

The Existing structure is Already in  
the Set Back

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):

I see no Adverse impact to  
the Neighborhood.

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

None

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:

I see this Addition Having no  
Effect on the Closest Abutters

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:

No Parking issues

## VARIANCE QUESTIONNAIRE

1. Is your property (land/structure) unique in any of the following ways?

- \_\_\_\_\_ shape of your lot
- \_\_\_\_\_ topography of your land
- \_\_\_\_\_ 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):

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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:

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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".

• how this hardship prevents you from complying with the Hull Zoning By-Law or prevents you from using your land or building as it currently exists:

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4. Describe how your property can still comply with the purpose and intent of the Hull Zoning By-Law, if your Variance is allowed:

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**TO BE COMPLETED BY BUILDING COMMISSIONER:**

- ◆ Date Building Permit Requested: \_\_\_\_\_ (if applicable)
- ◆ Date Building Permit Denied: \_\_\_\_\_ (attach letter of denial)
- ◆ Any prior appeals on this property: YES \_\_\_\_\_ NO \_\_\_\_\_ (attach copies of decisions)
- ◆ IF YES, provide date of decision and action taken:

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◆ **ATTACHMENTS:** (place ✓ beside each)

- \_\_\_\_\_ Prior Decisions of Board Re: Property (if applicable)
- \_\_\_\_\_ Letter of Denial & Copies of All Correspondence (if applicable)

◆ **APPLICANT HAS ATTACHED THE FOLLOWING:** (place ✓ beside each)

- \_\_\_\_\_ Copy of Deed/Transfer Certificate of Title
- \_\_\_\_\_ Copy of Plot Plan or Survey & Proposed Building Plans
- \_\_\_\_\_ Pictures of Building (views of front, rear, left side & right side)
- \_\_\_\_\_ Copy of P&S Agreement (if applicable)
- \_\_\_\_\_ Certified List of Abutters (from Assessor's Office)
- \_\_\_\_\_ Filing Fee

◆ **APPLICATION INCLUDES:** (place ✓ beside each)

- \_\_\_\_\_ Signature (page 2)
- \_\_\_\_\_ Zoning District (page 1)
- \_\_\_\_\_ Assessor's Information (page 1)
- \_\_\_\_\_ Phone Number (page 1)
- \_\_\_\_\_ Title Reference (page 1)
- \_\_\_\_\_ Description of Relief Sought (page 2)
- \_\_\_\_\_ Special Permit Questionnaire or Variance Questionnaire (page 3 or page 4)
- \_\_\_\_\_ Answers to All Other Questions on Application

**\*\*BUILDING COMMISSIONER'S CERTIFICATION\*\***

I have reviewed this Application and, based on its contents and the information available in the Building Department's files on this date, certify that it is complete in all respects.

Date: \_\_\_\_\_

\_\_\_\_\_  
Building Commissioner, Town of Hull

## QUITCLAIM DEED

I, **Daniel F. Evans** of 70 Park Avenue, Hull, Massachusetts 02045

for consideration paid and in full consideration of **LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS**

grant to **Bryan L. Evans and Deborah A. Evans** as husband and wife tenants by the entirety of 70 Park Avenue, Hull, Massachusetts 02045

### *with Quitclaim Covenants*

A certain parcel of land situate in Hull, in the County of Plymouth and Commonwealth of Massachusetts, bounded and described as follows:

Southeasterly by Shore Gardens Road fifty (50) feet;

Southwesterly by lots 25 and 30 on the plan hereinafter mentioned one hundred sixty (160) feet;

Northwesterly by land now or formerly of Elizabeth L. Fitz fifty (50) feet; and

Northeasterly by lots 32 and 27 on said plan one hundred sixty (160) feet.

Said parcel is shown as Lots 26 and 31 on subdivision plan #4375B, drawn by Ernest W. Branch, Inc., C.E., dated August 14, 1941, and filed with Certificate of Title No. 7677.

The above described land is subject to a right of way in favor of said Fitz land as described in an agreement filed in the land Registration Office, August 7, 1914, a copy of which is filed and registered as document #692 with Plymouth Registry District of the Land Court.

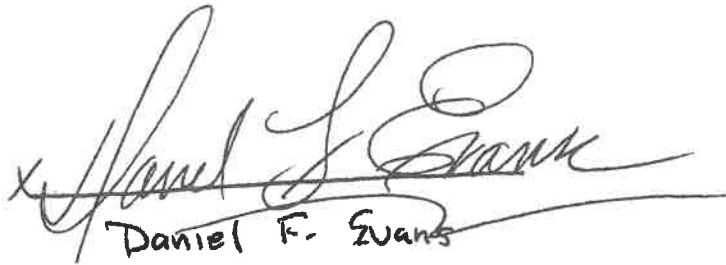
Said lots are also subject to any rights acquired by the Town of Hull by reason of a taking, dated April 6, 1949, filed and registered as document #31042.

For Grantor's title, see Plymouth Registry District of the Land Court Certificate of Title No. 31960.

Bryan L. Evans  
70 Park Ave  
Hull MA 02045

prop add: 70 Park Ave Hull, MA



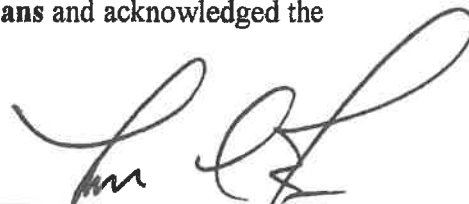


Daniel F. Evans

Plymouth, ss

February 17, 2000

Then personally appeared the above named **Daniel F. Evans** and acknowledged the foregoing to be his free act and deed before me.



**Notary Public: Frederick C. Grosser**  
**My commission expires: 11/23/2001**

Plymouth Registry District

461642

Received for Registration

17 FEB 2000

01:40PM

31960

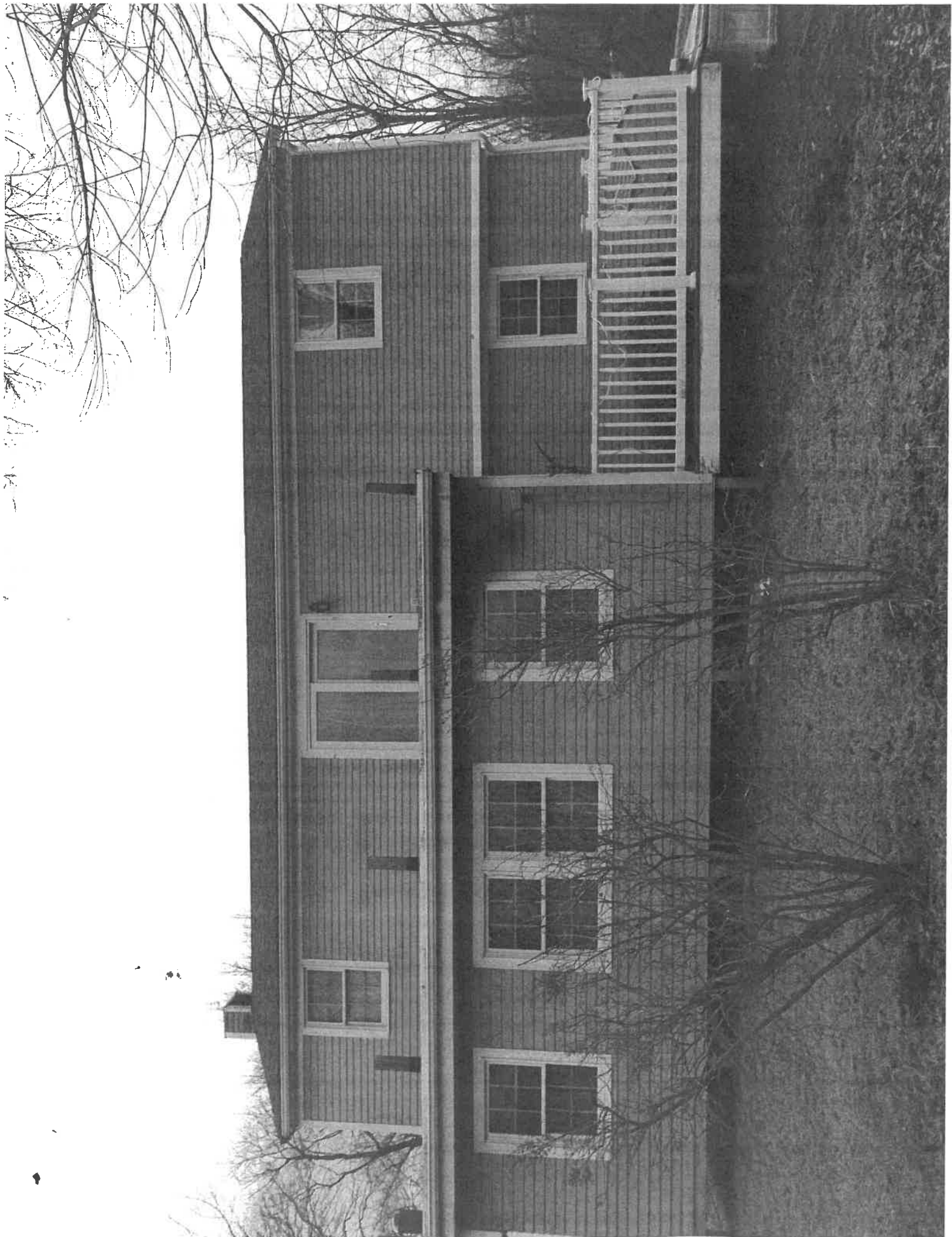
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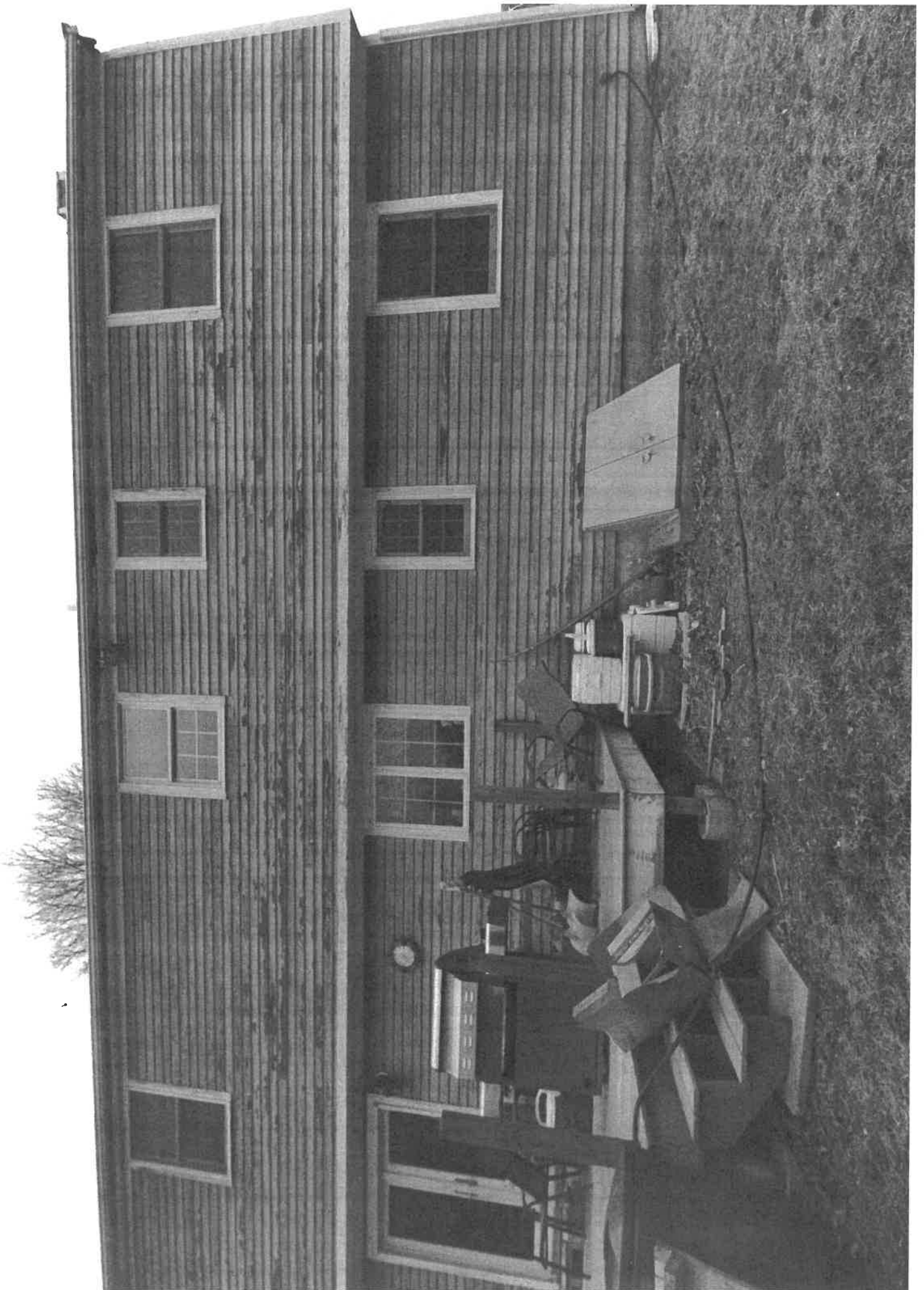
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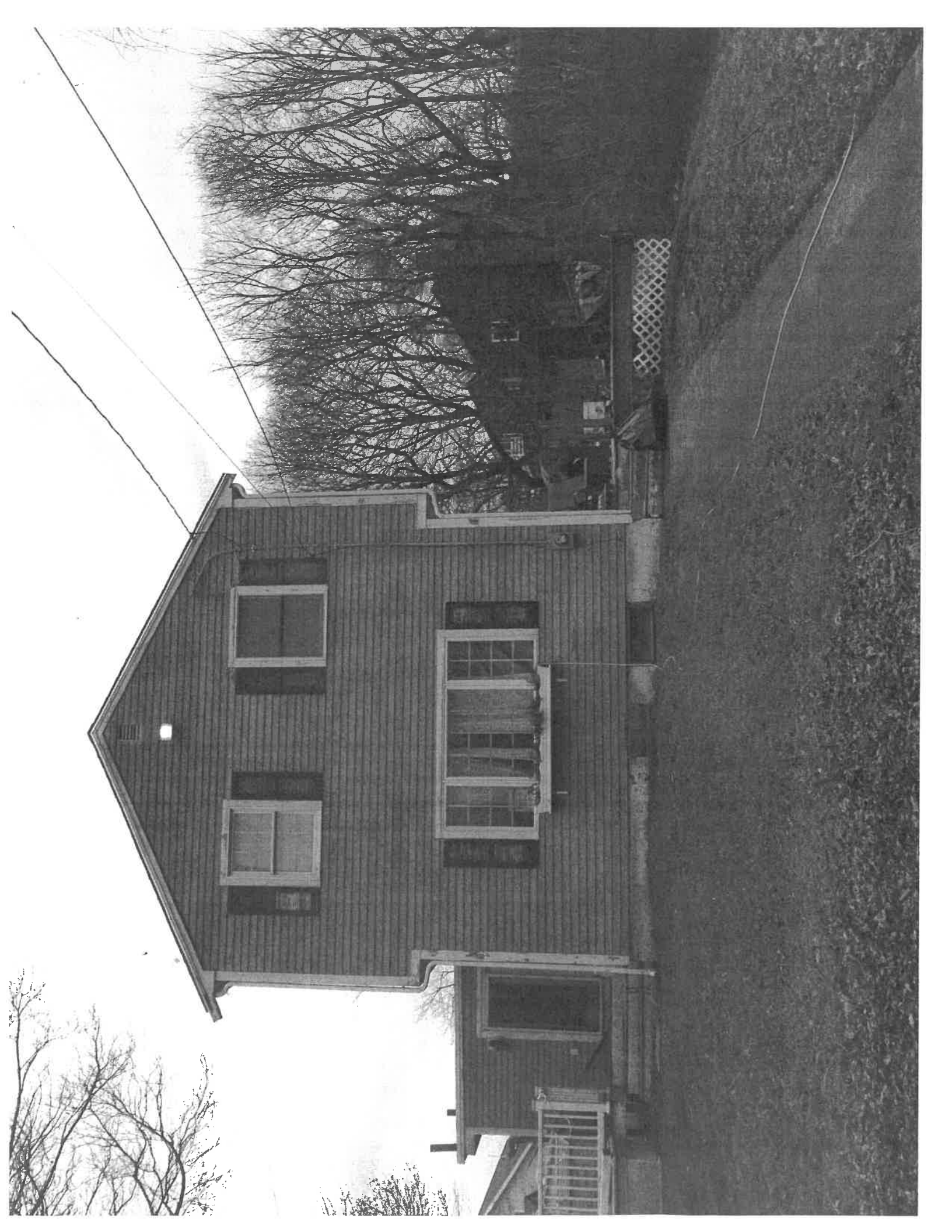
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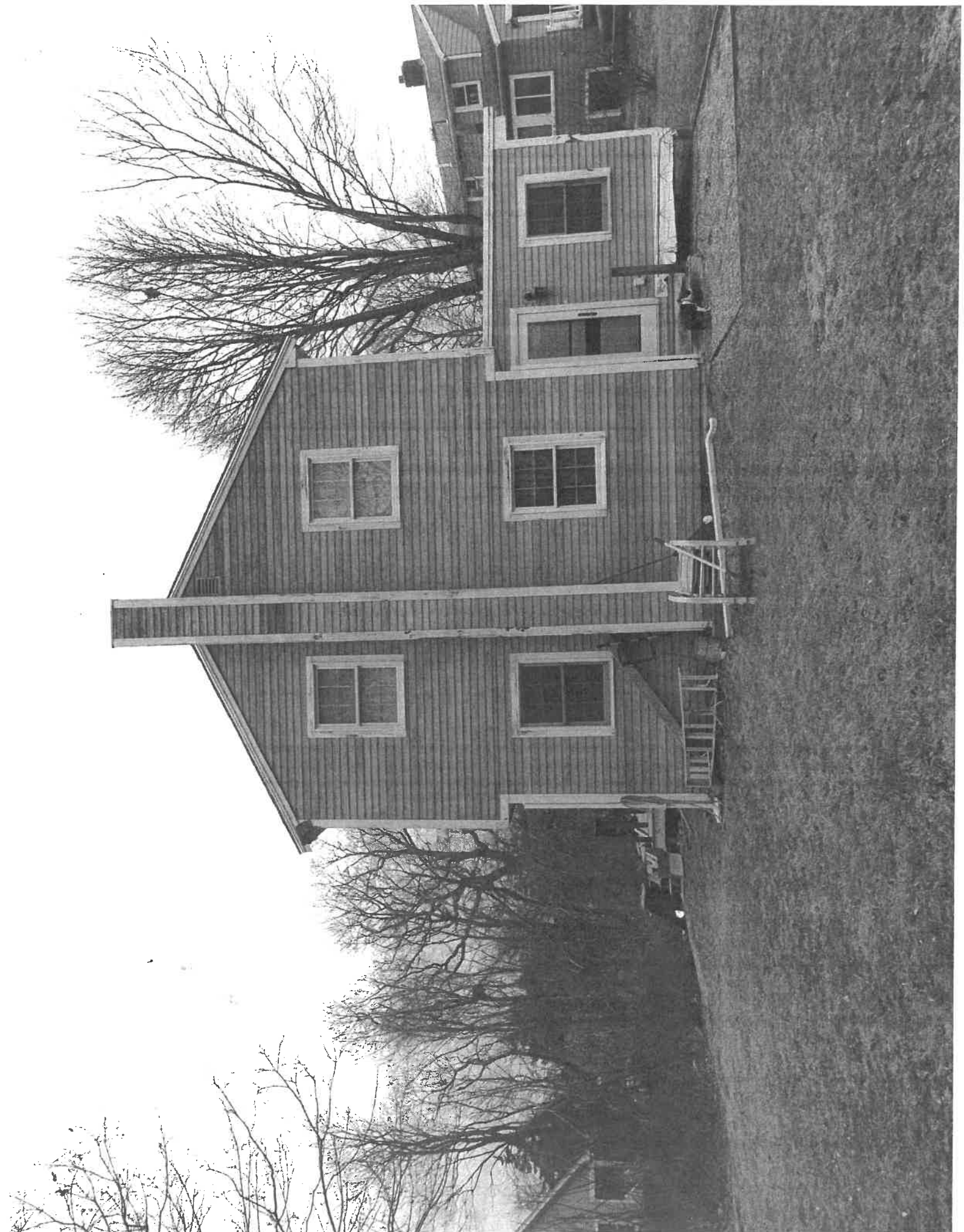












## PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		PARK AVE, HULL

## OWNERSHIP

Owner 1: EVANS BRYAN & DEBORAH

Owner 2:	
Owner 3:	

Street 1: 70 PARK AVENUE
Street 2:

Twn/City:	HULL		
St/Prov:	MA	Cntry:	Own Occ:

Postal: 02045-0000	Type:
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**PREVIOUS OWNER**

**PREVIOUS OWNER**

Owner 1:	KELLEM CYNTHIA B & LAWRENCE -
Owner 2:	-

Street 1:	
Twn/City:	

St/Prov:		Cntry	
Postal:			

**NARRATIVE DESCRIPTION**  
This Parcel contains 12,000 SQ FT of land mainly classified as

## 1 FAMILY with a(n) COLONIAL BU

Having Primarily CLAPBOARD Exterior and ASPHALT SH  
Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 1 3/4 Baths, 6  
Rooms Total, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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## PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	SFC	SING FAM	100	U		
o				t		
n				i		
	Census: 5001			Exmpt		
	Flood Haz: 1					
D				Topo		
s				Street		
t				Traffic		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	La SITE
101	1 FAMILY		12000		SQ FT	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Yard Items		Land Size	Total Value		Legal Description	User Acct
	Building	Value		Land Value	Total Value		
101	203,700		12000.000	213,900	417,600	D461642 C96977 26 SHORE GARDENS	20 060

	LC	
		06-07-2025
		GIS Ref
		98-009

	Total Card	0.275	213,900	417,600	Entered Lot Size	GIS Ref
	203,700					

Total Parcel	Source	Market Adj Cost	Total Value per SQ unit /Card	/Parcel	Total Land	Insp Date
		203,700	0.275	213,900	12000	
				249.76		
					Land Unit Type: SF	

## PREVIOUS ASSESSMENT

Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV		203,700	0	12,000.	213,900	417,600	417,600	Year End Roll	12/17/2019
2020	101	NC		203,700	0	12,000.	213,900	417,600	417,600	Year End Roll	10/18/2019
2019	101	FV		197,700	0	12,000.	204,600	402,300	402,300	Year End Roll	1/15/2019
2018	101	FV		173,600	0	12,000.	204,600	378,200	378,200	Year End Roll	1/9/2018
2017	101	FV		161,600	0	12,000.	186,000	347,600	347,600	Year End Roll	1/5/2017
2016	101	FV		161,600	0	12,000.	186,000	347,600	347,600	Year End Roll	1/12/2016
2015	101	FV		161,600	0	12,000.	158,100	319,700	319,700	Year End Roll	1/8/2015
2014	101	FV		161,600	0	12,000.	158,100	319,700	319,700	year end roll	1/8/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KELLEM CYNTHIA	495-83		4/11/2001	FAMILY	26,000	No	No			
EVANS DANIEL F	484-177		2/17/2000	FAMILY	1	No	No			
	159-160		4/6/1962			No	No			

## TAX DISTRICT

	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
01	FAMILY	26,000	No	No			
00	FAMILY	1	No	No			
02			No	No			

## PAT ACCT

Value	Notes
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## BUILDING PERMITS

Date	Number	Descrpt	Amount	C/O	Last Visit	Fed Code	F. Descrpt	Comment	Date	Result	E
									9/9/2014	MEASURED	40
									3/13/2003	MEAS+INSPCTD	30
									7/24/2000	MEAS+INSPCTD	SA

## ACTIVITY INFORMATION

Date	Result	E
9/9/2014	MEASURED	40'
3/13/2003	MEAS+INSPTD	30'
7/24/2000	MEAS+INSPTD	SAS

Sign:	raised value	Alt Class	% Land	Spec Code	J Fact	Us
	213,900		0			

Total AC/HA: 0.27548	Total SF/SM: 12000.00	Parcel LUC: 101	1 FAMILY	Prime NB Desc	NO WTR INFL
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

Total:	213,900	Sol Credit	Total:	213,900
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mac

2021





DOUCETTE PHILIP J & NANCY J  
19 ROCKLAND HOUSE RD  
HULL, MA 02045-0000

OLEARY JOHN P III  
16 SHORE GARDEN RD  
HULL, MA 02045-0000

PERRY RUTH  
43 FAYETTE STREET  
CAMBRIDGE, MA 02139-0000

MORRISSETTE SCOTT  
99 NANTASKET AVE  
HULL, MA 02045

FORS MARLENE M TRS MMF REALTY  
1315 BROADWAY  
HANOVER, MA 02339-0000

DONAHUE MICHELE M  
31 SHORE GARDEN ROAD  
HULL, MA 02045-0000

LOMBARDI CAMILLE M LIFE EST &  
29 ROCKLAND HOUSE RD  
HULL, MA 02045-0000

JORDAN KATHLEEN M  
12 SHORE GARDEN RD  
HULL, MA 02045

ROMANIA CHRISTINE D  
9 BULOW RD  
HINGHAM, MA 02043

LOMBARDI CAMILLE M  
29 ROCKLAND HOUSE RD  
HULL, MA 02045-0000

ODONNELL ANN M & JOHN M TRS  
59 BOURNE ST  
JAMAICA PLAIN, MA 02130-0000

BERNSTEIN Nanci JAYE TRS  
72 PARK AVE  
HULL, MA 02045

HAGERTY JESSICA M  
111 WESTMINSTER RD  
HULL, MA 02045-0000

KILEY FERDINAND J III & MARINO  
70 QUINCY AVE  
QUINCY, MA 02169

LONDERGAN MATTHEW J  
10 ROCKAWAY AVE  
HULL, MA 02045-0000

MCCARTHY PATRICK M & COURTNEY  
58 PARK AVENUE  
HULL, MA 02045-0000

RYMASZEWSKI PAUL & MARCIA  
10 OLNEY STREET  
HULL, MA 02045-0000

EMANUELLO CHRISTOPHER J SR  
12 ROCKAWAY AVE  
HULL, MA 02045-0000

RESNICK KENNETH J JR & CARI M  
62 PARK AVE  
HULL, MA 02045-0000

TRUGLIA ANTHONY & PHAEDRA  
8 OLNEY STREET  
HULL, MA 02045

DELGUIDICE BERNARD V  
14 ROCKAWAY AVE  
HULL, MA 02045

PELLICANO  
112 ATLANTIC AVENUE  
HULL, MA 02045-0000

CHALIFOUX BRAD J & KRISTEN L  
5 OLNEY STREET  
HULL, MA 02045

FAHEY MEGAN  
17 WYOLA ROAD  
HULL, MA 02045

VAFIDES JOHN  
36 SHORE GARDEN RD  
HULL, MA 02045-0000

VARNERIN PETER J JR  
3 OLNEY STREET  
HULL, MA 02045

SORDELLO DANIEL J & ALETA A  
9 WYOLA ROAD  
HULL, MA 02045-0000

COLE RANDAL W & MESSENGER LORI  
18 SHORE GARDENS RD  
HULL, MA 02045-0000

MORTLAND VICTORIA & JAMES E  
1 OLNEY STREET  
HULL, MA 02045

WARFORD JEANNE E  
7 WYOLA ROAD  
HULL, MA 02045

MCCAMBRIDGE RUTH  
73 PARK AVE  
HULL, MA 02045-0000

COLLINS ELEANOR M LIFE EST  
18 WYOLA ROAD  
HULL, MA 02045-0000

*Daniel  
Bryan Ewans  
96 Spring St  
Hull, MA 02045*

CONNORS KAREN L  
8 RALPH CROSSEN CIR  
HULL, MA 02045-0000

MURPHY PAMELA J  
20 WYOLA RD  
HULL, MA 02045-0000

*Bryan Ewans  
70 Park Ave  
Hull, MA 02045*

BLASIKIEWICZ BONNIE M TRS 10 R  
10 RALPH CROSSEN CIRCLE  
HULL, MA 02045-0000

FLECK PAULA M LIFE EST  
22 WYOLA RD  
HULL, MA 02045-0000

*55*

BUTLER D RIAN  
59 PARK AVENUE  
HULL, MA 02045-0000

BREEN KEVIN P TRS RALPH CROSSE  
65 EDGEWATER RD  
HULL, MA 02045-0000

CASEY TYLER  
61 PARK AVE  
HULL, MA 02045

GEORGES GAIL M & JEFFREY F  
9 RALPH CROSSEN CR  
HULL, MA 02045-0000

KIRK  
63 PARK AVE  
HULL, MA 02045-0000

MARCELLA RONALD F. & SARAH ANN  
55 PARK AVE  
HULL, MA 02045-0000

NPH LLC  
293 NANTASKET AVE  
HULL, MA 02045-0000

BREGOLL JULIE  
9 SHORE GARDENS ROAD  
HULL, MA 02045

GRAVINA KAREN F & LUCAS V  
69 PARK AVE  
HULL, MA 02045

MAHONEY JOSEPH F JR  
17 SHORE GARDENS RD  
HULL, MA 02045

MCDEVITT MICHAEL  
6 WYOLA ROAD  
HULL, MA 02045

CASHMAN MARY P & JOHN J  
21 SHORE GARDEN RD  
HULL, MA 02045

THURSBY VIRGINIA C  
14 WYOLA RD  
HULL, MA 02045-0000

PERRY RUTH  
43 FAYETTE ST  
CAMBRIDGE, MA 02139-0000