



# HULL ZONING BOARD OF APPEALS

253 Atlantic Avenue

Hull, MA 02045

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**March 14, 2018**

To Chairman Richardson,

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 Annual Report for January thru December 2017:

On March 7, 2017 The Board of Appeals was reorganized. Attorney Neil Kane was elected Chair, and Patrick Finn was elected Clerk.

During 2017, the Board of Appeals received twenty-six (26) applications from Hull property owners requesting zoning relief. The Hull ZBA voted unanimously to grant zoning relief in 25 cases whose hearings have been completed. As Clerk, I wrote 25 decisions, which are on file with the Building Department, Community Development and Planning Office, and Town Clerk. All approved minutes are on posted online. Applications go as follows:

- **January:** 3 "M" St. SPECIAL PERMIT first floor addition.
- **January:** 23 Beach Ave. SPECIAL PERMIT first floor addition.
- **March:** 3 Vautrinot Ave. SPECIAL PERMIT for porch extension.
- **March:** 333 Beach Ave. SPECIAL PERMIT for porch-addition.
- **March:** 10 Cadish Ave. SPECIAL PERMIT for reconstruction of single family dwelling.
- **April-June:** 6 A St. SPECIAL PERMIT to continue current use as an auto body shop and to expand existing auto body shop into additional bays.
- **April:** 269 Nantasket Ave. SPECIAL PERMIT to construct all season patio with the same front setback (0') as the existing restaurant.
- **April:** 58 Edgewater Rd. SPECIAL PERMIT to make revisions to the previously permitted plans to remove an existing roof and 2nd floor walls and reconstruct the 2nd floor and raise height to use attic for an additional room.
- **May:** 34 Pt Allerton Ave. SPECIAL PERMIT to enclose existing rear porch for added living area, construct deck with garage beneath, and widen existing side porch.
- **June:** 190 Samoset Ave. SPECIAL PERMIT to make revisions to enclose a section of the existing farmer's porch. The proposed room would create a new living area in the side setback.
- **June:** 62 Holbrook Ave. SPECIAL PERMIT to raze existing single family residence and erect new single family resident with a two car garage.
- **June:** 52 Salisbury St. SPECIAL PERMIT to continue to operate a Bed & Breakfast.
- **July-August:** 1 Old Colony Rd. SPECIAL PERMIT/VARIANCE to remodel and expand residence. The proposed lot coverage would increase from 29.1% to 32.4%
- **July:** 52 Salisbury St. SPECIAL PERMIT to transfer the existing bed and breakfast license.
- **August:** 4 Bay Street, Unit A0 SPECIAL PERMIT/VARIANCE to convert existing first floor office space into a residential unit.



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- **August:** 157 Kingsley Rd. SPECIAL PERMIT to construct new garage addition to weather tight conditions and construct new porch. The proposed/existing rear setbacks for the rear porch and garage addition are less than required
- **August:** 171 Spring St. SPECIAL PERMIT to construct 16' x 20' deck off the rear of house.
- **August:** 246 Nantasket Rd. SPECIAL PERMIT to replace existing 245 square foot deck with a new 264 square foot deck.
- **August-September:** 144 Samoset Ave. SPECIAL PERMIT to construct addition to rear of home and a new front porch.
- **September:** 246 Nantasket Rd. SPECIAL PERMIT to replace existing 245 sq. ft. deck with a new 264 sq. ft. deck
- **October:** 112 Atlantic Ave. SPECIAL PERMIT to extend back deck an additional 4'.
- **October-November:** 238 Nantasket Rd. SPECIAL PERMIT to construct an addition in the back of the house.
- **September-October:** 20 Park Ave. SPECIAL PERMIT/VARIANCE to build a single family home.
- **November-ongoing:** 121 Bay St SPECIAL PERMIT/VARIANCE to construct a new two-family home, each side with four bedrooms and 4 ½ baths. Hearing is still in progress.
- **December:** 51 Main St SPECIAL PERMIT/VARIANCE to construct a 1½ story two-car garage with porch connecting to existing structure; install pergola at side entrance. Project was approved; the decision has not yet been drafted.

The Board of Appeals also reviewed an application for 17 Rockland Circle. The Applicant sought a variance to change interior commercial use to single-family residential dwelling. On 4/18/17 the Board voted unanimously to accept the request of the applicant at 17 Rockland Circle, Maryanne Boothroyd, at the request made by Attorney Brodsky, to withdraw without prejudice their application for a variance because within our discretion we can waive that portion of our rules because it is a nonstatutory provision of Article 3.

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.

- **January:** \*12 Lynn Ave. We also received one application for an appeal of the Building Commissioner's Decision. The ZBA denied the petitioners appeal and agreed with the Building Commissioner regarding property located at 296 Newport Road (alleged business use of property in a residential district). No violation notice issued. **\*The ZBA's Decision to uphold Building Commissioner is being appealed by the owner/s of 12 Lynn Ave.**

Respectfully submitted,

**Patrick Finn,  
ZBA Clerk**