

# TOWN OF SCITUATE

OFFICE OF  
BUILDING COMMISSIONER  
ZONING ENFORCEMENT OFFICER



600 Chief Justice Cushing Hwy.  
Scituate, Massachusetts 02066  
Telephone (781)545-8717

RECEIVED  
TOWN OF SCITUATE  
2020 SEP -2 AM 11:42  
TOWN CLERK

Decision of the Scituate Zoning Board of Appeals on the application of Kristen Mullen-Connolly of 17 First Avenue, Scituate, MA (“Applicant”) for a Special Permit/Finding under MGL 40A § 6 and the Town of Scituate Zoning Bylaws 810.2, to allow the extension of a pre-existing, non-conforming single family dwelling increasing the gross floor area by greater than 20%. The property is located at 17 First Avenue, Scituate, MA, Assessor’s Map 34, Block 11, Parcel 6.

The application was received, advertised and a public hearing was duly held on June 4, 2020 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J. Bucchere, Chairman  
Edward C. Tibbetts  
Thomas J. Cavanagh  
Brian B. Sullivan  
George Xixis

The Applicant was represented during the hearing by her husband, Robert Connolly of 17 First Avenue of Scituate, MA.

The property is owned by Kristen Mullen-Connolly, as evidenced by a Quitclaim Deed dated June 29th, 2019, and registered at the Plymouth County LAND COURT Registry District on CERT 128816, Book 00644 Page 16. According to the Town of Scituate Assessors Card, submitted by the applicant, the existing single-family dwelling located upon the lot was constructed in 1920 and contains 1,828 square feet.

The Property is located in the R-3 Zoning District and is not in the Flood Plain Watershed Protection District. The existing lot is conforming. However, the house is non-conforming as to front yard setback; (15.3 feet versus the required 30). Lot Area, Lot Frontage, Lot Width.

The application seeks approval to extend the rear of the dwelling as shown on a plan submitted by the applicant, prepared by Neponset Valley Survey Associates, Inc. 95 White Street Quincy, MA 02169, entitled “Plan of Land showing Proposed Additions at 17 First Avenue in Scituate, Mass.” Dated December 1, 2019, (the “Plan”). The

proposed dwelling per the Plan will increase the Gross Floor Area of the home from 1,828 to 3,780 square feet, an increase of 107%. The proposed dwelling will not alter any of the existing non-conforming characteristics and will not create any new non-conformities.

After reviewing the application and hearing testimony, the Board found the following:

- a. That the proposed dwelling if constructed per the Plan will not create any new non-conformities;
- b. That to the extent the proposed dwelling, constructed per the plan, intensifies any of the existing non-conformities, such intensification will not be substantially more detrimental to the surrounding neighborhood.

Based on the forgoing the Board unanimously voted to GRANT the Applicant's request for a Special Permit/Finding pursuant to M.G.L. c. 40A, §6 and Section 470 and 810.2 of the Town of Scituate Zoning Bylaws, to construct the proposed dwelling as shown on the Plans.

SCITUATE ZONING BOARD OF APPEALS



Anthony J. Bucchere, Chairman



Edward C. Tibbetts



Thomas J. Cavanagh

Filed with the Town Clerk and Planning Board on \_\_\_\_\_

This Finding will not become effective until such time as an attested copy of this decision has been filed with the Plymouth County Registry 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. Ch. 40, Section 17, and shall be filed within twenty (20) days of the date of filing the decision with the Town Clerk.