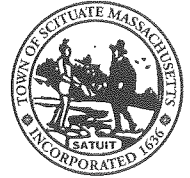


Town of Scituate

ZONING BOARD OF APPEALS

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



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TOWN OF SCITUATE
TOWN CLERK

Decision of the Scituate Zoning Board of Appeals on the application of Thomas Johnston and Christine Johnston, currently of 50 Ainsworth Street, Roslindale, MA, formerly of Lantana, TX (the "Applicant"), for a Special Permit/ Finding under M.G.L 40, Section 6 and/or Section 810.2 of the Scituate Zoning Bylaw to raze and reconstruct a single family dwelling while adding more than 20% gross floor area on a pre-existing, nonconforming lot at 112 Central Avenue, Scituate MA, Assessor's Map 71, Block 2, Parcel 3.

The application was received, advertised, and a public hearing was duly held on September 21, 2017 with the following members of the Zoning Board of Appeals hearing the application:

John Hallin, Chairman
Sara Trezise
Anthony J. Bucchere

The property is located at 112 Central Avenue, Scituate, MA and is owned by the Applicant who acquired the property from Carl and Spencer Catani by deed dated May 29, 2012 and filed with the Plymouth County Registry District of the Land Court as Document No. 47965.

The building on the property is a single family home containing 1,106 square feet which according to Town Assessors' records was constructed in 1952, prior to the adoption of the Scituate Zoning Bylaw. The property is located in the R3 residential zoning district. The existing lot width and frontage is 102.43' (where 100' is required). The existing lot area is 8,609 sq. (where 10,000 sq. ft. is required) is non-conforming but pre-existed current zoning requirements and are therefore legally non-conforming.

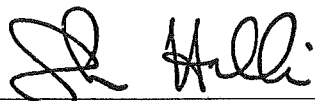
The application seeks approval to allow the razing and reconstruction of a dwelling as per plans submitted by the applicant, drawn by Grady Consulting, LLC, entitled Site Plan 112 Central Avenue in Scituate MA, dated August 8, 2017 (The "Plan"). According to the application the proposed reconstruction would result in a home containing 2,428 square feet, representing an increase in square footage of 120%. The proposed addition will not create any new non-conformities, and all existing non-conformities will remain unchanged.

After reviewing the application and hearing testimony from the applicant's architect, the Building Inspector, and the public, the Board found the following:

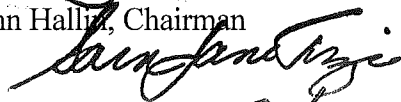
- a. That the proposed reconstruction, if constructed per the Plan, will not create any new non-conformities; and
- b. That to the extent the proposed addition intensifies any existing nonconformities, such intensifications will not be substantially more detrimental to the surrounding neighborhood.

Based on the foregoing, the Board unanimously voted to GRANT the application to permit the razing and reconstruction of the dwelling per the Plan.

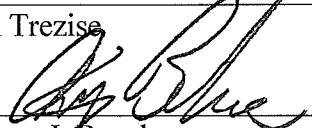
SCITUATE ZONING BOARD OF APPEALS



John Halli, Chairman



Sarah Trezise



Anthony J. Bucchere

Filed with the Town Clerk and the Planning Board on: October 17, 2017

This Special Permit/Finding will not become effective until such time as an attested copy of this decision has been filed with the Plymouth County 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.