

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 Andrew Gallivan of 14 Wigwam Lane, Scituate, MA for a Special Permit or Finding pursuant to M.G.L. Chapter 40A, Section 6 and Section 810.2 of the Scituate Zoning Bylaw and any other relief to allow an addition to a pre-existing, nonconforming single-family dwelling at 14 Wigwam Lane, Scituate, MA 02066 (Assessor's Map 14, Block 02, Parcel 29).

The application was received, advertised, and a public hearing was held on November 17, 2022, with the following members of the Zoning Board of Appeals hearing the application:

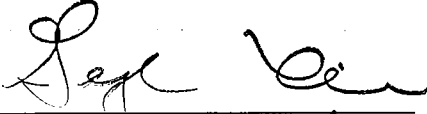
George Xixis, Chair
Anthony J. Bucchere
Susan Harrison

The current lot is non-conforming as with respect to front yard setback. Said reconstruction being shown on a plan prepared by Morse Engineering Co., Inc., dated October 19, 2022 ("the Plan"). The proposed addition will not change non-conforming front yard setback. The proposed addition will increase the square footage of the home from the present 1,764SF to 2,644 SF (a 49.9% increase).

After hearing testimony from Gregory Morse of Morse Engineering Co., Inc., and reviewing the Plan the Board voted unanimously to grant the special permit to allow an 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.

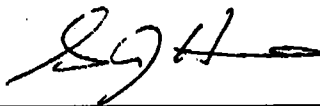
SCITUATE ZONING BOARD OF APPEALS



George Xixis, Chair



Anthony J. Bucchere



Susan Harrison

Filed with the Town Clerk and the Planning Board on: December 6, 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.