

Town of Scituate

ZONING BOARD OF APPEALS

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



Decision of the Scituate Zoning Board of Appeals on the application of Dana and Christy Clark for a Special Permit/Finding in accordance with MGL 40A § 6 and Section 810.2 of the Scituate Zoning Bylaws to allow the construction of a two-story addition to a preexisting non-conforming single-family dwelling on a preexisting non-conforming lot located at 14 Beaver Dam Road, Scituate, Massachusetts, 02066.

The application was received, advertised and a public hearing was duly held on September 21, 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.

At the time of the application, title to the premises was in the name of Dana and Christy Clark, by deed dated April 28, 2021, and recorded with the Plymouth County Registry of Deeds in Book 54890 Page 158 and is shown on the Scituate Assessors Map Parcel ID No: 45-12-7-0.

The lot is 4,144 square feet (10,000 square feet is required) and has 89.41 feet of frontage (where 100 feet is required) and 85 feet lot width (where 100 feet is required). In addition, the R-3 Residential District requires a 30 feet front setback, 8 feet side yard setbacks, and a 20 feet rear yard setback. The proposed addition will be nonconforming with an 8.7 feet front setback and 8.7 feet (L)- and 8.7 feet (R)- side yard setbacks. The existing rear yard setback is conforming and will remain unchanged at 48.3 feet. The existing single-family dwelling located upon the lot was constructed in 1900.

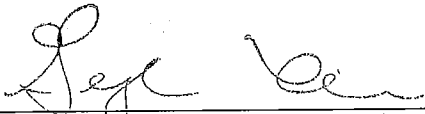
At the September 21, 2023, public hearing, the Board reviewed a plan drawn by McKenzie Engineering Group of Norwell, MA dated July 26, 2023. The proposal calls for a two-story addition.


The proposed addition would increase the square footage from 1,374 square feet to 1,804 square feet, an increase of 31%.

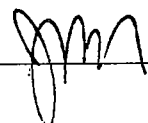
After hearing testimony and reviewing the Plan the Board voted unanimously to grant the special permit to allow the construction of a two-story addition in accordance with the Plan. In doing so the Board found:

1. That the proposed addition will not create any new nonconformities.
2. 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 12.19.2023

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.