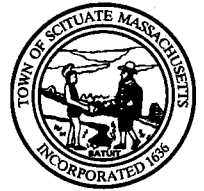


Town of Scituate

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 David Pratt 33 Tupelo Rd Marshfield, MA (the "Applicant") for a Special Permit pursuant to M.G.L. Chapter 40A Section 6 and Section 810.2 of the Scituate Zoning Bylaw to allow the construction of a two-story addition to a preexisting, nonconforming single-family home on a preexisting nonconforming lot at 45 Grasshopper Lane, Scituate MA, Assessor's Map 8, Block 7, Parcel 37 (the "Property").

The application was received, advertised, and a public hearing was duly held on July 21, 2022 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J Bucchere, Chairman
Susan Harrison
George Xixis

The current Lot is nonconforming as to Lot Frontage and Width and the current home existing on the Property is nonconforming as to Front Setback, and Side Yard Setback (Left), however the lot was created, and the existing home was built prior to the adoption of the current zoning bylaw. The applicants propose to construct a second story addition on the left side of the home as shown on a plan prepared by Morse Engineering dated April 21, 2022 (the "Plan"). The proposed addition would be built entirely within the footprint of the existing home and would not exceed the maximum height allowed under the bylaw.

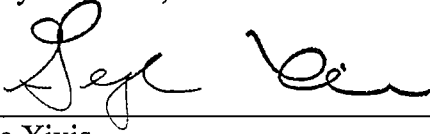
After hearing testimony from the applicant and abutters and reviewing the Plan the Board voted unanimously to grant the special permit to allow the razing and reconstruction. In doing so the Board found:

1. That the proposed home 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.

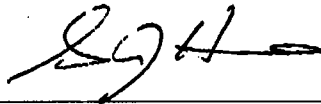
SCITUATE ZONING BOARD OF APPEALS



Anthony Bucchere, Chairman



George Xixis



Susan Harrison

Filed with the Town Clerk and the Planning Board on: October 19, 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.