

# Town of Scituate

ZONING BOARD OF APPEALS

600 Chief Justice Cushing Hwy.  
Scituate, Massachusetts 02066  
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Decision of the Scituate Zoning Board of Appeals on the application of David Boike and Christine Collins of 17 Hazel Avenue, Scituate, MA for a Special Permit/Finding pursuant to M.G.L. Chapter 40A Section 6 and Section 810.2 of the Scituate Zoning Bylaw to allow the construction of an addition to a preexisting, conforming single-family dwelling on a preexisting nonconforming lot at 17 Hazel Avenue, Scituate, MA 02066 (Assessor's Map 50, Block 13, Parcel 20) and increasing the gross floor area by more than 20%.

The application was received, advertised, and a public hearing was duly held on July 21, 2022 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J Bucchere, Chairman  
George Xixis  
Susan Harrison

The current lot is non-conforming as to lot area and lot frontage. The proposal is to add a second story addition above the existing two-car garage, breezeway, and deck as shown on the plan prepared by C&G Survey Company dated May 18, 2022. The existing home is 1,746 square feet and with the additions the total square footage of the home shall not exceed 2,500 square feet and the location of those additions shall remain entirely within the building envelope/required setbacks.

After hearing testimony from the applicant and reviewing the Plan, the Board voted unanimously to grant the special permit to allow the construction of an addition(s) to a preexisting, conforming single-family dwelling on a preexisting nonconforming lot. In doing so the Board found:

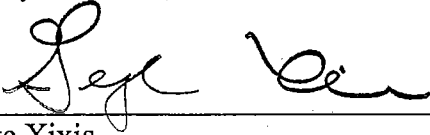
1. That the proposed addition will not create any new nonconformities

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

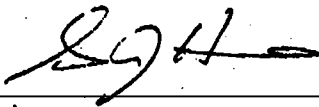
SCITUATE ZONING BOARD OF APPEALS



Anthony Bucchere, Chariman



George Xixis



Susan Harrison

Filed with the Town Clerk and the Planning Board on: October 18, 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.