

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 Kristen West of 50 Wilder Road, Norwell, MA 02061, for a Special Permit/Finding pursuant to M.G.L. Chapter 40A Section 6 and Section 810.2 of the Scituate Zoning Bylaw to allow the razing and reconstruction of a pre-existing, non-conforming single-family dwelling located at 13 Hillcrest Road, Scituate, MA 02066 (Assessor's Map 45, Block 10, Parcel 2) and increasing the gross floor area by more than 20%

The application was received, advertised, and a public hearing was duly held on August 17, 2023, with the following members of the Zoning Board of Appeals hearing the application:

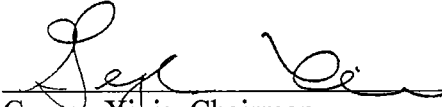
George Xixis, Chairman
Justin M. Marks
Christopher Carchia


The current lot is non-conforming as to lot frontage, 97.4 feet where 100 feet is required. The proposal is to raze the existing dwelling and construct a new dwelling as shown on the plan prepared by Morse Engineering, dated July 7, 2023. The existing home is 720 square feet, and the new home shall be approximately 2,295 square feet, a 218% increase. The proposed dwelling conforms to all required setbacks.

After hearing testimony from the applicant and reviewing the plan, the Board voted unanimously to grant the special permit to allow the razing and reconstruction of the single-family dwelling on the lot described. In doing so the Board found:

1. That the proposed single-family home will not create any new nonconformities;
2. That to the extent the proposed single-family 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


Justin M. Marks


Christopher Carchia

Filed with the Town Clerk and the Planning Board on: October 4, 2023

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.