

# Town of Scituate

ZONING BOARD OF APPEALS

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



2023 MAY -4 PM 1:00

Decision of the Scituate Zoning Board of Appeals on the application of Linda Kocher of 1880 Virginia Avenue, McLean, VA 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 razing and reconstruction of a pre-existing, nonconforming single-family dwelling located at 30 Manchester Street, Scituate, MA 02066 (Assessor's Map 71, Block 7, Parcel 1) and increasing the gross floor area by more than 20%.

The application was received, advertised, and a public hearing was held on February 16, 2023, with the following members of the Zoning Board of Appeals hearing the application:

George Xixis, Chair  
Susan Harrison  
Christopher Carchia

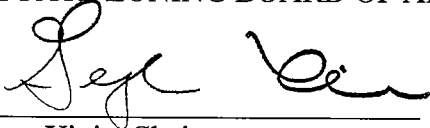
The current lot is non-conforming with respect to front yard and side yard setback. Said razing and reconstruction being shown on a plan prepared by Merrill Engineers and Land Surveyors, dated January 31, 2022, and revised plan dated February 8, 2023 ("the Plan"). The proposed reconstruction will eliminate the front yard setback non-conformity from 5.3' to 8.5'. The proposed addition will increase the square footage of the home from the present 2,240 SF to 3,074 SF (a 37.2% increase).

After hearing testimony from Dana Altobello of Merrill Engineers and Land Surveyors and reviewing the Plan, the Board voted unanimously to grant the special permit to allow the razing and reconstruction in accordance with the Plan. In doing so the Board found:

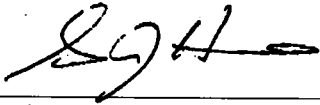
1. That the proposed addition will not create any new nonconformities.

2. That to the extent the proposed home intensifies any existing nonconformities or creates any new non-conformities 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: May 4, 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.