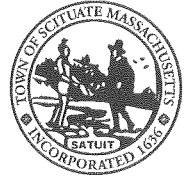


Town of Scituate

ZONING BOARD OF APPEALS

600 CHIEF JUSTICE CUSHING WAY
SCITUATE, MASSACHUSETTS 02066
(781) 545-8716



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Decision of the Scituate Zoning Board of Appeals on the application of George Levoy of P.O Box 321, Natick, MA (the "Applicant") for a Special Permit/ Finding under M.G.L 40, Section 6 and/or Section 810.2 of the Scituate Zoning Bylaw to raze and reconstruct a single family dwelling while adding more than 20% gross floor area on a pre-existing, nonconforming lot at 35 Brunswick Street Scituate MA, Assessor's Parcel 72-4-14.

The application was received, advertised, and a public hearing was duly held on July 20, 2017 with the following members of the Zoning Board of Appeals hearing the application:

John Hallin, Chairman
Edward Tibbetts
Sarah Trezise
Anthony J. Bucchere, Alternate

The property is located at 35 Brunswick Road, Scituate MA and is owned by the Applicant who acquired the property from Patricia A. and James F. Banda by deed dated February 22, 2013 and filed with the Plymouth County Registry District of the Land Court as Document No. 704885.

The building on the property is a single family home containing 632 square feet which according to Town Assessors' records was constructed in 1950, prior to the adoption of the Scituate Zoning Bylaw. The property is located in the R3 residential zoning district. The existing lot frontage (80' where 100' is required) and lot area (5600 sq. where 10,000 sq. ft. is required) are non-conforming but pre-existed current zoning requirements and are therefore legally non-conforming.

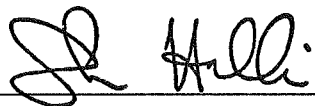
The application seeks approval to allow the razing and reconstruction of a dwelling as per plans submitted by the applicant, drawn by Ross Engineering Company Inc., entitled Site Plan for 35 Brunswick Street in Scituate MA, dated May 25 2017 (The "Plan"). According to the application the proposed reconstruction would result in a home containing 2,398 square feet representing an increase in square footage of 280%. The proposed addition will not create any new non-conformities and all existing non-conformities will remain unchanged.

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


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

Based on the forgoing the Board unanimously voted to GRANT the application to permit the razing and reconstruction of the dwelling per the Plan.

SCITUATE ZONING BOARD OF APPEALS



John Hallin



Edward Tibbetts



Sarah Trezise

Filed with the Town Clerk and the Planning Board on: August 14, 2017

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