



Hull Zoning Board of Appeals Minutes

Applicant: Ms. Ann Connors

Property: 128 Atlantic Avenue

Date: September 4, 2014

Time meeting began: 8:20 pm

Time meeting concluded: 8:32 pm

Place of meeting: Hull Town Hall, Main Meeting Room

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

In Attendance: Ms. Ann Connors, Owner and Applicant

General relief sought: Applicant seeks a Special Permit and/or Variance to enlarge rear deck and add stairs pursuant to Hull Zoning Bylaws 61-2f.

General discussion: Ms. Swiec opened the meeting and stated that this is a continuation of an earlier hearing. A site visit on August 23, 2014 was attended by Atherton, Einhorn, and Swiec. She indicated that the site visit was very revealing.

Einhorn pointed out that the lot next door was not shown on the plans. Atherton added that it was not obvious on the plans, but it was on the site visit, that there is a lot of space surrounding the property and the house next to it on the left. Einhorn added that as a result of this large space, any concerns about lot coverage are much less.

Swiec asked for a vote. Atherton said he is completely convinced that the new non-conformity was not more detrimental to the neighborhood than the existing non-conforming structure. He indicated he was concerned about whether the degree of lot coverage issue and the closeness to the neighbor were in harmony with the purpose and intent of the bylaws, as required for a favorable decision? He asked for further discussion to explore substantiation on this aspect.

Einhorn stated that the justification is where the property is located, the non-buildable lot in its rear, and the surrounding empty lots. The lot to the immediate right is buildable, but the owner who lives across the street indicated that his family was not interested in building as they use it for access to a removable deck on the seawall and storage for his lobster fishing equipment and boat trailer. He added that there was a house there, but it was swept away in the storm of 1978.

Einhorn commented that the lot coverage increase is a result of raising the deck to match the raising of the house to meet FEMA flood requirements. Swiec added that the Board should encourage people to raise these flood prone structures, not discourage them. She added that the deck will not be detrimental to the neighborhood, as it will improve the structure and reduce any likely damage from storms and flooding.

Action taken, if any: Swiec made a motion to accept the application for a SP to add a deck and stairs. Einhorn seconded the motion. The vote was unanimous in favor.

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

Recorded by: Roger Atherton

Minutes Approved: _____

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