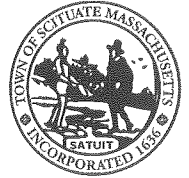


Town of Scituate

ZONING BOARD OF APPEALS

600 CHIEF JUSTICE CUSHING WAY
SCITUATE, MASSACHUSETTS 02066
(781) 545-8716



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TOWN OF SCITUATE

Decision of the Scituate Zoning Board of Appeals on the application of Mark and Karen Perfetti of 2 Ladd's Way, Scituate, MA for a Special Permit/ Finding under M.G.L 40, Section 6 and/or Section 470 and 810.2 of the Scituate Zoning Bylaw to allow the razing and reconstruction of a pre-existing single family dwelling on a pre-existing nonconforming lot at 294 Central Avenue, Scituate MA, Assessor's Parcel 69-1-9.

The application was received, advertised, and a public hearing was duly held on July 19, 2018 with the following members of the Zoning Board of Appeals hearing the application:

John Hallin, Chairman
Edward C. Tibbetts
Anthony J. Bucchere
Thomas J. Cavanagh, Alternate

The property is located at 294 Central Avenue, Scituate MA and is owned by Mark P. and Karen M. Perfetti, who acquired the property from Mark Perfetti and Renato Perfetti, Trustees of the Central Ave. Realty Trust dated December 20, 1997, whose title of which is recorded with the Plymouth County Registry of Deeds, Certificate of Title No. 92616.

The building on the property is a single family home containing 1,456 square feet which according to Town Assessors' records was constructed in 1976. The property is located in the R3 residential zoning district. The existing Lot Frontage and Lot Width are non-conforming but pre-existed current zoning requirements and are therefore legally non-conforming.

The application seeks approval to allow the razing and reconstruction of the dwelling as per plans submitted by the applicant, drawn by Morse Engineering Co., Inc., 19 Union Street, P.O. Box 95, Scituate, MA 02066, entitled Proposed Site Plan, 294 Central Avenue, (Assessors's Parcel: 69-1-9), Scituate, Massachusetts, dated June 20, 2018 (The "Plans"). The Plans show a proposed single family dwelling containing 1,568 square feet representing an increase in square footage of 7.7%. The proposed dwelling will not create any new non-conformities. The Lot Frontage non-conformity (50.0±) and the Lot Width non-conformity (50.0±) will remain unchanged.

After reviewing the application and hearing testimony from the applicant's engineer, building inspector and abutters the Board FINDS the following:

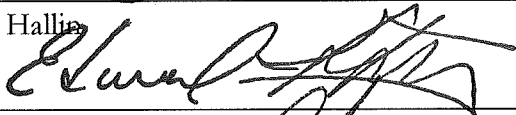
- a. That the proposed dwelling if constructed per the Plan will not create any new non-conformities;
- b. And that the proposed dwelling if constructed per the Plan shall comply with provisions of Scituate Bylaw 470.6, section F, subsections 1-3.
- c. That to the extent the proposed dwelling intensifies any existing nonconformities, such intensifications will not be substantially more detrimental to the surrounding neighborhood.

Based on the forgoing the Board unanimously voted to GRANT the application to permit the razing and reconstruction of the proposed dwelling per the Plan.

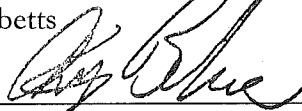
SCITUATE ZONING BOARD OF APPEALS



John Hallin



Edward Tibbetts



Anthony J. Bucchere

Filed with the Town Clerk and the Planning Board on: August 1, 2018

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