



## Hull Zoning Board of Appeals Minutes

Applicant: Peter S. Jerome

Property: 154 Cadish Avenue

Date: January 15, 2015

Time meeting began: 7:45 pm

Time meeting concluded: 8:30 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	Sitting	Attending	<b>Absent</b>	Abstain
	Patrick Finn, Associate	Sitting	<b>Attending</b>	Absent	Abstain
	Phillip Furman, Associate	Sitting	<b>Attending</b>	Absent	Abstain
	Jason McCann, Associate	<b>Sitting</b>	Attending	Absent	Abstain

In Attendance: Peter Jerome, Owner  
John Boyd, 4 Sunset Avenue, Builder/Developer  
George Boylen, 150 Cadish Avenue, abutter

**General relief sought:** To expand kitchen and laundry room on to existing side porch; pursuant to Hull Zoning bylaws, Section 61-2.

**General discussion:** Swiec opened the hearing and called on the applicant. Jerome responded that he purchased the home four years ago, although it has been in the family since 1975. It is a summer home that is still unheated. It dates back to the 1800s. He has made improvements – new roof, new siding, and new porch. He intends to make it a non-summer property. The laundry has been on the porch outside the house – washing machine and clothes line. He would like to remodel the house and take a 10 foot section of the porch, enclose it and make it a laundry room, small bathroom, and small pantry.

Atherton pointed out that the proposed construction on the porch is all in the side setback. The two houses are close together (5 feet) and the distance from the lot line is 2.7 feet. There is no further encroachment into the setback. Finn raised the issue of venting from the proposed dryer in this small space as a possible fire hazard. In his experience on the ZBA that might require some kind of special siding materials and venting to meet code. He added that by closing in this area, it could make fire-fighting access more difficult. He suggested consideration of another more open location. Several ideas were proposed, but the proposed is near the kitchen, the preferred location. Atherton asked Boyd if he'd run into anything like this before and whether

special conditions had been imposed. Boyd said he had and the Building department had not. Furman and Swiec agreed it would have to be built to code. Finn expressed concern that ordinarily houses are to be at least 20 feet apart to provide access and these are 5 feet apart, providing little access. Jerome responded that from a visual impact perspective it would be better to remove the clothesline and enclose the washing machine. He sees it as an enhancement and is not more detrimental to the neighborhood. He added the driveway will provide fire-fighting access.

Finn said there were several questions about the dimensions. Atherton explained he had questions about the rear setback, the height, and the parking; but none of these were directly affected by the proposed construction, so were perhaps irrelevant. Swiec asked Boyd if he could get the Board a plan showing all these details, especially the dimensions that are missing from the first-floor plan showing the proposed construction. Swiec added that the Board needs a stamped plan, preferably with the existing and proposed construction. (Atherton showed the applicant an example from the next hearing.) Finn added that most plans show more dimensional detail than the plans presented. Boyd explained that the Building Commissioner had told him that since there was no additional encroachment in the setbacks that these plans were sufficient. The Board disagreed and asked for more detailed plans. McCann added he would like to see the setbacks and parking on the plan. Finn added he would like to see the new stairs shown on the plot plan, as they will be closer to the lot line than the existing.

Swiec stated that the Board could continue the hearing and give the applicant an opportunity to obtain what the Board needs. The Board can then decide whether a site visit is required. Jerome indicated he had flown in from Utah for this hearing, but thought Boyd could represent him at the next meeting. McCann commented that he was concerned about the venting for the dryer and that it would only be 5 feet from the neighbor. He added this is a critical item for him in determining whether the proposed is substantially more detrimental. Furman pointed out that they now sell ventless dryers, so he doesn't think this really matters. Swiec suggested that Boyd should check with the Building Inspector and possibly the electrical and plumbing inspectors to assure the safety of this project. Boyd indicated that he understood.

George Boylen spoke in favor of the project, indicating that the houses in that area are all close together, so there is nothing unusual about this situation. All these houses have been, or are being, similarly renovated and it is improving the neighborhood. He sees what is being proposed as a big improvement. The landscaping obscures much of these details. There is very little visibility of the bump-out that is being proposed from the street. He is confident that the Building Inspector will require the appropriate shingling and will have concerns for safety if it is an issue. He thinks it is an improvement and is confident the Board will see this as an opportunity to improve the neighborhood. Swiec thanked him for his comments.

**Action taken, if any:** The hearing was continued to 7:30 on February 19, 2015.

Recorded by: Roger Atherton

Minutes Approved: \_\_\_\_\_