



## Hull Zoning Board of Appeals Minutes

Applicant: **William and Ann Bradford**

Property: **4 Q Street**

Date: 5/1/2014

Time meeting began: 8:12 pm

Time meeting concluded: 8:36 pm

Place of meeting: Hull Town Hall, Main Meeting Room

Members present:	Alana Swiec, Chair	<b>Sitting</b>	Attending	Absent	Abstain
	Roger Atherton, Clerk	<b>Sitting</b>	Attending	Absent	Abstain
	Mark Einhorn, Member	Sitting	<b>Attending</b>	Absent	Abstain
	Patrick Finn, Associate	Sitting	<b>Attending</b>	Absent	Abstain
	Phillip Furman, Associate	Sitting	Attending	<b>Absent</b>	Abstain
	Jason McCann, Associate	<b>Sitting</b>	Attending	Absent	Abstain

In Attendance: Emily Hardej, Board Secretary  
David Ray, 46 Edgewater, Nantasket Survey Engineering  
John Boyd, 4 Sunset Avenue, Contractor  
William Bradford, Owner and Applicant

**General relief sought:** To apply for a Special Permit to convert existing porch roof to add second floor deck, pursuant to Hull Zoning Bylaws, Section 61-2f.

**General discussion:** Ms. Swiec opened the second hearing and noted that several neighbors at the first hearing that are not here tonight. Mr. Bradford indicated that it was a brilliant suggestion by Ms. Swiec that he and Mr. Howard, the abutter talk after the first hearing in the hallway. As a result he redid the plans and sent them to Mr. Howard who has agreed to the changes and has sent a notarized letter to the board stating his approval. Mr. Bradford described the change as a shortening of the deck from 23' to 15' and replacing the 8' with a 4' walkway to the deck, a reduction of 48 sq. ft.

Mr. McCann asked about the land swap and Mr. Bradford explained that is still being worked on and why he had Mr. Ray show both on the plot plans. Ms. Swiec asked the Board if a site visit was needed and the consensus was that none was needed.

Mr. Ray pointed out that the construction was entirely within the footprint. He added that the height was increasing which is a continuance of an existing non-conformity. Dr. Atherton asked whether the porch was part of the footprint and Mr. Ray responded that anything that counts for lot coverage is part of the footprint. Dr. Atherton quoted from the bylaw that stated that eaves, decks, and porches are not considered part of the footprint (61-2f (i)). Mr. Howard explained that the Board is being asked to approve the deck over the porch only, as Mr. Lombardo has approved the extension because he thought that was in the footprint. Mr. Ray added that is the area where the lot line pulls away and provides added setback.

Opposition: None.

Action taken, if any: Mr. McCann made a motion to approve the applicant's request for a Special Permit to approve conversion of an existing porch to add a second floor deck according to Bylaw 61-2f per the amended plan dated April 9, 2014 submitted to and approved by the Board. The motion was seconded by Dr. Atherton.

Was final vote taken?	<b>Yes</b>	No	
Final Vote:	Alana Swiec	<b>Yes</b>	No
	Roger Atherton	<b>Yes</b>	No
	Jason McCann	<b>Yes</b>	No

Recorded by: Roger Atherton

Minutes Approved: \_\_\_\_\_