

Town of Scituate

ZONING BOARD OF APPEALS

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



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TOWN OF SCITUATE
TOWN CLERK

Re: 121 Jericho Road, Scituate, MA 02066 – Notice of Correction to Decision - Scrivener's Error

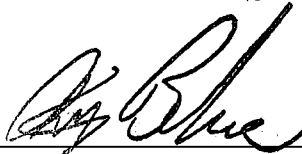
Decision of the Scituate Zoning Board of Appeals on the application of Thomas P. McCarthy for finding under M.G.L. c. 40A, Section 6 in accordance with Section 810.2 of the Scituate Zoning Bylaw and to raze and reconstruct a pre-existing, non-conforming single-family dwelling located at 121 Jericho Road, Scituate, Massachusetts (Assessor's Map 46, Block 12, Parcel 1).

At the time of the application, title to the premises was in the name of Forge Ahead, LLC by deed dated January 10, 2022, and recorded with the Plymouth County Registry of Deeds in Book 00666 Page 92 and is shown on the Scituate Assessors Map 46, Block 12, Parcel 1-0 and as filed with the Town Clerk on October 19, 2022 is hereby corrected as follows:

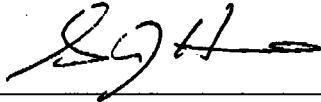
- The property does not lie in the Town of Scituate Watershed Protection District and does not lie in the Town of Scituate Water Resource Protection Zoning District;
- The premises contain 8,119 square feet of land (an undersized lot) and contains 145.5 feet of frontage and 139.9 feet lot width. The 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 20 feet rear yard setback, and;
- The existing square footage of the dwelling contains 1,109 square feet, and the new dwelling will contain approximately 3,060 square feet of living space as well a 624 sq. ft. garage, an increase of 175 % of living space.

The decision in all other respects remains as filed.

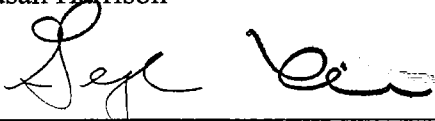
SCITUATE ZONING BOARD OF APPEALS



Anthony J. Bucchere, Chairman



Susan Harrison



George Xixis

Filed with the Town Clerk and the Planning Board on: November 1, 2022