

Town of Scituate

ZONING BOARD OF APPEALS

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Scituate, Massachusetts 02066
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Decision of the Scituate Zoning Board of Appeals on the application of Michael and Kelley Mangano of 20 Kelley Lane, Ladera Ranch, CA for a Special Permit pursuant to M.G.L. Chapter 40A Section 6 and 810.2 of the Scituate Zoning Bylaw to allow the razing and reconstruction of a single-family home on a preexisting nonconforming lot at 42 Brunswick Street, Scituate MA, Assessor's Map 75, Block 5, Parcel 1A (the "Property").

The application was received, advertised, and a public hearing was duly held on April 14, 2021 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J Bucchere, Chairman
Georgie Xixis
Susan Harrison

The current Lot is nonconforming as to lot, area, width and frontage; however, the lot was created prior to the adoption of the current zoning bylaw. The new home the applicants propose to construct will be built almost entirely within the existing home's footprint and any new footprint area will comply with all setbacks as required under the current zoning code. The new home is shown on a plan prepared by Grady Consulting dated 3/9/21 (the "Plan"). The new home would increase the square footage of the home from the present 1,873 SF to 2,886 SF (a 54% increase).

After hearing testimony from the applicant and abutters and reviewing the Plan, the Board voted unanimously to grant the special permit to allow the addition in accordance with the Plan. In doing so the Board found:

1. That the proposed addition will not create any new nonconformities

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



George Xixis



Susan Harrison

Filed with the Town Clerk and the Planning Board on: September 29, 2021

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.