

Town of Scituate

ZONING BOARD OF APPEALS

600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
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Decision of the Scituate Zoning Board of Appeals on the application of Michael P. McEvoy of 29 Highfield Lane, Norwell, MA 02061 for a Special Permit pursuant to M.G.L. Chapter 40A Sec 6 and Section 810.2 of the Scituate Zoning Bylaw to allow an addition to a pre-existing nonconforming single-family dwelling located at 298 Central Ave, Scituate MA, Assessor's Map 68, Block 1, Parcel 7 (the "Property").

The application was received, advertised, and a public hearing was duly held on March 18, 2021 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J Bucchere, Chairman

George Xixis

Susan Harrison

The current Lot is nonconforming as to lot width and the current home existing on the Property is nonconforming as to the right side (1.9' where 8' is required) and left side (5.1' where 8' is required) setbacks, however the lot was created, and the existing home was built prior to the adoption of the current zoning bylaw. The applicants propose to construct an addition to the second floor of the existing home with no changes to the current footprint. Said additional being shown on a plan prepared by McKenzie Engineering Group, dated 12/22/2020 (the "Plan"). The proposed addition would increase the square footage of the home from the present 1,289 SF to 2,136 SF (a 65.8% increase) however none of the existing non-conformities would change.

After hearing testimony from the applicant and abutters and reviewing the Plan the Board voted unanimously to grant the special permit to allow the addition 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



Anthony Bucchere



George Xixis



Susan Harrison

Filed with the Town Clerk and the Planning Board on: April 28, 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.