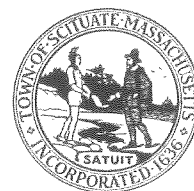


Town of Scituate

ZONING BOARD OF APPEALS

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



Decision of the Scituate Zoning Board of Appeals on the application of Mark Brown, 10 Linda Road, Pembroke, 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 on a pre-existing confirming lot located at 17 Mordecai Lincoln, Scituate, MA, Assessor's Map 12, Block 4, Parcel 19, increasing the square footage by greater than 20%.

The application was received, advertised and a public hearing was duly held on February 27, 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 Applicants were present at the hearing and joined by Gregory Morse, P.E., of Morse Engineering.

The property is owned by M. Susan Logan, 49 Suffolk Road, Wellesley, MA as evidenced by a Quitclaim Deed dated July 17, 2014 and recorded in the Plymouth Country Registry of Deeds, Book 44538/Page100. According to the Town of Scituate Assessors Card, submitted by the applicant, the existing single-family dwelling located upon the lot was constructed in 1910 and contains 1,582 square feet.

The Property is located in the R-2 Zoning District. The existing structure is non-conforming as to Front Yard setback (22.1 feet, 30 feet required), Lot Width (94 feet, 125 feet required) and Lot Frontage (94 feet, 100 feet required). However, the structure was constructed, prior to the adoption of the current zoning bylaw and therefore is considered pre-existing non-conforming. All other characteristics comply with the current zoning bylaw.


The application seeks approval to construct an addition to the dwelling as shown on a plan submitted by the applicant, prepared by Morse Engineering, entitled "Site Plan 17 Mordecai Lincoln Road - Scituate" dated January 13, 2020 (the "Plan"). The proposed addition to the dwelling per the Plans will increase the Gross Floor Area of the home from 1582 square feet to 2,342 square feet, an increase of 48%.

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

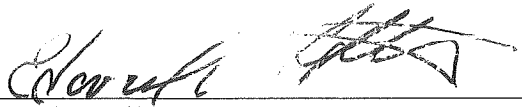
- a. That the proposed addition if constructed per the Plan will not create any new non-conformities;
- b. That to the extent the proposed addition constructed per the plan intensifies any of the existing nonconformities, such intensification will not be substantially more detrimental to the surrounding 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 810.2 of the Town of Scituate Zoning Bylaws, to construct the proposed additions to the existing structure as shown on the Plans.

SCITUATE ZONING BOARD OF APPEALS



Anthony J. Bucchere, Chairman



Edward C. Tibbets



Thomas J. Cavanagh

Filed with the Town Clerk and Planning Board on: May 26, 2020

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.