

# Town of Scituate

## ZONING BOARD OF APPEALS

600 CHIEF JUSTICE CUSHING WAY  
SCITUATE, MASSACHUSETTS 02066  
(781) 545-8716



Decision of the Scituate Zoning Board of Appeals on the application of Cookie Realty Trust of 7 Gannett Road, Scituate, MA for relief under M.G.L. 40A, section 6 and section 1020 of Zoning Bylaw for the dwelling located at 7 Gannett Road, Scituate.

The application was received, advertised and a public hearing was duly held on July 15, 2010 with the following members of the Zoning Board of Appeals hearing the application:

Brian Sullivan, Acting Chairman  
Sara Trezise  
Edward Tibbetts

The applicant owns the property known and as 7 Gannett Road, Scituate, MA pursuant to a deed recorded at the Plymouth County Registry of Deeds at Book 15621 and Page 31. The Applicant was represented at the meeting by Richard Cullen, Trustee of the Cookie Realty Trust. The parcel consists of 7,749 square feet of land and is improved by a single family home. The home was constructed in 1940 thus predates the adoption of the zoning bylaw in Scituate. The lot is nonconforming as to square footage, lot width and frontage (there is no legal frontage). The dwelling is non-conforming as to setbacks on the sidelines on the South and West. Looking at the house, the front of the house (West) sits 7.6 (seven point six) feet from the side lot line, and the right side of the house (South) sits 7 (seven) feet from the side line.

The applicant proposed to construct an addition to the existing West and South side of the structure. The proposed would enclose an existing roofed porch and extend toward the Southerly lot line. A new Juliette balcony would be roofed.

Several abutters were present and viewed the applicant's plans. As a result of the concerns of the Board and the neighbors the Applicant agreed to amend his application to pull back the extension on the Westerly side to the current 7.6 feet and keep open the proposed cantilever Juliette balcony. The proposed second story addition on the South side was satisfactory to the Board.

Based on the applicant's modification of his plans, and changes to the relief sought, as proposed by the applicant, the Board unanimously voted to grant the relief sought under 40A, section 6 and Find the proposed will not be more substantially detrimental to the neighborhood than the current pre-existing, non-conformities at the locus.

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ZONING BOARD OF APPEALS



Brian Sullivan



Sara Trezise



Edward Tibbetts

Filed with the Town Clerk on: October 1, 2010.

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.