

Town of Scituate

ZONING BOARD OF APPEALS

600 Chief Justice Cushing Hwy.
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 Erin E. Devine, 25 Ocean Avenue, Scituate, Massachusetts, 02066 for a Special Permit/Finding pursuant to M.G.L. Chapter 40A Section 6 and Section 810.2 of the Scituate Zoning Bylaws to allow the construction of an addition to a preexisting, non-conforming single-family dwelling on a preexisting non-conforming lot at 25 Ocean Avenue, Scituate, Massachusetts, 02066 (Assessor's Map 8, Block 2, Parcel 1) increasing the gross floor area by more than 20%.

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

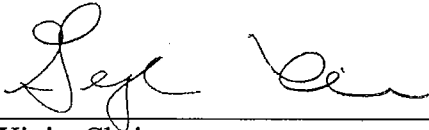
George Xixis, Chair
Justin M. Marks
Christopher Carchia

The current lot is non-conforming as to lot width of 50 feet, where 100 feet is required and lot frontage of 50 feet, where 100 feet is required. The building is non-conforming as to front yard setback of 24.8 feet, where 30 feet is required and right-side setback of 3.3 feet, where 8 feet is required. The proposal is to add an addition at the rear of the building that will not increase any non-conforming side yard setbacks, as shown on the plan prepared by Grady Consulting dated July 20, 2023. The existing home is 1,713 square feet and with the addition the total square footage of the home shall not exceed 2,774 square feet, an increase of 61.9%. The location of the addition shall remain entirely within the building envelope/required setbacks.

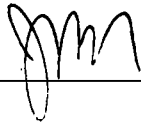
After hearing testimony from the applicant and reviewing the plan, the Board voted unanimously to grant the special permit to allow the construction of an addition to a preexisting, non-conforming single-family dwelling on a preexisting non-conforming lot. In doing so the Board found:

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

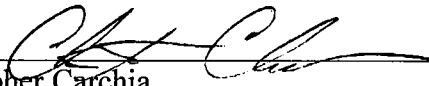
SCITUATE ZONING BOARD OF APPEALS



George Xixis, Chair



Justin Marks



Christopher Carchia

Filed with the Town Clerk and the Planning Board on: 12.19.2023

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.

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.