

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 K&E Construction, 209 Broadway, Hanover MA 02339 for a Special Permit or finding pursuant to M.G.L. Chapter 40A, Section 6 and Section 810.2 A and 470.6 (F) of the Scituate Zoning Bylaw and any other relief to allow the razing and reconstruction of a pre-existing, nonconforming single-family dwelling at 12 Oceanside Drive, Scituate, MA 02066 (Assessor's Map 40, Block 1, Parcel 20) and increasing the gross floor area by more than 20%.

The application was received, advertised, and a public hearing was held on June 16, 2022, with the following members of the Zoning Board of Appeals hearing the application:

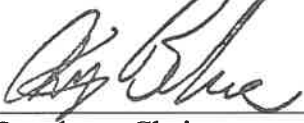
Anthony J Bucchere, Chair
George Xixis
Susan Harrison

The current lot is non-conforming as with respect to lot area, frontage, lot width, and rear yard setback. Said construction being shown on a plan prepared by Morse Engineering Co. Inc. dated May 12, 2022 ("the Plan"). The proposed reconstruction would not change non-conforming lot area, frontage, and lot width. The proposed reconstruction would lessen the non-conforming rear yard setback from 5.6 FT to 6.1 FT. The square footage of the home will increase from the present 1,254SF to 2,826SF (a 125% increase).


After hearing testimony from Jeffrey M. Hassett and reviewing the Plan the Board voted unanimously to grant the special permit to allow the raising and reconstruction of a pre-existing nonconforming single-family dwelling in accordance with the Plan. In doing so the Board found:

1. That the proposed reconstruction 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.
3. The plan complies with Chapter 40A, Section 470.6 (F) items 1, 2, and 3.


SCITUATE ZONING BOARD OF APPEALS



Anthony Bucchere, Chair



George Xixis



Susan Harrison

Filed with the Town Clerk and the Planning Board on: August 11, 2022

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.