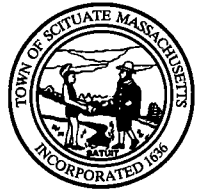


Town of Scituate

ZONING BOARD OF APPEALS

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



2023 JUL -6 AM 11:18

Decision of the Scituate Zoning Board of Appeals on the application of Matthew and Amanda McCarthy of 31 Rosa's Lane, Scituate, MA (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 accessory structure on a preexisting, nonconforming lot located at 31 Rosa's Lane Scituate, MA 02066 (Assessors Map 27, Block 1, Parcel 19P) and increasing the gross floor area by more than 20% (hereinafter, the "**Requested Relief**"). Representing the applicant was Gregory J Morse, registered professional engineer at Morse Engineering

The application was received, advertised, and a public hearing was held on February 16, 2023. A second modification hearing was held on June 15, 2023. At both meetings the following members of the Zoning Board of Appeals were present:

George Xixis, Chairman
Justin M. Marks
Christopher Carchia

Mr. Morse, representing the applicant, proposed to construct an accessory structure on a preexisting, nonconforming lot. The lot is fully compliant with all setbacks, however, is non-compliant with respect to frontage as it only has 45' of the required 100' for the R2 zoning district. Shown on a site plan done by Mr. Morse dated 1/9/2023 the proposed construction is to build a two story 28' x 36' structure that will comply with all setbacks. The first-floor space is intended to be garage space while the second-floor space will have 750 square feet of finished space with plumbing.

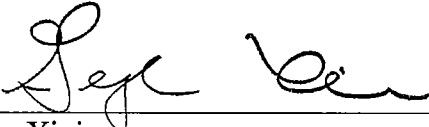
Following the approval of the above-mentioned accessory structure on the plans dated 1/9/2023 a second modification hearing was held for the relocation of the accessory structure to the

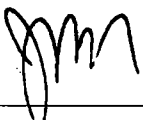
southerly side of the main house; previously, it had been shown on the northly side of the house. Mr. Morse presented an updated drawing dated 5/1/2023 that showed the relocated structure on the property.


After no public comments and testimony from the applicant and reviewing the updated plans presented by Mr. Morse (the "plan"), the Board voted Unanimously to grant the special permit to allow the construction of the accessory structure as it creates no new nonconformities and does not intensify any existing nonconformities.

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


Justin Marks


Christopher Carchia

Filed with the Town Clerk Planning Board: July 6, 2023

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