

# 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 Mary Elen Holt of 38 Hatherly Road, Scituate, MA 02066 for a Special Permit or finding pursuant to M.G.L. Chapter 40A, Section 6 and Section 810.2 of the Scituate Zoning Bylaw and any other relief to allow an addition to a pre-existing, nonconforming single-family dwelling at 38 Hatherly Road, Scituate, MA 02066 (Assessor's Map 45, Block 10, Parcel 6).

The application was received, advertised, and a public hearing was held on March 17, 2022, with the following members of the Zoning Board of Appeals hearing the application:

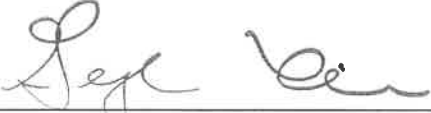
George Xixis, Acting Chairman  
Susan Harrison  
Justin M. Marks

The current lot is non-conforming as with respect to lot frontage. Said house addition being shown on a plan prepared by Richard Servant of Stenbeck & Taylor, Inc, dated January 25, 2022 ("the Plan"). The proposed addition would decrease non-conformance of the front setback from present 13.9FT to 14.6FT. and will increase the square footage of the home from the present 1,505SF to 3,289 SF (a 118% increase).

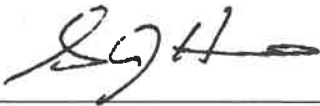
After hearing testimony from Richard Servant of Stenbeck & Taylor, Inc. representing applicants and reviewing the Plan the Board voted unanimously to grant the special permit to allow an addition in accordance with the Plan. In doing so the Board found:

1. That the proposed addition will not create any new nonconformities; and
2. That to the extent the proposed home intensifies any existing nonconformities such intensification will not be substantially more detrimental to the surrounding neighborhood.

SCITUATE ZONING BOARD OF APPEALS



George Xixis, Acting Chairman



Susan Harrison



Justin M. Marks

Filed with the Town Clerk and the Planning Board on: May 23, 2022

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.