

Town of Scituate

ZONING BOARD OF APPEALS

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Scituate, Massachusetts 02066
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Decision of the Scituate Zoning Board of Appeals on the application of James D and Catherine E Wolfe of 17 Buttonwood Lane, Scituate MA for a Special Permit pursuant to M.G.L. Chapter 40A Section 6 and Section 810.2 of the Scituate Zoning Bylaw to allow the razing and reconstruction of a preexisting, nonconforming single-family home on a preexisting nonconforming lot at 17 Buttonwood Lane, Scituate MA, Assessor's Map 5, Block 2, Parcel 4 (the "Property").

The application was received, advertised, and a public hearing was duly held on May 19, 2022 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J. Bucchere, Chairman
Susan Harrison
George Xixis

The current Lot is nonconforming as to Lot Area, Frontage, and Lot Width and the current home existing on the Property is nonconforming as to Front Setback, and Side Yard Setback, however the lot was created, and the existing home was built prior to the adoption of the current zoning bylaw. The applicants propose to demolish the existing home and rebuild a home as shown on a plan prepared by Morse Engineering dated 4/14/2022 (the "Plan"). The reconstructed home would reduce the existing Front Yard and Side Yard setback nonconformities slightly. All Lot nonconformities would remain unchanged and the new home would not create any new nonconformities.

After hearing testimony from the applicant and abutters and reviewing the Plan the Board voted unanimously to grant the special permit to allow the razing and reconstruction. In doing so the Board found:

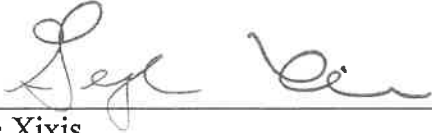
1. That the proposed home will not create any new nonconformities

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



Anthony Bucchere, Chairman



George Xixis



Susan Harrison

Filed with the Town Clerk and the Planning Board on: August 16, 2022

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.