

# Town of Scituate

ZONING BOARD OF APPEALS

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



RECEIVED

2022 OCT 18 PM 1:16

TOWN OF SCITUATE  
TOWN CLERK

Decision of the Scituate Zoning Board of Appeals on the application of Jennifer Clark and Matej Ucen of 15 Eleventh Avenue, 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 and structural change to a pre-existing, nonconforming single-family dwelling at 15 Eleventh Avenue, Scituate, MA 02066 (Assessor's Map 39, Block 5, Parcel 23-0).

The application was received, advertised, and a public hearing was held on July 21, 2022, with the following members of the Zoning Board of Appeals hearing the application:

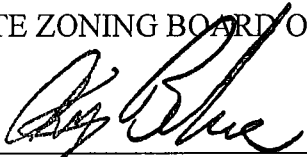
Anthony J Bucchere, Chair  
George Xixis  
Susan Harrison

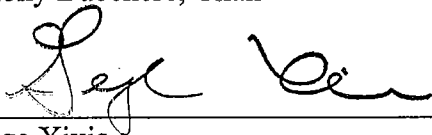
The current lot is non-conforming as with respect to lot area and front yard setback. Said reconstruction being shown on a plan prepared by J Webby Consulting LLC., dated June 9, 2022 ("the Plan"). The proposed addition will not change non-conforming lot area and will change the front yard setback from 29.3' to 21.9'. Per Section 620.4 A. of the Scituate Zoning Bylaw, average setback calculation for said property is 21.5'. Setback calculation as noted on the Plan. The proposed addition will increase the square footage of the home from the present 1,742SF to 2,733 SF (a 56.8% increase).

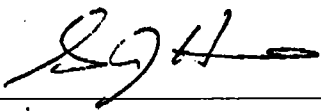
After hearing testimony from Matej Ucen and reviewing the Plan the Board voted unanimously to grant the special permit to allow an addition in accordance with the Plan. In doing so the Board found:

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

  
\_\_\_\_\_  
Anthony Bucchere, Chair

  
\_\_\_\_\_  
George Xixis

  
\_\_\_\_\_  
Susan Harrison

Filed with the Town Clerk and the Planning Board on: October 18, 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.