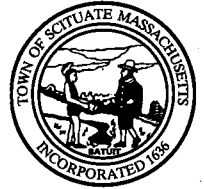


Town of Scituate

ZONING BOARD OF APPEALS

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



2023 JAN 12 AM 10:01

Decision of the Scituate Zoning Board of Appeals on the application of Paul Dowd, 15 Sea Gate Circle Scituate, MA (hereinafter, the **"Applicant"**) for a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6, Section 810.2 and 470.6(F) of the Scituate Zoning Bylaw and any other relief to allow for the construction of an addition to the pre-existing, nonconforming single-family dwelling at 15 Sea Gate Circle Scituate, MA 02066 (Assessors Map 15, Block 2, Parcel 5) and increasing the gross floor area by more than 20% (hereinafter, the **"Requested Relief"**).

The application was received, advertised, and a public hearing was held on September 15, 2022, with the following members of the Zoning Board of Appeals hearing the application:

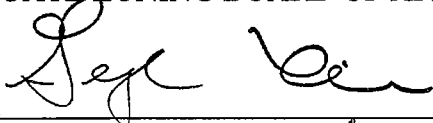
George Xixis, Chairman
Anthony Bucchere
Susan Harrison

The applicant proposed to construct an addition for the expansion of the first floor with a master bedroom and storage closet on the second floor. The addition would be within the existing building envelope. Also noted was that the house had previously been raised to meet the FEMA requirements for the flood zone and as shown, the addition would be at the same elevation as the currently raised house.

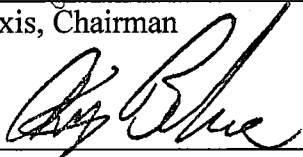
After no public comments and testimony from the applicant and reviewing the plans presented by Mr. Dowd (the "plan") dated August 9, 2022, the Board voted Unanimously to grant the special permit to allow the addition as it creates no new nonconformities and does not intensify any existing nonconformities.

For the forgoing reasons, the Board unanimously voted to GRANT the special permit, finding(s) and Requested Relief.

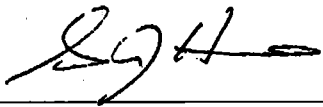
SCITUATE ZONING BOARD OF APPEALS



George Xixis, Chairman



Anthony Bucchere



Susan Harrison

Filed with the Town Clerk Planning Board: January 12, 2023

This Finding will not become effective until such time as an attested copy of this decision has been filed with the Plymouth 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. Ch. 40, Section 17, and shall be filed within twenty (20) days of the date filing the decision with the Town Clerk