

HULL ZONING BOARD OF APPEALS

Applicant: Dean Doty and James Brown

Property: 1083 Nantasket Avenue

Date: Thursday, February 2, 2012

Time Meeting Began: 8:55 p.m.

Time Meeting Concluded: 9:10 p.m.

Place of Meeting: Hull Municipal Building, Main Meeting Room

Zoning Board Members Present for Hearing:

Alana Swiec, Chair	Sitting	Attending	Absent	Abstain
Dr. Roger Atherton, Clerk	Sitting	Attending	Absent	Abstain
Atty. Mark Einhorn, Member	Sitting	Attending	Absent	Abstain
Jack Baringer, Associate	Sitting	Attending	Absent	Abstain
Phillip Furman, Associate	Sitting	Attending	Absent	Abstain

Others in Attendance:

Hildred Parent, Board Secretary

Karen Morgan, Recording Secretary

Dean Doty, Applicant

General Relief Sought: New Hearing – Pursuant to the Zoning Bylaw, Section 31, Single Family Residence Districts, A, B & C stating “Only one dwelling unit per lot is allowed.” Filed by Dean Doty and James Brown on property 1083 Nantasket Avenue seeking a Special Permit/Variance to perform alterations to the guest house by installing a new door/side front. The existing guest house requires a variance as the main dwelling is within a single family zone, Section 31.

General Discussion:

Ms. Swiec opens the hearing by reading the General Relief Sought to the audience. She asked the applicants if they have ever been to the Zoning Board. The applicant’s answered no and that they are new to Hull. She explains to them that the meeting is being recorded and to speak clearly. She states that the Board did not do an analysis on this. There are certain items the Board needs to move forward and they haven’t received them yet. She said that Mr. Atherton will review what is missing from this application.

Mr. Atherton proceeds to address the applicants by stating that Mr. Lombardo said that in his letter, information was included, but it wasn't. He was going to show them what a plot plan was from the previous hearing. Mr. Doty states that he does have a plot plan with him, and the dimensions about the guest house. He said that when he purchased the property, in which he currently resides, it was purchased a main house and a cabana.

At this point, Mr. Doty comes up to the Board and presents his plans.

Mr. Atherton said that this is what they call the plot plan. He needs to know what the side and front setbacks are, the side setbacks, the square footage end and the rear setbacks. He does a running analysis, he needs all this information for the Board to decide to see if it is in violation, conforms or non-conforms. Ms. Swiec says we need a current stamped planned. Mr. Atherton said that there are a lot of uncertainties when the Board received the applicant's package. Mr. Doty said that he has two separate dwellings and that's where they are violating. Ms. Swiec said that the Zoning Board is all about measurements. Mr. Doty asked for him to proceed, the Board needs to have dimensions. Ms. Swiec says to Mr. Doty that he needs to hire a surveyor and have the plans stamped. Mr. Swiec says that she also needs a property card that you get from the Assessor's Office in which the applicants do not have to pay for. During discussion, it turned out the card was in Mrs. Parent's file, but not yet distributed. Mr. Doty said that there are two buildings on the land with a small shed, not three buildings.

Mr. Atherton said that Mr. Doty called a variance in 1985 to build an 8 x 12 structure and what he thought is that they built a 24 x 24 structure that he thought was a shed. Mr. Doty said that the guest house is approximately 24 x 24. Mr. Atherton said that there is no paperwork to support it. Ms. Swiec said that the Board will continue the hearing. She wants to have a plot plan before conducting a site visit. She said that the applicant will need time for the Applicant to gather the paperwork and secure someone to do the plot plan.

Mr. Doty went on to explain that when we went to the Building Department to get a building permit, Mr. Lombardo learned that the second structure was not a large garage as he thought, but actually a guest house/cabana – which will require a variance to modify.

Action Taken, if any:

Continued to March 15, 2012, 7:30 p.m. for a Decision.

Recorded by Karen Morgan

Approved by Roger Atherton

All actions taken:

All action taken includes not only votes and other formal decisions made at a meeting, but also discussion or consideration of issues for which no vote is taken or final determination is made. Each discussion held at a meeting

must be identified; in most cases this is accomplished by setting forth a summary of each discussion. A verbatim record of discussion is not required.