

Town of Scituate

ZONING BOARD OF APPEALS

600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
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Decision of the Scituate Zoning Board of Appeals on the application of Brian O'Neil of 145 Jericho Road, Scituate MA for a Special Permit pursuant to M.G.L. Chapter 40A Section 6 and Sections 810.2 and 470.6F of the Scituate Zoning Bylaw to allow the razing and reconstruction of a preexisting, nonconforming single-family home on a preexisting nonconforming lot at 145 Jericho Road, Scituate MA, Assessor's Map 46, Block 14, Parcel 2 (the "Property").

The application was received, advertised, and a public hearing was duly held on December 16, 2021 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J Bucchere, Chairman
Susan Harrison
George Xixis

The current Lot is nonconforming as to Lot Area, Frontage, and Lot Width and the current home existing on the Property is nonconforming as to Front Setback, and Side Yard Setback (Right), however the lot was created, and the existing home was built prior to the adoption of the current zoning bylaw. The applicants propose to demolish the existing home and rebuild a home as shown on a plan prepared by Morse Engineering dated November 5, 2021 and last revised December 16, 2021 (the "Plan"). The reconstructed home would eliminate the existing Front Yard setback nonconformity and would reduce the existing Side (Right) Yard setback from the current 2.3' to 5.0'. All Lot nonconformities would remain unchanged and the new home would be in full compliance with the Side (Left), Rear, and Height requirements of the bylaw.

After hearing testimony from the applicant and abutters and reviewing the Plan, the Board voted unanimously to grant the special permit to allow the razing and reconstruction. In doing so the Board found:

1. That the proposed home 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; and
3. That the proposed home complies with the requirements of Section 470.6F of the Bylaw.

SCITUATE ZONING BOARD OF APPEALS



Anthony Bucchere



George Xixis



Susan Harrison

Filed with the Town Clerk and the Planning Board on: March 17, 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.