



MEETING NOTICE POSTING

& AGENDA

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.

TOWN CLERK'S STAMP

Board or Committee	Zoning Board of Appeals
Date & Time of Meeting	Tuesday, January 15, 2019 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. 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.

7:40 p.m. Opening of a Public Hearing on an application filed by **Leif S. and Christa O'Leary** regarding property at **353 Beach Avenue**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: elevate structure and reconfigure/extend front and rear deck; enclose two porch areas, as per plans. Pursuant to the Hull Zoning-Bylaws, Chapter 40-A, Sec. 61, Pre-existing structures; Non-Conforming Uses. Proposed elevation exceeds the maximum allowed height and the proposed and existing side setbacks are less than required. Existing/proposed lot coverage is over 30%; existing lot coverage is 35.3% and proposed is 37.7%.

7:50 Opening of a Public Hearing on an application filed by **Steven Faber** regarding property at **185 / 185A Samoset Avenue**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: For 185 Samoset Avenue: remove portion of covered porch, side kitchen expansion/addition, exterior deck modifications, new rear addition, new 2nd floor room over existing footprint. Existing and proposed lot coverage is more than the 30% allowed. For 185A Samoset Avenue: reconstruct as (2) car garage with guesthouse above. Existing side and rear setbacks are less than required, existing and proposed lot coverage is more than the 30% allowed.

8:00 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.

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Administrative Business

Correspondence

Minutes

Administrative Modification to 12 Eastern Ave Permit (issued on 12/10/2018)

Additional Business

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.