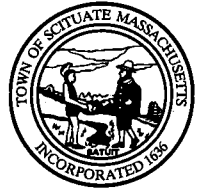


Town of Scituate

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 Dawn and Dustin Diedrickson of 70 Marion Road, Scituate, MA 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 construction of an addition to a preexisting, nonconforming single-family dwelling at 70 Marion Road, Scituate, MA.02066 (Assessor's Map 40, Block 11, Parcel 14) and increasing the gross floor area by more than 20%.

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

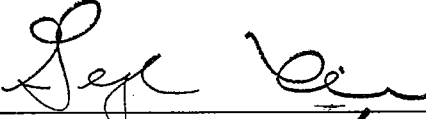
George Xixis, Chairman
Anthony J Bucchere
Susan Harrison

The current dwelling is non-conforming as to front setback where 30 feet is required and 23.4 feet exists. The proposal is to add an addition as shown on the plan prepared by Grady Consulting, LLC dated August 22, 2022. The existing home is 1,141 square feet and with the addition the total square footage of the home shall not exceed 2,695 square feet and the location of the addition shall remain entirely within the building envelope/required setbacks.

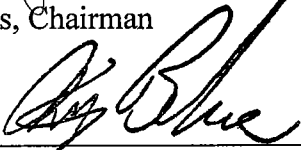
After hearing testimony from the applicant and reviewing the Plan the Board voted unanimously to grant the special permit to allow the construction of an addition(s) to a preexisting, conforming single-family dwelling. In doing so the Board found:

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

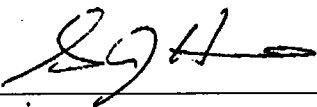
SCITUATE ZONING BOARD OF APPEALS



George Xixis, Chairman



Anthony J. Bucchere



Susan Harrison

Filed with the Town Clerk and the Planning Board on: February 27, 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.