

Town of Scituate

ZONING BOARD OF APPEALS

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



Decision of the Scituate Zoning Board of Appeals on the application of Dorene and Brian Cary of 8 Garfield Street, Scituate, MA 02066 (hereinafter, the "**Applicant**") request a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6, Section 810.2 and section 470.6 of the Scituate Zoning Bylaw and/or any other relief that the Board of Appeals may grant, to allow the construction of an addition to a pre-existing, nonconforming single-family dwelling at 8 Garfield Street, Scituate, MA 02066 (Assessors Map 73, Block 12, Parcels 9 & 10) and increasing the gross floor area by more than 20% (hereinafter, the "**Requested Relief**"). Representing the Applicant was Jeff Hassett, registered professional engineer at Morse Engineering.

The application was received, advertised, and a public hearing was held on December 21, 2023, with the following members of the Zoning Board of Appeals hearing the application:

George Xixis, Chair
Justin Marks
Christopher Carchia



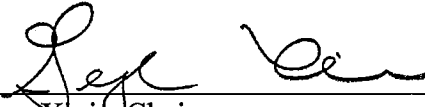
The existing house is in the R-3 zoning district, is 982 square feet and was built in 1960. The lot is not compliant as it only has 60' of frontage where 100' is required and is only 60' wide, where 100' is required. The lot also fails to satisfy the required lot area as it is only 4,800 square feet where 10,000 square feet is required. The house is non-compliant with respect to the left side setback and rear yard setback. The left side setback is 7.9' where 8' is required and the rear yard setback is 5.2' where 20' is required.

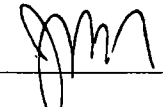
Mr. Hassett, representing the Applicant, proposed to build the addition on pilings at the same elevation of the existing house which is not FEMA complaint. The new addition will increase the square footage of the home by 41.7% bringing it to 1,392 square feet. The addition will be constructed on the right side of the house and will maintain compliance with the right yard setback at 8.2' where 8' is required.


After no public comments and testimony from the Applicant and reviewing the plans presented by Mr. Hassett (the "**Plan**") dated November 8th, 2023, the Board voted Unanimously to grant the special permit to allow the construction of an addition 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, Chairman


Justin Marks


Christopher Carchia

Filed with the Town Clerk on: _____

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.