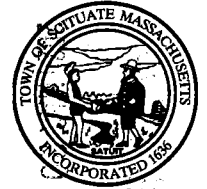


Town of Scituate

ZONING BOARD OF APPEALS

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



Decision of the Scituate Zoning Board of Appeals on the application of Alexis Bishop for a Special Permit/Finding in accordance with MGL 40A § 6 and Section 810.1 of the Scituate Zoning Bylaw to allow the raze and reconstruction of an existing garage, on the current footprint located at 44 Gannett Road Scituate, Massachusetts.

The application was received, advertised and a public hearing was duly held on December 21, 2023, with the following members of the Zoning Board of Appeals hearing the application:

George Xixis, Chair
Christopher Carchia
Justin M. Marks

The property that is the subject matter of this application is in the R-3 Residential District.

At the time of the application, title to the premises was in the name of Alexis Bishop, by deed dated July 18, 2019, and recorded with the Plymouth County Registry of Deeds in Book 51380 Page 51. and is shown on the Scituate Assessors Map Parcel ID No: 7-7-11-A.

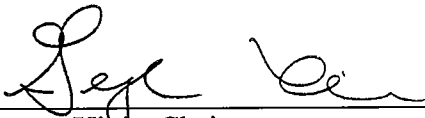
The lot is 24,444 square feet (10,000 feet is required) and has 155 feet of frontage (where 100 feet is required) and 146.4 feet lot width (where 100' is required). In addition, the R-3 Residential District requires a 30 feet front setback, 8 feet side yard setbacks, and 20 feet rear yard setback. The proposed garage will conform to all setbacks except the north side yard setback, which is currently 4.4 feet where eight (8) feet is required. . The existing single-family condominium dwelling located upon the lot was constructed in 1992.


At the December 21, 2023, public hearing, the Board reviewed a plot plan drawn by Ross Engineering dated May 31, 2022 and plans prepared by Axiom Architects dated July 21, 2023. The proposal calls for a raze and reconstruction of the existing garage on the existing foundation. The proposed addition would not substantially increase the square footage of the garage.


After hearing testimony and reviewing the Plan the Board voted unanimously to grant the special permit to allow the raze and reconstruction in accordance with the Plan. In doing so the Board found:

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


Christopher Carcchia


Justin M. Marks

Filed with the Town Clerk on 3.20.2024

This Special Permit will not become effective until such time as an attested copy of this decision has been filed with the Plymouth County 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. Chapter 40, Section 17, and shall be filed within twenty (20) days of the date of the filing of the decision with the Town Clerk.