

# Town of Scituate

ZONING BOARD OF APPEALS

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



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Decision of the Scituate Zoning Board of Appeals on the application of Jennifer A. Mauceri, 35 Hatherly Road Scituate, MA (hereinafter, the **"Applicant"**) for a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6, Section 810.2A of the Scituate Zoning Bylaw and any other relief to allow the construction of an addition to the pre-existing, nonconforming single-family dwelling at 35 Hatherly Road Scituate, MA 02066 (Assessors Map 45, Block 4, Parcel 6) and increasing the gross floor area by more than 20% (hereinafter, the **"Requested Relief"**). Representing the Applicant, Joseph Murphy P.E. (registered professional engineer, 159 Pine Street, Quincy, MA 02170).

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


George Xixis, Chairman  
Anthony Bucchere  
Susan Harrison

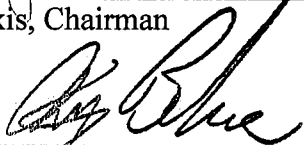
The applicant proposed to expand the footprint of the existing structure with a 534 sq. ft. addition for a master bedroom that will be within the rear and side setbacks and will not affect the existing, conforming front setback.

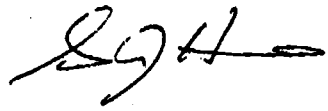
After public comment and testimony from the applicant and reviewing the plans presented by Mr. Murphy (the "plan") dated July 18, 2022, the Board voted Unanimously to grant the special permit to allow the addition as it creates no new nonconformities and does not intensify any existing nonconformities.

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, Chairman

  
\_\_\_\_\_  
Anthony Bucchere

  
\_\_\_\_\_  
Susan Harrison

Filed with the Town Clerk Planning Board: January 12, 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