

Town of Scituate

ZONING BOARD OF APPEALS

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



2023 JUN 30 AM 10:22

Decision of the Scituate Zoning Board of Appeals on the application of Joseph Hannon, P.E., Atlantic Coast Engineering LLC, 88 Front Street, Suite 20B, Scituate, MA for a Special Permit or finding pursuant to M.G.L. Chapter 40A, Section 6 and Section 810.2 of the Scituate Zoning Bylaw and any other relief to allow the razing and reconstruction of a pre-existing, nonconforming single-family dwelling on a pre-existing, nonconforming lot at 2 Rebecca Road, Scituate, MA 02066 (Assessor's Map 46, Block 4, Parcel 18) and decreasing the gross floor area by 7%.

The application was received, advertised, and a public hearing was held on March 16, 2023 and April 20, 2023, with the following members of the Zoning Board of Appeals hearing the application:

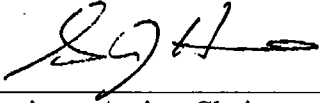
Susan Harrison, Acting Chair
Christopher Carchia
Justin M. Marks

The current lot is non-conforming with respect to the front yard setback, right side setback, rear setback, lot area, lot width and lot frontage. Said construction is shown on a plan prepared by Atlantic Coast Engineering dated October 25, 2022 and revised March 16, 2023 ("the Plan").

The proposed reconstruction would decrease the non-conformity of the right-side setback. The square footage of the home will decrease from the present 1,584SF to 1,478SF (a 7% decrease). After hearing testimony from Atlantic Coast Engineering Co. and reviewing the Plan the Board voted unanimously to grant the special permit to allow the raising and reconstruction of a pre-existing nonconforming single-family dwelling in accordance with the Plan. In doing so the Board found:

1. That the proposed reconstruction 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



Susan Harrison, Acting Chair



Christopher Carchia



Justin M. Marks

Filed with the Town Clerk and the Planning Board on: June 30, 2023

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.