

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 Matthew Donadio for a Special Permit/Finding in accordance with M.G.L. 40A § 6 and Section 810.2 of the Scituate Zoning Bylaw to allow the reconstruction of an existing dwelling and the razing and reconstruction of an existing detached garage, in conformance with setback requirements, on a preexisting nonconforming lot located at 16 Collier Avenue, Scituate, Massachusetts, 02066.

The application was received, advertised and a public hearing was duly held on January 18, 2024, with the following members of the Zoning Board of Appeals hearing the application:

George Xixis, Chair
Christopher Carchia
Gregory Fleming

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 Matthew Donadio and Michaela Donelan Donadio, by deed dated June 16, 2022, and recorded with the Plymouth County Registry of Deeds in Book 56947 Page 227 and is shown on the Scituate Assessors Map Parcel ID No: 8-4-5-B.

The lot is 13,254 square feet (10,000 feet is required) and has 75 feet of frontage (where 100 feet is required) and 76.8 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 20 feet rear yard setback. The proposed residence will be conforming as to all setbacks. The existing single-family dwelling located upon the lot was constructed in 1961.

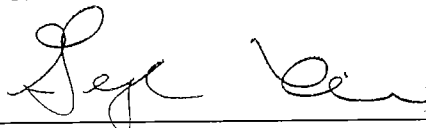
At the January 18, 2024 public hearing, the Board reviewed a plan drawn by Grady Consulting dated November 28, 2023. The proposal calls for a raze and reconstruction of the existing garage and renovation of the existing home (with additions) on the existing foundation.


The proposed addition would increase the square footage from 1,903 square feet to 2,494 square feet, an increase of 31%.

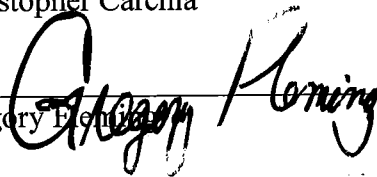
After hearing testimony and reviewing the Plan the Board voted unanimously to grant the special permit to allow the raze and reconstruction in accordance with the Plan. In doing so the Board found:

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


Gregory Fleming

Filed with the Town Clerk on 2.7.2024

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.