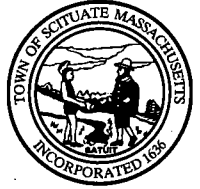


# Town of Scituate

ZONING BOARD OF APPEALS

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



2023 FEB 27 AM 11:55

Decision of the Scituate Zoning Board of Appeals on the application of Elizabeth Tafankjian, Trustee of 11 Jericho Road Realty Trust, 10 Jericho Road, Scituate MA for a Special Permit pursuant to M.G.L. Chapter 40A Section 6 and Section 810.2 of the Scituate Zoning Bylaw to allow the allow the razing and reconstruction of a preexisting, nonconforming two-family home on a preexisting nonconforming lot at 11 Jericho Road, Scituate MA (Assessor's Map 45, Block 2, Parcel 62) (the "Property").

The application was received, advertised, and a public hearing was duly held on November 17, 2022 with the following members of the Zoning Board of Appeals hearing the application:

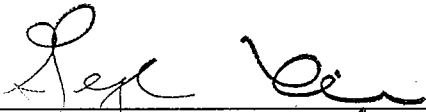
George Xixis, Chairman  
Anthony J Bucchere  
Susan Harrison

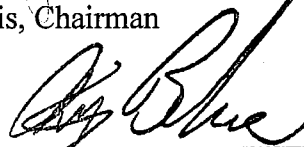
The current Lot is nonconforming as to Lot Frontage, and Lot Width; however, the lot was created, and the existing home was built prior to the adoption of the current zoning bylaw. The applicant proposes to demolish the existing two-family home and rebuild a two-family home as shown on a plan prepared by Cavanaro Consulting dated October 20, 2022 (the "Plan"). The reconstructed home would comply with all dimensional and setback requirements., while all Lot nonconformities would remain unchanged. The new home would have a square footage of 4,800 representing a 63% increase.

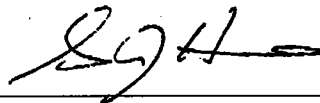
After hearing testimony from the applicant and abutters and reviewing the Plan, the Board voted unanimously to grant the special permit to allow the razing and reconstruction. In doing so the Board found:

1. That the proposed home will not create any new nonconformities; and
2. That to the extent the proposed home intensifies any existing nonconformities such intensification will not be substantially more detrimental to the surrounding neighborhood.

SCITUATE ZONING BOARD OF APPEALS

  
\_\_\_\_\_  
George Xixis, Chairman

  
\_\_\_\_\_  
Anthony J. Bucchere

  
\_\_\_\_\_  
Susan Harrison

Filed with the Town Clerk and the Planning Board on: February 27, 2023

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.