



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, November 20, 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

7:30 p.m. Call to order

7:35 p.m. Opening of a Public Hearing on an application filed by **Julie & Michael Lyons** regarding property at **12 Eastern Avenue**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: construct deck and outdoor shower off rear of the home, as per plans, pursuant to the Hull Zoning By-Laws, Chapter 40-A, Sec. 61, Pre-existing structures; Non-Conforming Uses. Proposed/Existing setback is less than required.

7:45 p.m. Opening of a Public Hearing on an application filed by **Kim & Bob Greaves** regarding property at **22 Sunset Avenue**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: raise house, new foundation, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures; Non-Conforming Uses. Existing height is 33.9' and the proposed is 35.9'. This exceeds the maximum height limit of 35'.

7:55 p.m. Opening of a Public Hearing on an application filed by **Derek Lowell** regarding property at **911 Nantasket Avenue**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: rebuild garage, as per plans, pursuant to the Hull Zoning By-Laws, Chapter 40-A, Sec. 61, Pre-existing structures; Non-Conforming Uses. Proposed/Existing side and rear setbacks are less than required.

8:05 p.m. Opening of a Public Hearing on an application filed by **Rose Marie Carle** regarding property at **187 Atlantic Avenue**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: construct a single family home, as per plans and operate as a Bed and Breakfast, in a Business Zone.

8:15 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.

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Hearing times are approximate. The listings of items are those reasonably anticipated by the Chair which may be discussed. Not all items listed may in fact be discussed and other items not listed may also be discussed to the extent permitted by law

8:20 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.

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.