

# Town of Scituate

ZONING BOARD OF APPEALS

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Decision of the Scituate Zoning Board of Appeals on the application of Neil Greco of 319 Central Avenue, Scituate, Massachusetts for a finding under MGL 40A § 6 and a special permit to allow alteration, reconstruction and addition to his residence located at 319 Central Avenue, Scituate, Massachusetts.

The application was received, advertised and a public hearing was duly held on April 20, 2011 with the following members of the Zoning Board of Appeals hearing the application:

Brian B. Sullivan  
Sara J. Trezise

The property that is the subject matter of this application is located in the R-3 Residential District. The property does not lie in the Town of Scituate Flood Plain.

At the time of the application, title to the premises was in the name of the Applicant Mr. Neil J. Greco by way of a deed recorded with the Plymouth County Registry of Deeds in Book 492 Page 16.

The Applicant requested a finding under Section 6 to allow him to construct an 8 ft. x 7 ft. addition to his existing dwelling where an open deck/ porch currently exists. The proposed addition would run at an angle, the nearest point being within the set back and the farthest point lying approximately 2 ft. within the 8 ft. side yard setback.

As only two member of the Board were present, the Board invoked the Rule of Necessity and proceeded to act upon the application.

Given the size of the dwelling and the proposed addition, it was determined that the proposed addition and use will not be substantially more detrimental to the neighborhood of 319 Central Ave., Scituate than the existing nonconforming structure or use, and that the proposed use will not be substantially different in character or more detrimental or injurious to persons, property or improvements in the vicinity

For the foregoing reasons, the Board unanimously voted to GRANT the Applicants' request for a finding under MGL Chapter 40A § 6 and for a Special Permit to allow the construction of the addition as proposed and as described on the plans submitted with the application, dated December 14, 2010 and drawn by Grady Consulting, LLC.

ZONING BOARD OF APPEALS



Brian B. Sullivan



Sara J. Trezise

Filed with the Town Clerk on: August 16, 2011

This Special Permit will not become effective until such time as an attested copy of this decision has been filed with the Plymouth County Registry of Deeds after the appeal period of twenty (20) days.

Appeal of any decision of the Zoning Board of Appeals may be made pursuant to M.G.L. Chapter 40A, Section 17, and shall be filed in a court of competent jurisdiction. Proof of that filing shall be provided to the Town Clerk within twenty (20) days of the date of the filing of the decision with the Town Clerk.