

HULL ZONING BOARD OF APPEALS

Applicant: Karen McDonough

Property: 10 G Street

Date: Thursday, February 6, 2014

Time Meeting Began: 7:57 p.m.

Time Meeting Concluded: 8:06 p.m.

Place of Meeting: Hull Municipal Building, Main Meeting Room

Zoning Board Members Present for Hearing:

Alana Swiec, Chair	Sitting	Attending	Absent	Abstain
Dr. Roger Atherton, Clerk	Sitting	Attending	Absent	Abstain
Atty. Mark Einhorn, Member	Sitting	Attending	Absent	Abstain
Phillip Furman, Associate	Sitting	Attending	Absent	Abstain
Jason McCann, Associate	Sitting	Attending	Absent	Abstain
Patrick Finn, Associate	Sitting	Attending	Absent	Abstain

Others in Attendance:

Karen McDonough, Applicant

Mr. McDonough, Applicant's Spouse

Tony DeSalvo, Of Champion Builders

Karen Morgan, Recording Secretary

General Relief Sought: Continuation – of a Public Hearing on an application filed by Karen McDonough regarding property at 10 G Street, Hull, MA which according to the application seeks: To apply for a Special Permit to Construct a 12' x 12' Sunroom Addition.

General Discussion:

Ms. Swiec – We did go on a site visit; are you there any questions or comments as a result of this site visit?

Mr. Atherton – What was the final decision about the shed?

Ms. Swiec – We did recognize that the property owners/applicants did acknowledge that there is an overly large and inappropriately placed shed on the property. We mentioned the possibility of it being removed and the applicants have agreed to do so. Are you going to remove the shed?

Ms. McDonough – Yes.

Mr. McCann – Is the shed part of your lot coverage calculation?

Mr. Atherton – Yes. It still means that it being net inquiries from 31 to 33 % instead of 35%, it isn't quite the same area as the plot, 12' x 12'. The shed is 8' x 10' and the net is still an increase, but it much less than it would be if they had both.

Ms. Swiec – Even though it's in the back, it does not make that piece of property as being out of character with the neighborhood as what we did see. All the houses on both sides had done the same thing with some variation in decking.

Mr. McCann – Have you discussed that extension with the neighbor?

Ms. McDonough – They are never around, we never had the opportunity. We all get along fine and I don't see that being an issue at all.

Mr. Atherton – And they are not here.

Ms. McDonough – Regarding the shed, can we wait for the sunroom to be in place, so we have somewhere to put stuff in transition?

Mr. Atherton – Just as long as it's gone when the project is completed.

Mr. Finn – That is Peter's call when he does the final inspection.

Motion: Mr. McCann made a motion to approve the sunroom addition as requested in the permit with the condition that at the time of the final inspection of the Building Inspector that the shed be removed.

Member	Motion	Second	For	Against
Alana Swiec, Chair			X	
Dr. Roger Atherton, Clerk		X	X	
Atty. Mark Einhorn, Member				
Phillip Furman, Associate				
Jason McCann, Associate	X		X	
Patrick Finn, Associate				

Action Taken, if any:

Mr. McCann will write the decision

Recorded by Karen Morgan

Approved by Roger Atherton
