

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 Todd Groman, 6 Egypt Beach Road, Scituate MA 02066 for a Special Permit or finding pursuant to M.G.L. Chapter 40A, Section 6 and Section 810.2 A and 470.6 of the Scituate Zoning Bylaw and any other relief to allow the construction of a single-story addition to a pre-existing, nonconforming single-family dwelling at 6 Egypt Beach Road, Scituate, MA 02066 (Assessor's Map 28, Block 21, Parcel 3) and increasing the gross floor area by more than 20%.

The application was received, advertised, and a public hearing was held on May 19, 2022, with the following members of the Zoning Board of Appeals hearing the application:

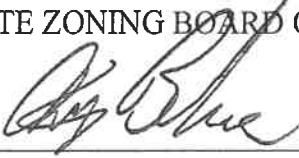
Anthony J Bucchere, Chair
George Xixis
Susan Harrison

The current lot is non-conforming as with respect to front set back and frontage. Said construction being shown on a plan prepared by James E. McGrath dated April 2, 2022 ("the Plan"). The proposed addition would not change non-conforming set back and frontage. The square footage of the home will increase from the present 1,196 SF to 2,871 SF (a 140% increase).

After hearing testimony from the applicant, Todd Groman and reviewing the Plan the Board voted unanimously to grant the special permit to allow the construction of a single-story addition to a pre-existing, nonconforming single-family dwelling in accordance with the Plan. In doing so the Board found:

1. That the proposed addition 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.

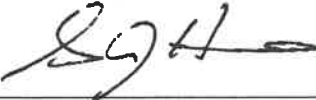
SCITUATE ZONING BOARD OF APPEALS



Anthony Bucchere, Chair



George Xixis



Susan Harrison

Filed with the Town Clerk and the Planning Board on: August 11, 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.