

Town of Scituate

ZONING BOARD OF APPEALS

600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
(781) 545-8716



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Decision of the Scituate Zoning Board of Appeals on the application of Sally Caverly of 11 Cliff Avenue, Scituate, MA 02066 (hereinafter, the “**Applicant**”) for a Special Permit or finding pursuant to M.G.L. Chapter 40A, Section 6, Section 800 and 810.2 of the Scituate Zoning Bylaw and any relief that the Board of Appeals may grant, to allow the razing and reconstruction of a pre-existing, nonconforming single-family dwelling at 11 Cliff Avenue, Scituate, MA 02066 (Assessor’s Map 64, Block 5, Parcel 4) (hereinafter, the “**Requested Relief**”).

The application was received, advertised, and a public hearing was held on September 16, 2021, with the following member of the Zoning Board of Appeals hearing the application:

Anthony J Bucchere, Chair
George Xixis
Susan Harrison

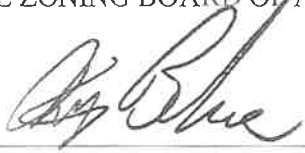
The applicant proposed to demolish and reconstruct a new structure on the property that would increase the gross floor area by more than 20%, however, it maintained or improved on existing yard setbacks, all of which were in conformity. The existing, non-conforming lot features will not be worsened by the increase in gross floor area following construction.

The subject property is owned by Sally Ann Caverly per deed dated January 7, 2021 and recorded with the Plymouth County Registry of Deeds at Book 00657, Page 30 (hereinafter, the “**Property**”). Based on the Assessors Card submitted by the Applicant, the single-family dwelling was constructed in 1945 and contains 1,080 square feet of gross floor area. The Property is located in the R-3 Zoning District.

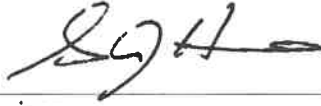
After public comment and testimony from the applicant and reviewing the plans presented by Stenbeck & Taylor, Inc. entitled “Site Plan Showing Existing House and Proposed New House” dated August 1, 2021 (the “Plan”), the Board voted unanimously to grant the special permit to allow the razing and reconstruction of the existing nonconforming single-family dwelling as it creates no new nonconformities and does not intensify any existing nonconformities.

For the foregoing reasons, the Board unanimously voted to GRANT the special permit, finding(s), and the Requested Relief.

SCITUATE ZONING BOARD OF APPEALS



Anthony J. Bucchere



Susan Harrison



George Xixis

Filed with the Town Clerk and Planning Board: December 8, 2021

This Finding 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. Ch. 40, Section 17, and shall be filed within twenty (20) days of the date of filing the decision with the Town Clerk.