



MEETING NOTICE POSTING & AGENDA

TOWN CLERK'S STAMP

TOWN OF HULL

Pursuant to MGL Chapter 30A, § 18-25 all Meeting Notices must be filed and time stamped in the Town Clerk's Office and posted at least **48 hours prior to the meeting** (excluding Saturdays, Sundays and Holidays). Please be mindful of the Town Clerk's business hours of operation and make the necessary arrangements to ensure this Notice is received and stamped in by the Town Clerk's Office and posted by at least **30 minutes** prior to the close of business on the day of filing.

Board or Committee	Zoning Board of Appeals
Date & Time of Meeting	Tuesday, July 17, 2018 at 7:30 P.M.
Meeting Location Full Address	TOWN HALL – 253 ATLANTIC AVENUE, HULL, MA 02045
Requested By:	Sarah Clarren, ZBA Administrative Assistant

REVISED AGENDA

7:30 Call to order

7:35 p.m. Continuation of a Public Hearing on an application filed by **Beatrice Bergstrom** regarding property at **121 Bay Street**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: construct new 2 family home, each side with 4 bedrooms and 4 ½ baths, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures; Non-Conforming Uses. Building will replace previous 3 family unit. Proposed rear setback does not comply; proposed front setback (13.0') may be waived.

The applicant requested a continuance to 8/7/2018 at a time TBD

7:40 p.m. Continuation of a Public Hearing on an application filed by **Matthias Braeu** regarding property at **811 Nantasket Avenue**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: turn mixed use property into a multiuse property, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures; Non-Conforming Uses. The existing mixed use building – 2 apartments/office/commercial space—is located in a Business zone and is conforming. The existing use was established by a special permit in 1982. Converting office space to a residential unit may require amending special permit and/or variance for change of use to multi-family from mixed use. Multi-family use is non-conforming in a business zone. Existing parking appears to be adequate for proposed use.

7:50 p.m. Continuation of a Public Hearing on an application filed by **Nicholas Orem, Jr. and Laura Scott** regarding property at **101 Highland Avenue**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: finish space above garage, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures. The proposed project appears to create a separate additional dwelling unit in a single family zone, which violates Article III, section 31.1 of the Zoning Bylaws.

The applicant requested a continuance to 8/7/2018 at a time TBD

Continued on the next page

8:00 p.m. Continuation of a Public Hearing on an application filed by **Bhavesh Patel** regarding property at **22 Sagamore Terrace**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: construct deck, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures. Existing side setback (4.9') is less than required and the proposed side setback (4.8') is less than required.

Note: although this agenda item is labeled as a 'continuance,' no discussion occurred during the 6/19 hearing as the abutter notification mailing had not been sent out in a timely manner.

8:10 Continuation of a Public Hearing on an application filed by **Frank Muccini** regarding property at **12 Maple Lane**, Hull, MA, which according to the application seeks to:

To appeal the decision of the Building Commissioner to issue a permit to construct a new home at 12 Maple Lane.

The applicant requested a continuance to 8/7/2018 at a time TBD

8:20 p.m. Opening of a Public Hearing on an application filed by **Joanne and Alan Marks** regarding property at **101 Rockaway Avenue**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: demolish existing stair and landing and construct a new deck and stairs, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures. Proposed/Existing setback is less than required.

8:30 p.m. Opening of a Public Hearing on an application filed by **Giselle Stilphen** regarding property at **685 Nantasket Avenue**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: remove non structural wall, add two doors to convert existing commercial space into additional living area. The existing mixed use building (2 apartments and commercial space) is located in a Business Zone; the proposed conversion of existing commercial space to a third residential unit requires a Special Permit and/or Variance.

Administrative Business

Correspondence

Minutes

All written comments must be notarized prior to submission.

Copies of said applications, with additional details, are available for public inspection at the Town Clerk's Office and Building Department, all at the Hull Municipal building during normal office hours.

Other business matters may be discussed, or approved decisions signed and minutes adopted.

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