

# Town of Scituate

ZONING BOARD OF APPEALS

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



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TOWN OF SCITUATE

Decision of the Scituate Zoning Board of Appeals on the application of John and Mary Garrett of 73 Marion Road, Scituate, MA (hereinafter, the **"Applicant"**) request a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6, Section 810.2A of the Scituate Zoning Bylaw and any relief that the Board of Appeals may grant to allow the construction of an addition to a preexisting, nonconforming, single family style structure at 73 Marion Road, Scituate, MA 02066 (Assessors Map 42, Block 12, Parcel 10) (hereinafter, the **"Requested Relief"**).

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

George Xixis  
Susan Harrison  
Christopher Carchia

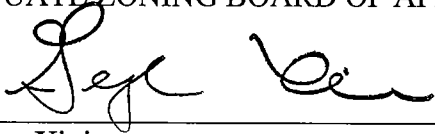
Mr. Garrett, representing himself, presented his 448 square foot addition on the plans provided by Grady Consulting, LLC dated 11/17/2022. The existing lot and structure are nonconforming as it fails to meet the requirements for lot frontage, lot size, lot width, and property line setbacks. The addition will be constructed off the rear of the house to expand the kitchen and family room. The existing deck will be demolished to allow for the new addition increasing the gross floor area greater than 20%.

After no public comments and testimony from the applicant and reviewing the plans presented by Mr. Garrett, the Board voted Unanimously to grant the special permit to allow the

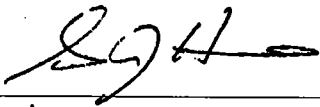
reconstruction of the accessory structure as it creates no new nonconformities and does not intensify any existing nonconformities.

For the forgoing reasons, the Board unanimously voted to GRANT the special permit, finding(s) and Requested Relief.

SCITUATE ZONING BOARD OF APPEALS



George Xixis



Susan Harrison



Christopher Carchia

Filed with the Town Clerk Planning Board: June 12, 2023

This Finding will not become effective until such time as an attested copy of this decision has been filed with the Plymouth 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 filing the decision with the Town Clerk