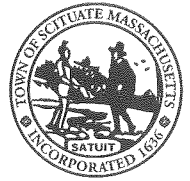


Town of Scituate

ZONING BOARD OF APPEALS

600 CHIEF JUSTICE CUSHING WAY
SCITUATE, MASSACHUSETTS 02066
(781) 545-8716



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TOWN OF SCITUATE
TOWN CLERK

Decision of the Scituate Zoning Board of Appeals on the application of John Gainey and Dawn Marie DePolo-Gainey of 170 Stockbridge Road, Scituate, Massachusetts (hereinafter, collectively, the "Applicant") for a special permit, finding, and/or other relief that the Board of Appeals may grant in accordance with the Scituate Zoning Bylaws 810.2 and/or the Massachusetts General Laws, including G.L. Ch. 40A, Section 6, to construct an approximately 20 ft. x 20 ft. two story addition onto a pre-existing single-family dwelling on a pre-existing nonconforming lot in the Residential R-2 District, which addition will increase the gross habitable floor area by more than 20% at their home located at 170 Stockbridge Road (the "Property").

The application was received, advertised and a public hearing was duly held on July 20, 2017. The following members were present and voted at the public hearing:

John Hallin, Chairman
Sara J. Trezise
Edward C. Tibbetts
Anthony Bucchere

The Applicant was represented by Registered Professional Engineer Gregory Morse of Morse Engineering, Scituate, MA.

The Applicant owns the Property by deed dated June 9, 2017 and recorded with the Plymouth Country Registry of Deeds in Book 48522, Page 218. According to the Assessor's card the dwelling on the property was constructed in 1920, and clearly predates zoning in the town of Scituate.

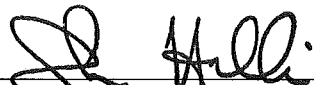
The Property is located in the Residential R-2 zoning district, and does not lie in the Flood Plain and Watershed Protection overlay zoning districts. A single family dwelling is constructed on the property and as built, complies with all dimensional setbacks. According to the submitted plot plan, the property is nonconforming as to lot area (16,094 sq. ft. in a 20,000 sq. ft. zone), and lot width (102.3 ft. in a 125 ft. zone).

The existing structure has a GFA of approximately 1,244 square feet. The Applicant wishes to construct a 20 ft. x 20 Ft. (800 sq. ft.) addition to the house, which when completed, would increase the total gross square foot floor area to 2,044 sq. ft. and increase of gross floor area of 35.7%. The addition would comply with all currently required setbacks.

Upon review of the site plan prepared by Morse Engineering and dated 6/20/17, and presentation on behalf of the Applicant, the Board voted to find (i) that the Applicant's property was pre-existing nonconforming as to the lot size and width (ii) that the proposed addition would not intensify any preexisting nonconformities and (iii) that the proposed addition would not be substantially more detrimental to the neighborhood than the existing dwelling.

Based upon the application materials, including the Site Plan, the information provided at the public hearing, and the foregoing, the Board of Appeals unanimously voted to GRANT the requested finding.

ZONING BOARD OF APPEALS



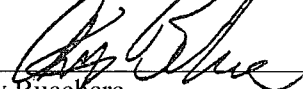
John Hallin, Chairman



Sara J. Trezise



Edward C. Tibbetts



Anthony Bucchiere

Filed with the Town Clerk and the Planning Board on: July 25, 2017

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.