

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 Robert Struzziero, of 330 Gannett Road, Scituate, MA (“Applicant”) for a Special Permit/Finding under MGL 40A § 6 and the Town of Scituate Zoning Bylaws 810.2, to allow a two story addition to a pre-existing non-conforming single family dwelling on a pre-existing non-confirming lot, located at 330 Gannett Road, Scituate, MA (“Property”), increasing the square footage by 122% .

The application was received, advertised and a public hearing was duly held on November 19, 2020 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J. Bucchere, Chairman
Thomas J. Cavanagh
George Xixis
Susan Harrison

The Applicant was represented at the hearing by his engineer, Gregory Morse, Professional Engineer, Morse Engineering Co., Inc. of Scituate, Massachusetts.

The property is owned by the applicant, as evidenced by deed dated March 20, 2020, and recorded with the Plymouth Country Registry of Deeds in Book 52554, Page 187. According to the Town of Scituate Assessors Card, submitted by the applicant, the existing single-family dwelling located upon the lot was constructed in 1983 and contains 1,691 square feet. According to the deed the lot was created in 1989.

The Property is located in the R-2 Zoning District. The Property is nonconforming as to Lot Frontage (40’ where 100’ is required), and Left Side set back (11’ where 15’ is required). However, the lot was created, prior to the adoption of the current zoning

bylaw and therefore considered pre-existing nonconforming. All other characteristics comply with the current zoning bylaw.

The application seeks approval to add a two story addition to the dwelling as is shown on the plan submitted by the applicant, prepared by Gregory Morse, Professional Engineer, Morse Engineering Company, Inc., dated October 14, 2020 and entitled "Zoning Board Site Plan, 330 Gannett Road (Assessors Parcel: 13-2-43) Scituate, Massachusetts (the "Plans"). The two story addition to the dwelling per the Plans will increase the square footage of the home to 3,770 square feet, an increase of 122%. The proposed two story addition is consistent with the existing left side set back and will not alter any of the other existing nonconforming characteristics of the site and will not create any new nonconformities.

After reviewing the application and hearing testimony from the applicant, their engineer, building inspector and abutters, the Board found the following:

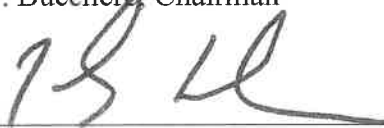
- a. That the proposed two story addition, if constructed per the Plan will not create any new non-conformities;
- b. That to the extent the proposed two story addition, if constructed per the plan, intensifies any of the existing nonconformities, such intensification will not be substantially more detrimental to the surrounding neighborhood.

Based on the forgoing the Board unanimously voted to GRANT the Applicant's request for a Special Permit/Finding pursuant to M.G.L. c. 40A, §6 and Section 810.2 of the Town of Scituate Zoning Bylaws, to construct the proposed two story addition to the existing structure as shown on the Plans.

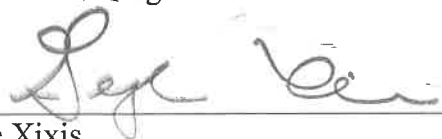
SCITUATE ZONING BOARD OF APPEALS



Anthony J. Bucchera, Chairman



Thomas J. Cavanagh



George Xixis

Filed with the Town Clerk and Planning Board on February 9, 2021

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