

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 Jason Stefani for a finding under MGL 40A § 6 in accordance with Section 810.2 of the Scituate Zoning Bylaw and to allow the construction of an addition to a pre-existing, non-conforming single-family dwelling located at 2 Ocean Ave., Scituate, Massachusetts.

The application was received, advertised and a public hearing was duly held on December 21, 2023, with the following members of the Zoning Board of Appeals hearing the application:

George Xixis, Chair
Christopher Carchia
Justin M. Marks

The property that is the subject matter of this application is located in the R-3 Residential District. The property does not lie in the Town of Scituate Flood Plain or the Water Resource Protection Zoning District.

At the time of the application, title to the premises was in the name of Jason A. Stefani by deed dated April 28, 2021 and recorded with the Plymouth County Registry of Deeds in Book 54870 Page 76 and is shown on the Scituate Assessors Map Parcel ID No: 8-4-6-0.

The premises contains 10,001 square feet of land and contains 74.4 feet of frontage and 73.98 feet lot width. The R-3 Residential District requires 10,000 square feet lot area and 100 feet of frontage and 100 feet of lot width. In addition, the R-3 Residential District requires a 30 feet front setback, 8 feet side yard setbacks, and 30 feet rear yard setback.

The existing single-family dwelling located upon the lot was constructed in 1910. The existing 3,126 sq. foot dwelling does not meet front yard setback (29.9'), but does meet the rear yard setback (55.8') right side yard setback (9.9') and left side yard setback (20.6') requirements.

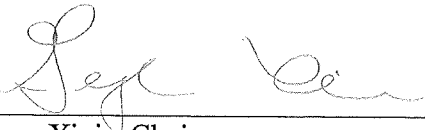
At the December 21, 2023 public hearing, the Board reviewed with the Applicant a plan drawn by Morse Engineering Co., Inc. of Scituate, MA dated November 15, 2023. The proposal calls for the remodeling of the existing dwelling by adding a two-story addition to the existing two-story dwelling. The proposal will remove a non-conforming garage that has a side-setback of 1.5 feet..

The proposed new dwelling will have 4,550 square feet, an increase by 45.6%.

After hearing testimony and reviewing the Plan, the Board voted unanimously to grant the special permit to allow the remodel in accordance with the Plan. In doing so the Board found:

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

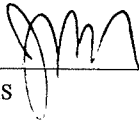
SCITUATE ZONING BOARD OF APPEALS



George Xixis, Chairman



Christopher Carchia



Justin M. Marks

Filed with the Town Clerk on 2.11.2024

This Special Permit 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. Chapter 40, Section 17, and shall be filed within twenty (20) days of the date of the filing of the decision with the Town Clerk.