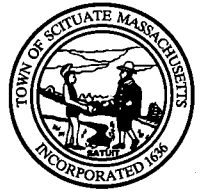


# Town of Scituate

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 Carl. J. Apicella, 4815 East Carefree Highway, Suite 108-292, Cave Creek, AZ 85331 for a Special Permit or Finding pursuant to M.G.L. Chapter 40A, Section 6 and Section 810.2 and 950.3 of the Scituate Zoning Bylaw and any other relief to allow the for the razing and reconstruction of a single family dwelling on a preexisting, non-conforming lot located at 16 Crescent Avenue, Scituate, MA 02066 (Assessor's Map 56, Block 01, Parcel 20) and increasing the gross floor area by more than 20%.

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

George Xixis, Chair  
Susan Harrison  
Christopher Carchia


The current lot is in the R-3 Zoning District and is conforming with respect to lot area but is non-conforming with respect to lot frontage and width. The existing dwelling is conforming with respect to the required setbacks. The proposed addition is shown on the plan prepared by Ross Engineering Company, dated October 6, 2022 ("the Plan"). The proposed addition is conforming as to all the required setbacks and would increase the square footage of the home from the present 1,504 SF to 5,200 SF (a 246% increase).

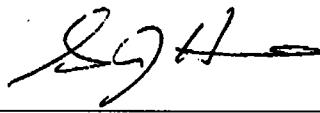
After hearing testimony and reviewing the Plan the Board voted unanimously to grant the special permit to allow the alteration in accordance with the Plan. In doing so the Board found:


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

  
Susan Harrison

  
Christopher Carchia

Filed with the Town Clerk and the Planning Board on: March 20, 2023

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.