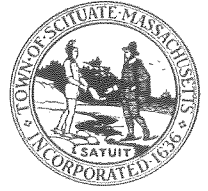


# Town of Scituate

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



ZONING BOARD OF APPEALS

2019 OCT 21 PM 3:37

RECEIVED

Decision of the Scituate Zoning Board of Appeals on the application of David A. Roycroft, of P.O. Box 177, North Scituate, MA 02060 ("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 on a confirming lot located at 8 Carver Avenue, Scituate, MA, Assessor Map 34, Block 13, Parcel 4 ("Property"), increasing the square footage by greater than 20%. The Applicant also seeks to raze an existing garage which is located in the rear setback.

The application was received, advertised and a public hearing was duly held on October 17, 2019, with the following members of the Zoning Board of Appeals hearing the application:

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

The Applicant was present at the hearing and represented himself. There were no abutters or parties at the hearing to speak for or against the application.

The property is owned by the applicant, as evidenced by a deed dated April 19, 2018 and recorded in the Plymouth Country Registry of Deeds in Book 49737, Page 250, a copy of which was submitted with the Applicants application. The Property is shown as Lots 24 and 25, on a Plan entitled "Shore Acres, Egypt, Mass" recorded in the Plymouth Country Registry of Deeds in Plan Book 1, Plan 287. According to the Town of Scituate Assessors Card, submitted by the applicant, the existing single-family dwelling located upon the lot was constructed in 1924 and contains 1,308 square feet.

The Property is located in the R-3 Zoning District. The lot is conforming, however, the existing structure is nonconforming as to the front yard setback. However, the structure was constructed, prior to the adoption of the current zoning bylaw and 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 the plans submitted by the applicant, prepared by Joseph E. Webby, Jr., Professional Land Surveyor, Webby Engineering Associates, Inc., entitled "Plot of Land in Scituate, Mass., Prepared for David Roycroft" dated September 5, 2019 (the "Plan"). The proposed addition to the dwelling per the Plans will increase the square footage of the home to 2,098 square feet, an increase of 89.0%. The proposed addition conforms with the setbacks and will not alter any of the other existing nonconforming characteristics of the site and will not create any new nonconformities. In addition, the razing of the shed, will eliminate an encroachment of the rear set back

After reviewing the application and hearing testimony from the applicant, the Board found the following:

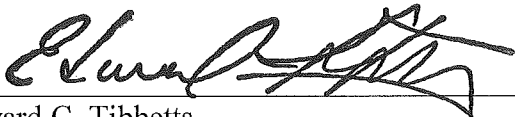
- a. That the proposed addition and razing of the shed, if constructed per the Plan will not create any new non-conformities;
- b. That to the extent the proposed addition or the razing of the shed, if constructed per the plan intensifies any of the existing nonconformities, such intensification will 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 the proposed addition to the existing structure as well as the razing of the shed, all as shown on the Plans.

#### SCITUATE ZONING BOARD OF APPEALS



Brian B. Sullivan, Acting Chairman



Edward C. Tibbetts



Thomas J. Cavanagh

Filed with the Town Clerk and Planning Board on 10/21/19

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.