

Town of Scituate

ZONING BOARD OF APPEALS

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



2023 MAR 20 PM 2:49

Decision of the Scituate Zoning Board of Appeals on the application of Peter and Elizabeth Blanchard of 9 Anthony Street, New Bedford, MA 02740 for a Special Permit/Finding pursuant to M.G.L. Chapter 40A Section 6 and Sections 810.2 and 470 of the Scituate Zoning Bylaw to allow the razing and reconstruction of a pre-existing, non-conforming single-family dwelling located at 347 Central Avenue, Scituate, MA. 02066 (Assessor's Map 68, Block 2, Parcel 16F) and increasing the gross floor area by more than 20%.

The application was received, advertised, and a public hearing was duly held on December 15, 2022, with the following members of the Zoning Board of Appeals hearing the application:

George Xixis, Chairman
Susan Harrison
Christopher Carchia

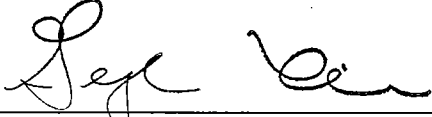
The current lot is non-conforming as to lot size, lot width, and lot frontage and the current structure is non-conforming as to side yard setbacks. The proposal is to raze the existing dwelling and construct a new dwelling as shown on the plan prepared by Morse Engineering dated November 11, 2022. The existing home is 980 square feet, and the new home shall be approximately 2358 square feet (140% increase). The new building will improve the right-side setback and bring the left yard setback into conformity. The current home is in a FEMA flood zone and is not FEMA compliant. The new construction would be elevated on wooden pilings for full FEMA compliance.

After hearing testimony from the applicant and reviewing the plan, the Board voted unanimously to grant the special permit to allow the razing and reconstruction of a single-family dwelling on a preexisting nonconforming lot. In doing so the Board found:

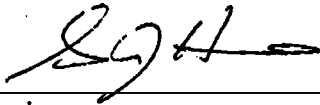
1. That the proposed single-family home will not create any new nonconformities

2. That to the extent the proposed single-family home intensifies any existing nonconformities such intensification will not be substantially more detrimental to the surrounding neighborhood.

SCITUATE ZONING BOARD OF APPEALS



George Xixis, Chairman



Susan Harrison



Christopher Carchia

Filed with the Town Clerk and the Planning Board on: March 20, 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.