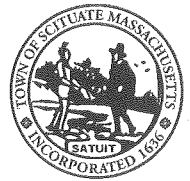


Town of Scituate

ZONING BOARD OF APPEALS

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



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TOWN OF SCITUATE
ZONING BOARD

Decision of the Scituate Zoning Board of Appeals on the application of Scott A.T. Herzog II of 297 Lincoln Street, Norwell, 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 add an addition to a pre-existing, nonconforming single family dwelling while adding more than 20% gross floor area on a pre-existing, nonconforming lot at 41 Beaver Dam Road, Scituate, MA (Assessor's Parcel 51-1-13).

The application was received, advertised, and a public hearing was duly held on March 15, 2018 with the following members of the Zoning Board of Appeals hearing the application:

John Hallin, Chairman
Sara Trezise
Edward Tibbetts

The property is located at 41 Beaver Dam Road, Scituate, MA and is owned by the Applicant who acquired the property by deed dated September 27, 2017 and filed with the Plymouth County Registry of Deeds in Book 48973, Page 130.

The building on the property is a single family home containing 1,400 square feet which according to Town Assessors' records was constructed in 1850, prior to the adoption of the Scituate Zoning Bylaw. The property is located in the R3 residential zoning district. The property is nonconforming in lot frontage (66' where 100' are required), lot width (66' where 100' are required) and front setback (25.8' where 30' are required), but such nonconformities preexisted current zoning requirements and are therefore legally nonconforming.

The application seeks approval to allow an addition to the home that will increase the square footage to 3257 square feet representing an increase of 133% from the present square footage. The proposed improvements are to be built in accordance with a plan drawn by Morse Engineering Co., Inc., entitled Plan showing Proposed Addition 41 Beaver Dam Road Assessor's

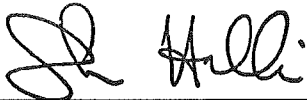
parcel 50-1-13 Scituate, Massachusetts, dated February 13, 2018 (The "Plan"). The proposed addition as shown on the Plan will not create any new nonconformities, the existing lot frontage, lot width and front setback nonconformities will remain unchanged.

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 nonconformities;
- 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 construction of an addition to the dwelling per the Plan.

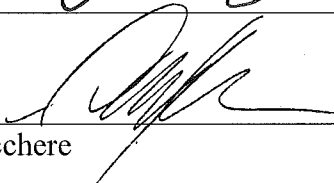
SCITUATE ZONING BOARD OF APPEALS



John Hallin



Sara Trezise



Anthony Bucchere

Filed with the Town Clerk and the Planning Board on: April 26, 2018

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.