

Town of Scituate

ZONING BOARD OF APPEALS

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



2023 MAY -1 AM 9:15

Decision of the Scituate Zoning Board of Appeals on the application of James Kenney, Dynamic Planet LLC, 1331 Bedford Drive #103, Melbourne, FL 32940 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 allow the razing and reconstruction of a pre-existing, non-conforming single-family dwelling located at 7 Revere Street, Scituate, MA. 02066 (Assessor's Map 72, Block 17, Parcel 1) and increasing the gross floor area by more than 20%.

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, Chair
Susan Harrison
Christopher Carchia

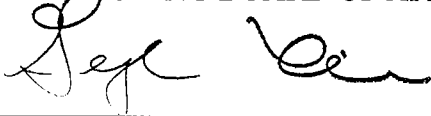
The current lot is conforming as to lot size, lot width, and lot frontage and the current structure is non-conforming as to side and front yard setback. The proposal is to raze the existing dwelling and construct a new dwelling as shown on the plan prepared by Grady Consulting L.L.C. dated January 30, 2023. The existing home is 470 square feet, and the new home shall be approximately 660 square feet. The proposed dwelling conforms to left and rear setback requirements and is more conforming than the existing right and front 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 the single-family dwelling on the lot described. In doing so the Board found:

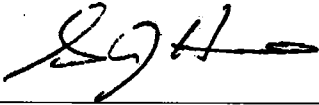
1. That the proposed single-family home will not create any new nonconformities

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



George Xixis, Chair



Susan Harrison



Christopher Carchia

Filed with the Town Clerk and the Planning Board on: May 1, 2023

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.