

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 Sean and Jessica Howlett for a finding under MGL 40A § 6 in accordance with Section 810.2 and 470.6 of the Scituate Zoning Bylaws to allow the construction of an addition to a pre-existing, non-conforming single-family dwelling located at 118 River Street, Scituate, Massachusetts, 02066.

The application was received, advertised and a public hearing was duly held on November 16, 2023, with the following members of the Zoning Board of Appeals hearing the application:

George Xixis, Chair
Christopher Carchia
Justin M. Marks

The property that is the subject matter of this application is located in the R-3 Residential District. The property lies in the Town of Scituate Flood Plain. The property does not lie in the Town of Scituate Water Resource Protection Zoning District.

At the time of the application, title to the premises was in the name of Sean C. Howlett and Jessica N. Howlett by deed dated February 27, 2020 and recorded with the Plymouth County Registry of Deeds in Book 649 Page 75 and is shown on the Scituate Assessors Map Parcel ID No: 73-12-6.

The premises contains 3,200 square feet of land (an undersized lot) and contains 80 feet of frontage and 40 feet lot width. The R-3 Residential District requires 10,000 square feet lot area and 100 feet of frontage and 100 feet of lot width. In addition, the R-3 Residential District requires a 30 feet front setback, 8 feet side yard setbacks, and 30 feet rear yard setback.

The existing single-family dwelling located upon the lot was constructed in 1973. The existing 1,630 square foot dwelling does not meet front yard setbacks (10.3') and the rear yard setback (17.4'), but does meet the right side yard setback (14.3') and left side yard setback (8.8') requirements.

At the November 16, 2023, public hearing, the Board reviewed with the Applicant a plan drawn by J Webby Consulting LLC of Kingston, MA dated October 2, 2023. The proposal calls for the

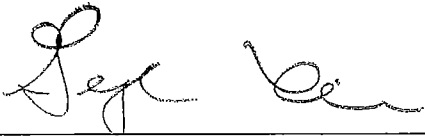
remodeling of the existing dwelling by adding a third story to the existing two-story dwelling. The proposed addition will not change the footprint of the existing dwelling.

The proposed new dwelling will have 2,430 square feet, an increase by 49%.

After hearing testimony and reviewing the Plan, the Board voted unanimously to grant the special permit to allow the remodel 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.

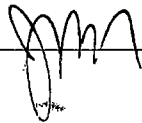
SCITUATE ZONING BOARD OF APPEALS



George Xixis, Chairman



Christopher Carchia



Justin M. Marks

Filed with the Town Clerk on 12.20.23

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