

# 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 Shea and Anna Shea of 138R Hollett Street, Scituate, MA for a Special Permit pursuant to M.G.L. Chapter 40A, Section 6 and/or Section 810.2 of the Scituate Zoning Bylaw to allow construction of an addition to a pre-existing, non-conforming single-family dwelling at 138R Hollett Street, Scituate, MA, Assessor's Map 20, Block 4, Parcel 38 (the property) and increasing the gross floorplan by more than 20%.

The application was received, advertised, and a public hearing was held on March 18, 2021 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J Bucchere, Chair

George Xixis

Susan Harrison

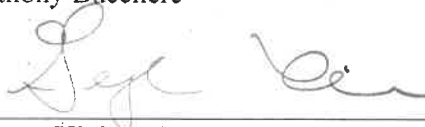
The current Lot is non-conforming as to lot width and frontage. The applicants proposed to construct a second story addition to the existing structure. Said addition being shown on a plan prepared by Morse Engineering Co., Inc, dated 1/21/2021 ("the Plan"). The proposed addition would increase the square footage of the home from the present 990 SF to 1,898 SF (a 91.7% increase)

After hearing testimony from the applicant and Greg Morse of Morse Engineering Co., Inc representing applicants 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

  
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Anthony Bucchere

  
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George Xixis

  
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Susan Harrison

Filed with the Town Clerk and the Planning Board on: April 27, 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.