

# Town of Scituate

ZONING BOARD OF APPEALS

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Scituate, Massachusetts 02066  
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TOWN OF SCITUATE

Decision of the Scituate Zoning Board of Appeals on the application of Hugh White and Susan Tiersch of 27 First Avenue, 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 for the construction of an addition to a pre-existing, non-conforming dwelling located at 17 Circuit Avenue, Scituate, MA (Assessor's Map 34, Block 11, Parcel 10) and increasing the gross floor area by more than 20%.

The application was received, advertised, and a public hearing was held on December 15, 2022, with the following members of the Zoning Board of Appeals hearing the application:

George Xixis, Chair  
Susan Harrison  
Christopher Carchia

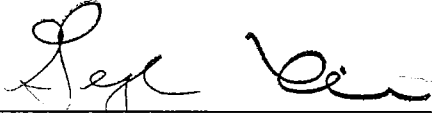
The current lot is conforming with respect to lot area, frontage and width. The existing dwelling is conforming in all respects except with respect to right side yard setback which is 7.8 feet rather the than the required 8 feet. The proposed addition is shown on the plan prepared by Tuttle Land Surveying, LLC., March 5, 2022 ("the Plan"). The proposed addition is conforming in all respects and does not alter the footprint of the original dwelling. The proposed addition will increase the square footage of the home from the present 816 SF to 1,466 SF (an 80% increase).

After hearing testimony and reviewing the Plan the Board voted unanimously to grant the special permit to allow the alteration in accordance with the Plan. In doing so the Board found:

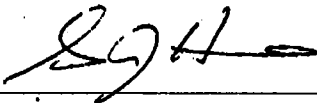
1. That the proposed addition will not create any new nonconformities.

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



George Xixis, Chair



Susan Harrison



Christopher Carchia

Filed with the Town Clerk and the Planning Board on: March 16, 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.