

TO BE COMPLETED BY BUILDING COMMISSIONER:

- ◆ Date Building Permit Requested: _____ (if applicable)
- ◆ Date Building Permit Denied: May 4, 2020 (attach letter of denial)
- ◆ Any prior appeals on this property: YES X NO _____ (attach copies of decisions)
- ◆ IF YES, provide date of decision and action taken:

September 20, 1984, Variance Granted to replace existing building.
November 6, 1986, Special Permit Granted to add a sun deck in set back

◆ **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: 6/10/20

Beth Kelly
Building Commissioner, Town of Hull

Hull, MA

7/24/85

I hereby certify
that twenty (20) days
have elapsed and no
appeal has been filed
on this decision.

THE COMMONWEALTH OF MASSACHUSETTS

HULL

City or Town

BOARD OF APPEALS

Date: September 20, 1984

Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of appeals of the City or Town of HULL

hereby certifies that a Variance or ~~Special Permit~~ has been granted

To Mr. Harold Roche

Address 113 Edgewater Road

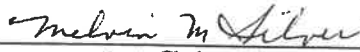
City or Town Hull, MA 02045

affecting the rights of the owner with respect to land or buildings at

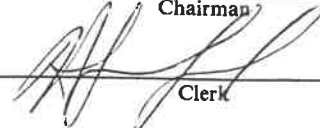
7½ Whitehead Avenue, Hull, MA 02045

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said variance — ~~special permit~~, and that copies of said decision, and of all plans referred to in the decision, have been filed with the planning board and the city or town clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the town or city clerk that twenty days have elapsed after the decision has been filed in the office of the city or town clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.



Chairman



Clerk



Town of Hull



BOARD OF APPEALS

MUNICIPAL BUILDING
HULL, MASSACHUSETTS 02045

DECISION

Decision of the Board of Appeals on the petition of Harold Roche, 113 Edgewater Road, Hull, Massachusetts to the requirements of Article VI, Section 62, Subsection 4 of the Town of Hull Zoning By-laws as they pertain to property located at 7½ Whitehead Avenue, Hull, Massachusetts for a variance to replace existing 20.0' x 22'.6" building that permits to reside and repair original building were issued.

In conformity with the law, the Board mailed seasonable notice of the public hearing to be held on September 13, 1984 to the petitioner and to owners of the property deemed by the Board of Appeals to be affected thereby as they appear in the current records of the Assessing Department, which notice of the hearing was duly advertised in the newspaper in the Town of Hull, Hull-Nantasket Times on August 30, 1984 and September 6, 1984.

After hearing all the evidence at the hearing, viewing the site and posting the public notice for the vote to be taken on September 20, 1984, at the Town Hall of Hull, Massachusetts, the Board of Appeals was unanimous in its decision to grant the variance for replacement of original building 20.0' x 22'.6" for the following reasons:

1. Failure to allow reconstruction would be a hardship as original steps to improve property and increase safety resulted in reconstruction of same to comply with code and safety requirements.
2. Location of dwelling being replaced not more detrimental than original structure as location and foundation size remain the same.
3. No detriment to the town or neighborhood in particular is evident.
4. No objection from abutters given at hearing.

Variance is subject to the following conditions:

1. Compliance with all applicable laws and codes of the Commonwealth and the Town of Hull is required.
2. No increase in size or lot coverage to take place as the reconstruction size to be per plans submitted at hearing showing building to be 20.0' x 22'.6" 1-bedroom (loft) same size and location of original structure.



Town of Hull



BOARD OF APPEALS

MUNICIPAL BUILDING
HULL, MASSACHUSETTS 02045

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3. Off street parking must be provided for both buildings with proper access to same.
4. Use of building be for summer use (May 15th through September 15th) and 2nd floor must comply with Building Commissioners approval and needs.
5. Any appeal to this notice shall be pursuant to Massachusetts General Laws Chapter 40A, Section 17 and shall be filed within twenty (20) days of this notice with the Town Clerk, Hull, Massachusetts.
6. This variance shall not take effect until a copy of the notice bearing the certification of the Town Clerk that twenty (20) days have elapsed and no appeal has been filed or an appeal has been filed and dismissed or denied and is recorded in the Plymouth County Registry of Deeds and evidence of filing is furnished to the Board of Appeals.
7. Work to begin within one (1) year from the date of effect.

Date: September 24, 1984

BOARD OF APPEALS

Melvin M. Silver
Melvin M. Silver, Chairman

Hyman Lofchle
Hyman Lofchle

Stanley MacLeod
Stanley MacLeod

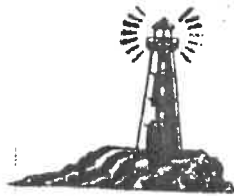
REC'D SEP 3 1985 AT 3-06 PM AND RECORDED

The foregoing is a true copy from the
Plymouth County Registry of Deeds,
Book 6287, Page 252
Attest:

J. D. Sullivan Register



Town of Hull



BOARD OF APPEALS

DECISION

MUNICIPAL BUILDING
HULL, MASSACHUSETTS 02045

Decision of the Board of Appeals on the petition of Kathleen Roche, 199 Pearl Street, Weymouth, Mass. to the requirements of Article VI, Section 62, Subsection 8A of the Town of Hull Zoning By-Laws as they pertain to property located at #7 1/2 Whitehead Avenue, Hull, Massachusetts for a Special Permit to extend non-conforming use by adding a sun deck in set back area.

In conformity with the law, the Board mailed seasonable notice of the public hearing to be held on October 23, 1986 to the petitioner and to owners of the property deemed by the Board of Appeals to be affected thereby as they appear in the current records of the Assessing Department, which notice of the hearing was duly advertised in the newspaper in the Town of Hull, South Shore Chronicle on October 9, 1986 and October 16, 1986.

After hearing all the evidence at the hearing, viewing the site and posting the public notice for the vote to be taken on November 6th, 1986 at the Town Hall of Hull, Massachusetts, the Board of Appeals was unanimous in its decision to grant the special permit for extending the non-conforming use by adding a sun deck in set back area for the following reasons and subject to the following conditions:

1. Change requested for extending non-conforming use by addition of a sun deck would not be substantially more detrimental than present non-conforming use.
2. Open sun deck not to come any closer to set back line than 15'.0.
3. Change would have no impact on town or neighborhood as building approved for summer use in previous decision.
4. Compliance with all applicable laws and codes of the Commonwealth and the Town of Hull is required.
5. Any appeal to this Decision shall be pursuant to Massachusetts General Laws Chapter 40A, Section 17 and shall be filed within twenty (20) days of filing this Decision with the Town Clerk, Hull, Massachusetts.
6. This Special Permit shall not take effect until a copy of the Decision bearing the certification of the Town Clerk that twenty (20) days have elapsed and no appeal has been filed or an appeal has been filed and dismissed or denied and is recorded in the Plymouth County Registry of Deeds and evidence of filing is furnished to the Board of Appeals.

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Town of Hull



BOARD OF APPEALS

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Roche Decision (Continued)

MUNICIPAL BUILDING
HULL, MASSACHUSETTS 02045

7. Work to begin within two (2) years from the date of effect.

Date: November 6, 1986

BOARD OF APPEALS

Melvin M. Silver
Melvin M. Silver, Chairman

Hyman Lofgren
Hyman Lofgren

Stanley MacLeod
Stanley MacLeod