

Dear Chairman Richardson:

January 21, 2017

The Town of Hull Board of Appeals, Attorney Neil Kane (Chair), Patrick Finn (Clerk), Andrew Corson, and Associate Members Attorney Richard Hennessey, Dr. Scott Grenquist, and Corina Harper respectfully submit the following summary/report for 2016:

On January 21, 2016 The Board of Appeals was reorganized. Attorney Neil Kane was elected Chair, and Patrick Finn was elected Clerk.

During 2016, the Board of Appeals received fourteen(14) applications from Hull property owners requesting zoning relief. The Hull ZBA voted unanimously to grant zoning relief in all fourteen cases.

All approved minutes are on file with the Community Development and Planning Office. Former member Donna Bergamo wrote the first decision for 540 Nantasket Ave. Subsequently, as Clerk, I wrote the following thirteen decisions, which are also on file with the Community Development and Planning Office:

- **Feb:** 540 Nantasket Ave. VARIANCE re-establish Mixed-Use Business- Residential (Surf School).
- **March:** 225 Nantasket Ave. VARIANCE for Mixed-Use Business-Residential.
- **April:** 37 Beach Ave. SPECIAL PERMIT for deck-addition.
- **April:** 25 Hillside Rd. SPECIAL PERMIT for deck-addition.
- **June:** 172 Atlantic Ave. SPECIAL PERMIT for pre-existing, nonconforming height issue.
- **June:** 112 Atlantic Ave. VARIANCE/SP to rebuild home on pilings for F.E.M.A. floodproofing.
- **July:** *82 Atlantic Ave. SPECIAL PERMIT to rebuild home on pilings for F.E.M.A. floodproofing.*
- ***Decision to grant zoning relief for 82 Atlantic has been appealed by owner of 80 Atlantic**
- **July:** 3 Vautrinot Ave. SPECIAL PERMIT first floor addition.
- **July:** 54 Holbrook Ave. SPECIAL PERMIT first floor addition.
- **September:** 22 Channel St. SPECIAL PERMIT to rebuild home on pilings for floodproofing.
- **September:** 822 Nantasket Ave. VARIANCE re-establish Mixed-Use Business- Residential.
- **October:** 100 Clifton Ave. SPECIAL PERMIT first floor addition.
- **October:** 110 Cadish Ave. SPECIAL PERMIT first floor addition.
- **November:** 11 Rockland Circle VARIANCE/SP to raze commercial building and rebuild two-family residential structure.

So far this year, we have received two applications from two Hull property owners requesting zoning relief. The Hull ZBA voted unanimously to grant zoning relief in both cases.

We also received one application for an appeal of the Building Commissioner's Decision. The ZBA denied the applicant's appeal and agreed with the Building Commissioner. I am currently writing the decision.

- **JANUARY 2017:** 3 "M" St. SPECIAL PERMIT first floor addition.
23 Beach Ave. SPECIAL PERMIT first floor addition.

BEST REGARDS, ZBA CLERK