

Town of Scituate

ZONING BOARD OF APPEALS

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Scituate, Massachusetts 02066
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Decision of the Scituate Zoning Board of Appeals on the application of Daniel P. Whiting, 116 Country Way, Scituate MA for a Special Permit pursuant to M.G.L. Chapter 40A Section 6 and 810.2 of the Scituate Zoning Bylaw to allow an addition to a nonconforming single-family home at 116 Country Way, Scituate MA, Assessor's Map 48, Block 2, Parcel 53 (the "Property").

The application was received, advertised, and a public hearing was duly held on July 15, 2021 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J Bucchere, Chairman
Georgie Xixis
Susan Harrison

The current home is nonconforming as to front yard setback; however, the home was built prior to the adoption of the current zoning bylaw. The applicants propose to construct an addition to the home as shown on a plan prepared by Morse Engineering dated 5/6/21 (the "Plan"). The proposed addition would increase the square footage of the home from the present 1,840 SF to 2,481 SF (a 35% increase) however none of the existing non-conformities would change.

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

1. That the proposed addition will not create any new nonconformities
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



Anthony Bucchere



George Xixis



Susan Harrison

Filed with the Town Clerk and the Planning Board on: September 28, 2021

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.