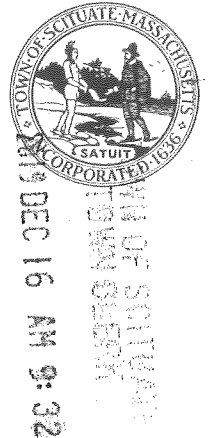


Town of Scituate

ZONING BOARD OF APPEALS

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



Zoning Board of Appeals Decision & Finding

Decision of the Scituate Zoning Board of Appeals on the application of Melanie and Jason Lelio of 9 Ash Street, Cohasset, MA (the "Applicant") for a Special Permit/Finding under M.G.L 40A, Section 6 and/or Section 810.2 of the Scituate Zoning Bylaw to allow the construction of an addition to the pre-existing home at 16 Gannett Road, Scituate MA, Assessors Map 8, Block 4, Parcel 10 (the "Property").

The application was received, advertised, and a public hearing was duly held on November 21, 2019 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J Bucchere, Chairman

Ed Tibbetts

Brian Sullivan

The building on the Property is single family home containing 1,700.00 square feet which according to Town Assessors' records was constructed in 1910 prior to the adoption of the current zoning bylaw. The property is located in the R-3 residential zoning district. The Property does not comply with the zoning bylaw as to Lot Width (82.79' where 100' is required) or Lot Frontage (81.86' where 100' is required). All other aspects of the property comply with the current zoning bylaw.

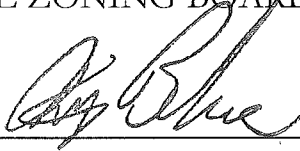
The application seeks approval to add an addition to the second floor as well as a covered rear entry which would increase the gross floor area of the home to 2,744 SF an increase of roughly 61%.

After reviewing the application and hearing testimony from the applicant, building inspector and abutters the Board found the following:

- a. That the improvements as shown on a plan prepared by C&G Survey Company and dated October 8, 2019 (the "Plan") do not create any new nonconformities.
- b. That to the extent the improvements shown on the Plan intensify any of the existing nonconformities, such intensification will not be substantially more detrimental to the surrounding neighborhood.

Based on the forgoing the Board unanimously voted to GRANT the application to find that the proposed dwelling complies with the current the Scituate Zoning Bylaw.

SCITUATE ZONING BOARD OF APPEALS



Anthony Bucchere



Ed Tibbetts



Brian Sullivan

Filed with the Town Clerk and the Planning Board on:
/ajb

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.