

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 Garfield Realty Trust of 733 Plain Street, Marshfield, MA 02050 for a Special Permit or finding pursuant to M.G.L. Chapter 40A, Section 6 and Section 810.2 A and 470.6 of the Scituate Zoning Bylaw and any other relief to allow the razing and reconstruction of a pre-existing, nonconforming single-family dwelling at 4 Garfield Street, Scituate MA 02066 (Assessor's Map 73, Block 12, Parcel 11f & 10a).

The application was received, advertised, and a public hearing was held on January 20, 2022, with the following members of the Zoning Board of Appeals hearing the application:

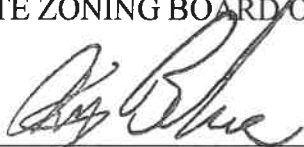
Anthony J Bucchere, Chair
George Xixis
Susan Harrison

The current lot is non-conforming as with respect to frontage, lot area, rear yard set-back and lot width. Said reconstruction being shown on a plan prepared by Morse Engineering Company, Inc, dated December 9, 2021 ("the Plan"). The proposed reconstruction would not change non-conforming frontage, lot area, and width and would offer greater conformance with rear yard set-back from the present 12.9FT to the proposed 13.4FT. The square footage of the home will increase from the present 1,334SF to 2,890 SF (a 117% increase).

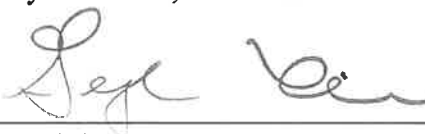
After hearing testimony from Gregory Morse of Morse Engineering Company, Inc. representing applicants and reviewing the Plan the Board voted unanimously to grant the special permit to allow the razing and reconstruction in accordance with the Plan. In doing so the Board found:

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



Anthony Bucchere, Chairman



George Xixis



Susan Harrison

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.