



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.

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| Board or Committee | Zoning Board of Appeals |
| Date & Time of Meeting | Tuesday, February 5, 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. Opening of a Public Hearing on an application filed by **Alysha Perry** regarding property at **133A Manomet Avenue**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: renovated and add two additions, as per plans. Pursuant to the Hull Zoning-Bylaws, Chapter 40-A, Sec. 61, Pre-existing structures; Non-Conforming Uses. Proposed and existing side and rear setbacks are less than required.

7:45 p.m. Continuation 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%.

7:55 Continuation 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.

Administrative Business

Correspondence

Minutes

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.

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