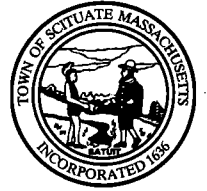


Town of Scituate

ZONING BOARD OF APPEALS

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



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TOWN OF SCITUATE
TOWN CLERK

Decision of the Scituate Zoning Board of Appeals on the application of Stephen A. DelGrosso and Joan H. Deary of 49 Beaver Dam Road, Scituate, MA for a Special Permit/Finding pursuant to M.G.L. Chapter 40A Section 6 and Section 810.2 of the Scituate Zoning Bylaw to allow the razing and reconstruction of a pre-existing, non-conforming single-family dwelling on a pre-existing nonconforming lot at 49 Beaver Dam Road, Scituate, MA. 02066 (Assessor's Map 50, Block 1, Parcel 15) and increasing the gross floor area by more than 20%.

The application was received, advertised, and a public hearing was duly held on August 18, 2022, with the following members of the Zoning Board of Appeals hearing the application:

Susan Harrison, Acting Chair
Justin M. Marks
Christopher Carchia

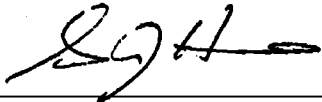
The current lot is non-conforming as to lot width and lot frontage and the current structure is non-conforming as to front setback. The proposal is to raze the existing dwelling and construct a new dwelling as shown on the plan prepared by Morse Engineering dated July 12, 2022. The existing home is 1,799 square feet, and the new home shall be 2,750 square feet and the location shall remain entirely within the building envelope/required setbacks.

After hearing testimony from the applicant and reviewing the plan, the Board voted unanimously to grant the special permit to allow the razing and reconstruction of a single-family dwelling on a preexisting nonconforming lot. In doing so the Board found:

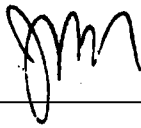
1. That the proposed single-family home will not create any new nonconformities;

2. That to the extent the proposed single-family home intensifies any existing nonconformities such intensification will not be substantially more detrimental to the surrounding neighborhood.

SCITUATE ZONING BOARD OF APPEALS



Susan Harrison, Acting Chair



Justin M. Marks



Christopher Carchia

Filed with the Town Clerk and the Planning Board on: October 18, 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.