

# Town of Scituate

ZONING BOARD OF APPEALS

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TOWN OF SCITUATE  
ZONING BOARD OF APPEALS

Decision of the Scituate Zoning Board of Appeals on the application of John McDowell of 28 Wampatuck 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 construction of a front porch to a pre-existing, nonconforming single-family dwelling at 28 Wampatuck Avenue, Scituate, MA 02066 (Assessor's Map 40, Block 9, Parcel 11).

The application was received, advertised, and a public hearing was held on September 16, 2021, with the following members of the Zoning Board of Appeals hearing the application:


Anthony J Bucchere, Chair  
George Xixis  
Susan Harrison

The applicant proposed to construct a front porch to the existing structure. Said front porch being shown on a plan prepared by Morse Engineering Co., Inc, dated 7/30/2021 ("the Plan"). The proposed front porch would decrease the front yard setback from 25.7' to 19.8'. Per section 620.4A of the Scituate Zoning Bylaw the average front yard setback applied to this property is 17'.

After hearing testimony from the applicant and reviewing the Plan, the Board voted unanimously to grant the special permit to allow the construction of a front porch in accordance with the Plan. In doing so the Board found:

1. That the proposed porch will not create any new nonconformities or intensify any existing non-conformities.
2. That to the extent the proposed porch intensifies any existing nonconformities such intensification will not be substantially more detrimental to the surrounding neighborhood.

SCITUATE ZONING BOARD OF APPEALS



Anthony Bucchere



George Xixis



Susan Harrison

Filed with the Town Clerk and the Planning Board on: November 16, 2021

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.