

HULL BOARD OF APPEALS
AGENDA
August 16, 2012

The Hull Board of Appeals will hold a meeting at the Hull Municipal Building, 253 Atlantic Avenue on August 16, 2012 at 7:30pm for the following

New Hearing

7:30 pm -The applicant is seeking a Special Permit /variance under Section 61, Non-conforming Uses para. 61-2, subpara f, Pre-existing Structures, filed by Peter Bickford on behalf of Christie Smith, Owner, 1048 Nantasket Ave. seeking to add 2nd floor and 2 decks according to plan dated 5/9/12. Existing and proposed front and rear setbacks are less than required; existing and proposed side setbacks are compliant; existing lot coverage (32.1%) and proposed lot coverage(43.2%) exceed allowable (30%); (Note It appears an existing landing & stairs on town land will be removed.)

Continued Hearing

(Is to be re-continued without action at 8:00 pm September 20, 2012 at the Request of the Attorney for the Temple and Youth Center)

8:00 pm An appeal of the Building Commissioner's decision filed by Charles Schaffer of 121 Beach Avenue in regard to summertime parking for a fee at the **Temple Beth Sholom and The Hull Youth Center** during the years it was zoned as a business use. The Building Commissioner states it is a recognized principle under the zoning law that a use lawfully begun does not become unlawful, even if the use would not be permitted under a subsequent zoning change. The use is called a "legal pre-existing non-conforming use that is grandfathered. The current use - parking for a fee - is permitted under the zoning laws subject to reasonable public safety and licensing regulations.

ALL WRITTENN COMMENTS MUST BE NOTARIZED PRIOR TO SUBMISSION TO THE Board

Hearings may be held at a later hour but not earlier than posted.

Other matters may be discussed, or written decisions approved and signed. And minutes adopted, if any.

Alana Swiec, Chairman