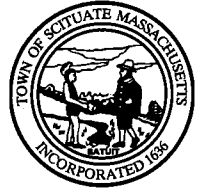


Town of Scituate

ZONING BOARD OF APPEALS

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



2023 JUN 22 AM 11:49

Decision of the Scituate Zoning Board of Appeals on the application of Nir Drory of 117 Lyman Road, Chestnut Hill, MA 02467 for a Special Permit or finding pursuant to M.G.L. Chapter 40A, Section 6 and Section 810.2 and 470.6F of the Scituate Zoning Bylaw and any other relief to allow the reconstruction of a single-family dwelling located at 74B Glades Road, Scituate, MA 02066 (Assessor's Map 5, Block 4, Parcel 24) which was destroyed by fire.

The application was received, advertised, and a public hearing was held on May 18, 2023, with the following members of the Zoning Board of Appeals hearing the application:

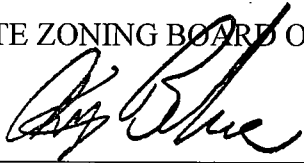
Anthony J. Bucchere, Chair
George Xixis
Susan Harrison

Prior to the fire, the lot was non-conforming with respect to the front setback, right side yard setback, rear setback, lot area, lot width and lot frontage. Said reconstruction is shown on a plan prepared by Morse Engineering Co. Inc. dated April 18, 2023, and revised May 1, 2023 ("the Plan"). The proposed reconstruction would not change the lot area, lot width and lot frontage. However, the proposed plan would decrease the non-conformity of the front setback, right side setback and rear setback. The square footage of the home will increase from the measurement prior to the fire of 1,296 SF to 2,350 SF (an 81.3% increase).

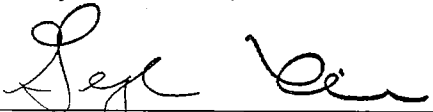
After hearing testimony from Gregory Morse from Morse Engineering Co. and reviewing the Plan the Board voted unanimously to grant the special permit to allow the reconstruction in accordance with the Plan. In doing so the Board found:

1. That the proposed reconstruction 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 J. Bucchere, Chair



George Xixis



Susan Harrison

Filed with the Town Clerk and the Planning Board on: June 22, 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.