

Town of Scituate

ZONING BOARD OF APPEALS

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



2023 FEB 27 AM 11:54

RECEIVED

Decision of the Scituate Zoning Board of Appeals on the application of Patricia Brodigan of 17 Circuit Avenue Scituate, MA for a Special Permit or Finding pursuant to M.G.L. Chapter 40A, Section 6 and Section 810.2 of the Scituate Zoning Bylaw and any other relief to allow the alteration of a nonconforming single-family dwelling located at 17 Circuit Avenue Scituate, MA (Assessor's Map 51, Block 01, Parcel 17) and increasing the gross floor area by more than 20%.

The application was received, advertised, and a public hearing was held on November 17, 2022, with the following members of the Zoning Board of Appeals hearing the application:

George Xixis,
Susan Harrison
Anthony Bucchere

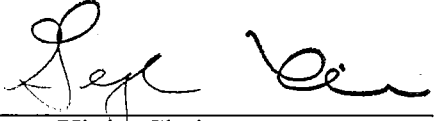
The current lot is conforming with respect to lot area, and non-conforming with respect to front and side yard setback, and lot width. Said alteration being shown on a plan prepared by Cavanaro Consulting., dated October 4, 2022 ("the Plan"). The proposed addition will not change non-conformities. The proposed alteration will increase the square footage of the home from the present 2,815SF to 3,752 SF (a 33% 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:

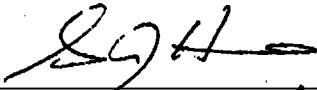
1. That the proposed addition will not create any new nonconformities.

2. That to the extent the proposed home intensifies any existing nonconformities such intensification will not be substantially more detrimental to the surrounding neighborhood.

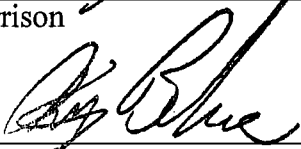
SCITUATE ZONING BOARD OF APPEALS



George Xixis, Chair



Susan Harrison



Anthony Bucchere

Filed with the Town Clerk and the Planning Board on: February 27, 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.