

Town of Scituate

ZONING BOARD OF APPEALS

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



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Decision of the Scituate Zoning Board of Appeals on the application of Jeannine Ripley (hereinafter, the "**Applicant**") for a finding in accordance with Scituate Zoning Bylaw Sections 950.2D and 810.2, and/or G.L. Ch. 40A, Section 6, and/or any other relief that the Board of Appeals may grant, to construct an addition onto the rear portion of the existing, nonconforming, single-family dwelling, such nonconformity being an inadequate front yard setback, at 190 Captain Peirce Road, Scituate, MA (Assessor's Parcel 26-2-31-0), Deed recorded at the Plymouth County Registry of Deeds at Book 50105, page 315, increasing the gross floor area of the dwelling by more than 20%, which addition will fully conform to all dimensional requirements, will not create new nonconformities, and will not be substantially more detrimental or injurious to the neighborhood than the existing nonconforming structure or use. (hereinafter, collectively, the "**Requested Relief**").

The application was received, advertised, and a public hearing was held on July 21, 2022. The following members were present and voted at the public hearing:


Anthony J. Bucchere, Chairman
Susan Harrison
George Xixis

The Applicant was present at the public hearing and was represented by attorney Matthew E. Mitchell of Ohrenberger, De Lisi & Harris, LLP of 28 New Driftway, Scituate, MA, and Greg Morse, P.E., Morse Engineering Co., Inc., 10 New Driftway, Scituate, MA. The Applicant explained that she is seeking to construct an addition to provide living quarters for her mother, and that the addition will conform to all dimensional requirements.

Based upon the information provided at the public hearing, and the foregoing, the Board of Appeals finds that the Applicant has demonstrated that it is entitled to the Requested Relief.

For the foregoing reasons, the Board unanimously voted to GRANT the Application for a finding in accordance with Scituate Zoning Bylaw Sections 950.2D and 810.2, and/or G.L. Ch. 40A, Section 6, to construct an addition onto the rear portion of the existing nonconforming single-family dwelling at 190 Captain Peirce Road, Scituate, MA (Assessor's Parcel 26-2-31-0), Deed recorded at the Plymouth County Registry of Deeds at Book 50105, page 315, increasing the gross floor area of the dwelling by more than 20%, which addition will fully conform to all dimensional requirements, will not create new nonconformities, and will not be substantially more detrimental or injurious to the neighborhood than the existing nonconforming structure or use..

SCITUATE ZONING BOARD OF APPEALS



Anthony Bucchere, Chairman



George Xixis



Susan Harrison

Filed with the Town Clerk and Planning Board: August 11, 2022

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.