

# Town of Scituate

ZONING BOARD OF APPEALS

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



2023 JUL -5 AM 9:32

Decision of the Scituate Zoning Board of Appeals on the application of Jacquelyn Briggs, 64 Vinal Avenue, Scituate, MA 02066 requesting a Special Permit/Finding in accordance with M.G.L. Chapter 40A, Section 6 and Section 810 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow for the construction of an addition to a preexisting, nonconforming single-family dwelling located at 64 Vinal Avenue, Scituate, MA 02066 (Assessor's Map 50, Block 10, Parcel 16).

The application was received, advertised and a public hearing was duly held on March 16, 2023, with the following members of the Zoning Board of Appeals hearing the application:

George Xixis, Chairman  
Susan Harrison  
Christopher Carchia

The Applicant was represented by Gregory J. Morse of Morse Engineering, Scituate MA.

The property is owned by the applicant, as evidenced by a deed dated November 24, 2020, and registered with the Plymouth Country Registry of Deeds as Document No. 00117045, Book 53882, Page 107 which is referred to in the Assessors Card submitted by the Applicant. Based on the Assessors Card submitted by the Applicants, the single-family dwelling was constructed in 1954, and contains 1,166 square feet of base gross floor area.

The Property is located in the R-2 Zoning District. The lot is conforming with respect to Lot Area, Lot Width and Frontage. The existing dwelling is conforming as to front and side yard setbacks and is non-conforming as to rear-yard setbacks (25 feet where 30 feet is required).

The application seeks approval to add an extension on the right side of the existing dwelling, as well as some other improvements, pursuant to a plan submitted by Morse Engineering and, entitled "Proposed Hose Additions", dated February 8, 2023 (the "Plan"). The proposed primary dwelling with improvements, per the Plan, will increase the square footage of the dwelling to 3,151 square feet (an increase of 170%). The front, and side yard setbacks as proposed for the dwelling(s) are all conforming and there is no increase in the rear yard setback.

After reviewing the application and hearing testimony from the applicant, the Board found the following:

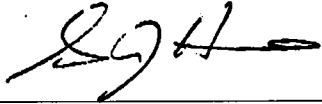
- a. That the proposed addition, will not create any new non-conformities; and
- b. That to the extent the improvements, if constructed per the plan, intensify any of the existing nonconformities, such intensification will not be substantially more detrimental to the surrounding neighborhood.

Based on the forgoing the Board unanimously voted to GRANT the Applicant's request for a Special Permit/Finding pursuant to M.G.L. c. 40A, §6 and/or Section 810 of the Town of Scituate Zoning Bylaws, for an extension as shown on the Plan.

SCITUATE ZONING BOARD OF APPEALS



George Xixis, Chairman



Susan Harrison



Christopher Carchia

Filed with the Town Clerk and Planning Board on July 3, 2023

This Finding will not become effective until such time as an attested copy of this decision has been filed with the Plymouth County Registry of Deeds after the appeal period of twenty (20) days.

Appeal of any decision of the Zoning Board of Appeals may be made pursuant to M.G.L. Ch. 40, Section 17, and shall be filed within twenty (20) days of the date of filing the decision with the Town Clerk.