

Town of Scituate

ZONING BOARD OF APPEALS

600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
(781) 545-8716



2023 OCT 19 AM 10:21

Decision of the Scituate Zoning Board of Appeals on the application of Caroline and Arthur Poje of 3 Chester Street, Scituate, MA 02066 (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 a preexisting, nonconforming single-family dwelling located at 3 Chester Street, Scituate, MA 02066 (Assessors Map 49, Block 1, Parcel 22) (hereinafter, the “**Requested Relief**”). Representing the applicant was Paulette O’Connell, Architect.

The application was received, advertised, and a public hearing was held on July 20, 2023, with the following members of the Zoning Board of Appeals hearing the application:

George Xixis (Acting Chairman)

Justin Marks

Christopher Carchia

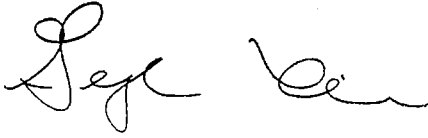
Greg Fleming

Mrs. O’Connell, representing the applicant, proposed a 180 square foot addition to the existing 1,800 square foot home. This addition would increase the square footage by only 10% but intensifies an existing nonconformity. The nonconformity is currently a 20’ setback where 30’ is required for the rear yard. However, the lot is oddly shaped in that it is triangular in shape and doesn’t have side yard setbacks. Additionally, the property line which abuts Stone Road is a private road that dead ends adjacent to the property. The new rear yard setback will be 13.5’.

After public comments and testimony from the applicant and reviewing the plans presented by Mrs. O’Connell, dated May 25, 2023 by Morse Engineering (the “Plan”), the Board voted unanimously to grant the special permit to allow the construction of an addition as it does not create any new nonconformities and although it increases an existing nonconformity, such increase is not substantially more detrimental to the surrounding neighborhood.

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, Chairman



Justin Marks



Christopher Carchia

Filed with the Town Clerk: 10.19.2023

This Special Permit 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. Chapter 40, Section 17, and shall be filed within twenty (20) days of the date of the filing of the decision with the Town Clerk.