

Town of Scituate

ZONING BOARD OF APPEALS

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



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MASSACHUSETTS

Decision of the Scituate Zoning Board of Appeals on the application of Matthew and Kathleen Kaplan of 58 Branch Street for a Special Permit or Finding pursuant to M.G.L. Chapter 40A, Section 6 and Section 810.2 of the Scituate Zoning Bylaw and any other relief to allow the razing and reconstruction of a pre-existing, nonconforming single-family dwelling on a pre-existing, nonconforming lot at 58 Branch Street, Scituate, MA 02066 (Assessor's Map 38, Block 2, Parcel 6) and increasing the gross floor area by more than 20%.

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

George Xixis, Chair
Anthony J. Bucchere
Susan Harrison

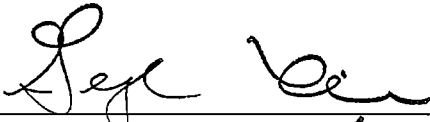
The current lot is non-conforming with respect to the side yard setback of a detached garage. Said construction being shown on a plan prepared by Morse Engineering Co. Inc. dated September 15, 2022 ("the Plan"). The proposed reconstruction would eliminate the side yard setback. The square footage of the home will increase from the present 1,158SF to 3,851SF (a 232% increase).

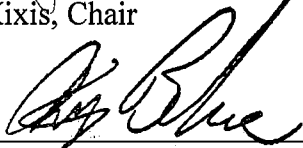
After hearing testimony from Jeffrey M. Hassett from Morse Engineering Co. and reviewing the Plan the Board voted unanimously to grant the special permit to allow the raising and reconstruction of a pre-existing nonconforming single-family dwelling in accordance with the Plan. In doing so the Board found:

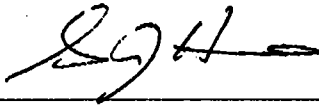
1. That the proposed reconstruction will not create any new nonconformities.

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


George Xixis, Chair


Anthony J. Bucchere


Susan Harrison

Filed with the Town Clerk and the Planning Board on: November 15, 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.