



Hull Zoning Board of Appeals Minutes

Applicant: Andrew Levin and Jane Roth

Property: 190 Spring Street

Date: 1-15-2015

Time meeting began: 8:35 pm

Time meeting concluded: 8:45 pm

Place of meeting: Hull Town Hall, Main Meeting Room

Members present:	Alana Swiec, Chair	Sitting	Attending	Absent	Abstain
	Roger Atherton, Clerk	Sitting	Attending	Absent	Abstain
	Mark Einhorm, Member	Sitting	Attending	Absent	Abstain
	Patrick Finn, Associate	Sitting	Attending	Absent	Abstain
	Phillip Furman, Associate	Sitting	Attending	Absent	Abstain
	Jason McCann, Associate	Sitting	Attending	Absent	Abstain

In Attendance: Andrew Levin, Applicant and Owner
Jane Roth, Applicant and Owner
Don Ritz, Architect

General relief sought: Applicants seek a Special permit to construct a 12 foot by 20 foot screened-in porch, with deck on roof; pursuant to Hull Zoning Bylaws, Section 61-2.

General discussion: Swiec opened the hearing and called on the applicants. Ritz, their architect, responded. He explained this appeal is for a Special Permit to construct a one-story screened-in porch with a balcony deck over it. He added that the reason they need to go into the setback area is that they would like to have a six foot opening into the house from the porch to connect it to the kitchen and make it part of the house. To comply with the setback requirement would allow only a three foot door which would hinder the use of the proposed porch. They are proposing to extend it a few feet into the setback to give a decent-sized porch. They believe it is a very minor intrusion. It is a very large lot and the neighboring houses are quite far apart. There are no issues of blocking any views.

Atherton asked where the parking was and Lewin responded it is all street parking. Ritz added it is pre-zoning, so none is required on the property. Finn pointed out that it is a flood prone zone and so on-site parking would require Conservation approval. Atherton agreed parking was not an issue, he was curious as it was not shown. He then asked about the shed which appears on the plan to be right on the lot line. Bylaws require it to be 3 feet from the lot line. Levin responded

he planned to work on that either this year or next as it needs to be replaced. Finn commented that this is a zoning enforcement issue, not zoning relief.

McCann asked about the height. Ritz responded that the drawing is to scale. He estimated from the plan that it is about 14 feet to the top of the railing, well within zoning. There is already an existing balcony and the railings will be lined up with that. Finn pointed out that the proposed porch is 12 feet wide and is going roughly 6 to 7 feet into the 20 foot setback.

Action taken, if any: Atherton stated he thought a site visit was unnecessary. He made a motion to approve the request for zoning relief as specified in the application. Furman seconded the motion. McCann suggested that the motion should be amended to include, in addition, that the proposed changes will not be more detrimental to the neighborhood than the existing non-conformities. Atherton and Furman agreed to this addition to the motion. The motion passed unanimously

Was final vote taken?	Yes	No	
Final Vote:	Alana Swiec	Yes	No
	Roger Atherton	Yes	No
	Phil Furman	Yes	No

Recorded by: Roger Atherton

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.