



## ZONING BOARD OF APPEALS

Decision of the Scituate Zoning Board of Appeals on the application of Todd Glowac & Marissa Glowac, 75 Turner, Scituate, MA ("Applicant") for a Special Permit/Finding under MGL 40A § 6 and the Town of Scituate Zoning Bylaws 810.2, to allow an addition to a pre-existing non-conforming single family dwelling at 75 Turner Road, Scituate, MA ("Property"), increasing the square footage by 49.0%.

The application was received, advertised and a public hearing was duly held on October 18, 2018 with the following members of the Zoning Board of Appeals hearing the application:

John Hallin, Chairman  
Edward C. Tibbetts  
Thomas J. Cavanagh  
Brian B. Sullivan

The Applicant was represented at the hearing by their architect Paula O'Connell.

The property is owned by the applicant, as evidenced by deed dated June 29, 2004, and recorded in the Plymouth Country Registry of Deeds on June 29, 2004, in Book 28551, Page(s), 137-138. According to the Town of Scituate Assessors Card, submitted by the applicant, the existing single-family dwelling located upon the lot was constructed in 1935 and contains 1,690 square feet.

The Property is nonconforming as to Lot Area (9,792 square feet where 10,000 square feet is required) Lot Frontage (97.92' where 100' is required) Lot Width (97.92' where 100' is required) Front Yard Setback (21.9' where 26' is the average setback per 620.4A of the Zoning By-Laws), however the lot was created prior to the adoption of the current zoning bylaw and is therefore considered pre-existing nonconforming. All other characteristics comply with the current zoning bylaw.

The application seeks approval to add an addition to the dwelling as is shown on a plan submitted by the applicant, drawn by Webby Engineering Associates, Inc., entitled "Plot Plan of Land Showing Existing & Proposed Lot Line Setbacks at 75 Turner Road, Scituate, Mass." dated September 19, 2018 (the "Plan"). The proposed addition to the dwelling per the Plan will increase the square footage of the home to 2,520 square feet, an increase of 49.0%. The proposed addition is located within the set-backs and will not

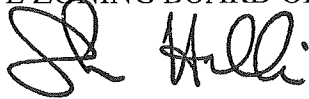
alter any of the other existing nonconforming characteristics of the site and will not create any new nonconformities.

After reviewing the application and hearing testimony from the applicant, their architect, building inspector and abutters the Board found the following:

- a. That the proposed addition if constructed per the Plan will not create any new non-conformities;
- b. That to the extent the proposed addition constructed per the plan intensifies 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 Section 810.2 of the Town of Scituate Zoning Bylaws, to construct an addition to the existing structure as shown on the Plan with the applicant's application.

SCITUATE ZONING BOARD OF APPEALS



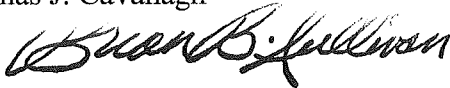
John Hallin, Chairman



Edward C. Tibbetts



Thomas J. Cavanagh



Brian B. Sullivan

Filed with the Town Clerk and Planning Board on \_\_\_\_\_

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.