

# 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 Robert Keogh of 20 Newell Street, Scituate, MA (hereinafter, the **"Applicant"**) requesting a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6, Section 810.1 and Section 470.6 of the Scituate Zoning Bylaw and any relief that the Zoning Board of Appeals may grant to allow the raze and reconstruction of a pre-existing, non-conforming dwelling at 20 Newell Street, Scituate, MA 02066 (Assessors Map 71, Block 13, Parcel 8) and increasing the gross floor area by more than 20% (hereinafter, the **"Requested Relief"**). Representing the applicant was Jeff Hassett, registered professional engineer at Morse Engineering

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

George Xixis (Chairman)  
Justin Marks  
Christopher Carchia

Mr. Hassett, representing the Applicant, proposed to raze and reconstruct a new house on an existing lot which is nonconforming with respect to the frontage and width; 100' is required and the lot is 75'. Additionally, the front yard setback on the house is noncompliant as it is only 24.6' where 30' is required. The existing 1,200 square foot house was built in 1951 and is in the R3 zoning district and is not currently FEMA compliant. The new construction will eliminate a nonconformity by increasing the front yard setback to 30.5'. The gross square footage of the home will increase by 87% and will be 2,300 square feet. After construction, the new home will be FEMA compliant.

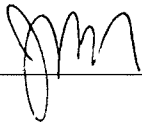
After no public comments and testimony from the Applicant and reviewing the plan presented by Mr. Hassett (the **"Plan"**), the Board voted Unanimously to grant the special permit to allow the raze and reconstruction as it creates no new nonconformities and does not intensify any existing nonconformities.

For the forgoing reasons, the Board unanimously voted to GRANT the Special Permit/Finding(s) and Requested Relief.

SCITUATE ZONING BOARD OF APPEALS

George Xixis, Chairman

Justin Marks



Christopher Carchia



Filed with the Town Clerk on: 3.13.2024

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 filing the decision with the Town Clerk.