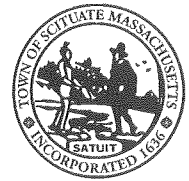


# Town of Scituate

## ZONING BOARD OF APPEALS

600 CHIEF JUSTICE CUSHING WAY  
SCITUATE, MASSACHUSETTS 02066  
(781) 545-8716



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Decision of the Scituate Zoning Board of Appeals on the application of Steven Grant of 161 Glades Road, Scituate, MA (the "Applicant") for a Special Permit/ Finding under M.G.L 40, Section 6 and/or Section 810.2 of the Scituate Zoning Bylaw to construct an addition to a pre-existing, nonconforming single family dwelling on a pre-existing nonconforming lot at 161 Glades Road, Scituate MA, Assessor's Parcel 5-3-96.

The application was received, advertised, and a public hearing was duly held on March 16, 2017 with the following members of the Zoning Board of Appeals hearing the application:

John Hallin, Chairman  
Edward Tibbetts  
Frank Lynch  
Anthony J. Bucchere, Alternate

The property is located at 161 Glades Road, Scituate MA and is owned by the Applicant who acquired the property from The Dianne Hoss Trust by deed dated August 11, 2015 and recorded with the Plymouth County Registry of Deeds in Book 45926, Page 44.

The building on the property is a single family home containing 1,151 square feet which according to Town Assessors' records was constructed in 1910, prior to the adoption of the Scituate Zoning Bylaw. The property is located in the R2 residential zoning district. The existing Left Side Setback, Frontage, and Lot Width are non-conforming but pre-existed current zoning requirements and are therefore legally non-conforming.

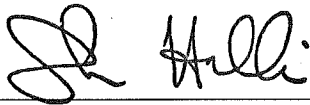
The application seeks approval to allow an addition to the dwelling as per plans submitted by the applicant, drawn by Environmental Engineering Technologies Inc., entitled Building Location Plan 161 Glades Road, Scituate, MA., dated January 12, 2017 (The "Plan"). According to the application the proposed addition would result in a home containing 1,909 square feet representing an increase in square footage of 65.9%. The proposed addition will not create any new non-conformities and all existing non-conformities will remain unchanged.

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

- a. That the existing property and structure are legally pre-existing and non-conforming as to the left side set back, frontage and lot width requirements;
- b. That the proposed addition if constructed per the Plan will not create any new non-conformities;
- c. That to the extent the proposed addition intensifies any existing nonconformities, such intensifications will not be substantially more detrimental to the surrounding neighborhood; and,
- d. That the proposed addition complies with the provisions of Section 950.3, Items A-F of the Scituate Zoning Bylaw.

Based on the forgoing the Board unanimously voted to GRANT the application to permit the addition to the dwelling per the Plan.

SCITUATE ZONING BOARD OF APPEALS



John Hallin



Edward Tibbetts



Frank Lynch

Filed with the Town Clerk and the Planning Board on: March 29, 2017

This Special Permit/Finding will not become effective until such time as an attested copy of this decision has been filed with the Plymouth County 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 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.