

Town of Scituate

ZONING BOARD OF APPEALS

600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
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Decision of the Scituate Zoning Board of Appeals on the application of Brian Roake of 53 Hawley Road, Scituate, MA for a Special Permit pursuant to M.G.L. Chapter 40A, Section 6 and Sections 810.2 of the Scituate Zoning Bylaw to allow the construction of an addition to a preexisting, nonconforming single-family dwelling on a preexisting nonconforming lot at 53 Hawley Road, Scituate, MA 02066 (Assessor's Map 34, Block 25, Parcel 11).

The application was received, advertised, and a public hearing was duly held on January 20, 2022 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J Bucchere, Chairman
George Xixis
Susan Harrison


The current lot is non-conforming as to lot area and lot width and the current building is non-conforming as to front setback. The proposal is to add an addition off the southwest side of the house and a small addition on the southeast corner as well, as shown on the plan prepared by James McGrath dated September 1, 2021. The existing home is 768 square feet and with the additions the total square footage of the home shall not exceed 1522 square feet and the location of those additions shall remain entirely within the building envelope/required setbacks.

After hearing testimony from the applicant and reviewing the Plan prepared by James McGrath and dated September 1, 2021, the Board voted unanimously to grant the special permit to allow the construction of an addition(s) to a preexisting, nonconforming single-family dwelling on a preexisting nonconforming lot. In doing so the Board found:

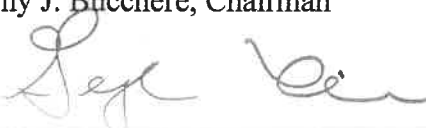
1. That the proposed addition will not create any new nonconformities; and

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

SCITUATE ZONING BOARD OF APPEALS



Anthony J. Bucchere, Chairman



George Xixis



Susan Harrison

Filed with the Town Clerk and the Planning Board on: May 9, 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.