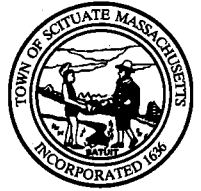


Town of Scituate

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 Atlantic Coast Engineering LLC, Joseph Hannon, P.E. of 88 Front Street, Suite 20B, Scituate, MA 02066, for a Special Permit/Finding pursuant to M.G.L. Chapter 40A Section 6 and Section 810.2 of the Scituate Zoning Bylaw to allow the construction of two additions on a pre-existing, non-conforming single-family dwelling on a pre-existing nonconforming lot at 25 Porter Rd., Scituate, MA. 02066 (Assessor's Map 45, Block 2, Parcel 67-0).

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

Susan Harrison, Acting Chair
Justin M. Marks
Christopher Carchia

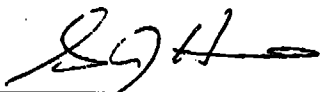
The current lot is non-conforming as to lot area and the current structure is non-conforming as to front and rear setbacks. The proposal is to add two additions as shown on the plan prepared by Atlantic Coast Engineering dated February 28, 2023. The existing home is 1,267 square feet, and with the additions shall be approximately 1,500 square feet and the location 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 two additions to a pre-existing non-conforming dwelling on a pre-existing non-conforming lot. In doing so the Board found:

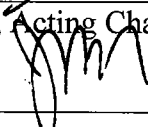
1. That the proposed additions will not create any new nonconformities

2. That to the extent the proposed single-family 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



Justin M. Marks



Christopher Carchia

Filed with the Town Clerk and the Planning Board on: April 26, 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.