

# Hull Zoning Board of Appeals

## Minutes

August 21, 2018

The August 21, 2018 meeting of the Board of Appeals was held at 7:30 p.m. at the Hull Municipal Building, 253 Atlantic Ave., Hull, Massachusetts.

**Members present:** Neil Kane, Chair  
Patrick Finn, Clerk  
Richard Hennessey, Associate

**Members absent:** Scott Grenquist, Associate  
Corina Harper, Associate

**Also present:** Sarah Clarren, Administrator

### Public Hearing: 101 Highland Avenue (Continuation)

**Applicants:** Nicholas Orem, Jr. and Laura Scott

**General relief sought:** 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.

**Sitting:** Kane, Finn, Corson

#### Summary of discussion:

Finn noted that the applicant is working with the building department to bring the project into conformation with the zoning bylaw and therefore requests a continuance.

**Action Taken:** On a motion by Finn, seconded by Hennessey, the board voted unanimously to continue this to September 4, Tuesday, at 7:35 p.m.

### Public Hearing: 811 Nantasket Avenue (Continuation)

**Applicant:** Matthias Braeu

**General relief sought:** 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.

**Sitting:** Kane, Finn, Corson, Hennessey

#### Summary of discussion:

Finn said that the applicant is working with the building department to revise the project and has therefore requested a continuance.

**Action Taken:** On a motion by Finn, seconded by Hennessey, the board voted unanimously to continue this to September 4 at 7:40 p.m.

### **Public Hearing: 685 Nantasket Avenue (Continuation)**

**Applicant:** Giselle Stilphen

**General relief sought:** To Apply for a Special Permit/Variance to remove nonstructural 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.

**Sitting:** Kane, Finn, Corson

#### **Summary of discussion:**

Finn stated that the applicant sent an email stating that she would like a continuance, as she does not have some of the paperwork she needs.

**Action taken:** On a motion by Finn, seconded by Hennessey, the board voted unanimously to continue this to September 4 at 7:45 p.m.

### **Public Hearing: 20 Merrill Road(Continuation)**

**Applicant:** David Bishop

**General relief sought:** To Apply for a Special Permit/Variance to: replace and extend historical porches, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures; Non-Conforming Uses. Existing (2.2') and Proposed (2.2') side setback is less than required.

**Sitting:** Finn, Hennessey, Grenquist

#### **Summary of discussion:**

Finn stated that the applicant has requested a continuance, which was granted by the board.

**Action taken:** On a motion by Finn, seconded by Hennessey, the board voted unanimously to continue 20 Merrill Road to September 4 at 7:55 p.m.

The meeting was adjourned at 8:00 p.m. on a motion by Finn, seconded by Hennessey. The board's next meeting will be on September 4, 2018.

**Recorded by Catherine Goldhammer**

**Minutes Approved:** 

*All actions taken: All action taken includes not only votes and other formal decisions made at a meeting, but also discussion or consideration of issues for which no vote is taken or final determination is made. Each discussion held at the meeting must be identified; in most cases this is accomplished by setting forth a summary of each discussion. A verbatim record of discussions is not required.*