

Town of Scituate

ZONING BOARD OF APPEALS

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Scituate, Massachusetts 02066
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Decision of the Scituate Zoning Board of Appeals on the application of Josephine Hughes and Samantha Zelmanow, 41 Attawanhood Trail, Old Saybrook, CT 06475 (hereinafter, the **“Applicant”**) request a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6, Section 810.2 of the Scituate Zoning Bylaw and any relief that the Board of Appeals may grant to allow the construction of an addition to the pre-existing, nonconforming single-family dwelling at 27 Cliff Road South, Humarock, MA 02047 (Assessors Map 68, Block 5, Parcel 5-0) and increasing the gross floor area by more than 20% (hereinafter, the **“Requested Relief”**). Representing the Applicant Philip Baker, Architect with Rockwood Design, 1020 Plain St #320, Marshfield, MA 02050.

The application was received, advertised, and a public hearing was held on March 17, 2022 with the following members of the Zoning Board of Appeals hearing the application:

George Xixis, Acting Chair
Susan Harrison
Justin M. Marks


The applicant proposed to expand the square footage of the existing structure by more than 20% by adding a second floor. Currently, the dwelling is conforming on the rear and side setbacks but non-conforming on the front at 24 feet. The proposed renovation would utilize the existing footprint while adding a second story with walk-out half story deck. The addition of the second story would add an additional 1,248 square feet to structure increasing the overall square footage to just over 2,000 square feet. As part of the addition a deck would be added to the front, but it will not have a roof, satisfying the zoning bylaws.

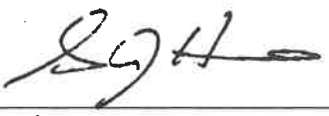
After public comment and testimony from the applicant’s representative and reviewing the plans presented by Rockwood Design (the **“Plan”**), the Board voted Unanimously to grant the special


permit to allow the second-floor addition 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, Acting Chair


Susan Harrison


Justin M. Marks

Filed with the Town Clerk Planning Board: July 7, 2022

This Finding will not become effective until such time as an attested copy of this decision has been filed with the Plymouth 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