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SCITUATE ZONING BOARD

Decision of the Scituate Zoning Board of Appeals on the application of Robert Jordan and Mary O'Donoghue of 8 Hillcrest Road, Scituate MA (the "Applicant") for a Special Permit/ Finding under M.G.L 40A, Section 6 and/or Section 810.2 of the Scituate Zoning Bylaw to allow the construction of an addition to the pre-existing, nonconforming single-family dwelling at of 8 Hillcrest Road, Scituate, Massachusetts, assessor's Map 46, Block 10, Parcel 7 (the "Property").

The application was received, advertised, and a public hearing was duly held on February 28, 2019 with the following members of the Zoning Board of Appeals hearing the application:

Anthony J Bucchere, Chairman

Ed Tibbetts

Tom Cavanagh

The Property is owned by the Applicant who acquired the property by virtue of Certificate of Title 115099 filed with the Plymouth County District of the Land Court.

The building on the Property is a single-family home containing 1,088 square feet which according to Town Assessors' records was constructed in 1900. The property is located in the R-3 residential zoning district. The Property is nonconforming as to:

Lot Area (7,603 SF where 10,000 is required),

Lot Frontage (90.07' where 100' is required), and

Lot Width (80.7 where 100' is required),

however the non-conformities came into existence prior to the adoption of the current zoning bylaw and they are 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 Morse Engineering, dated February 19, 2019 and entitled Site Plan of 8

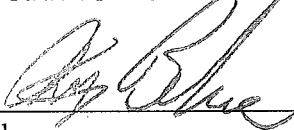
Hillcrest Road, Scituate, Massachusetts (the "Plan"). The proposed addition to the dwelling per the Plan will increase the square footage of the home to [2,680] an increase of [146%].


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

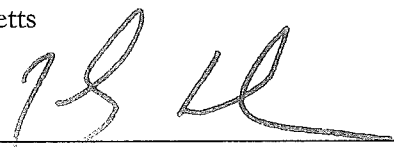
- a. That the proposed addition if constructed per the Plan will not create any new non-conformities;
- b. That to the extent the proposed addition constructed per the plan intensifies any of the existing nonconformities, such intensification will not be substantially more detrimental to the surrounding neighborhood.

Based on the forgoing the Board unanimously voted to GRANT the application to find that the proposed dwelling complies with the current the Scituate Zoning Bylaw.

SCITUATE ZONING BOARD OF APPEALS

  
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Anthony Bucchere

  
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Ed Tibbetts

  
\_\_\_\_\_  
Tom Cavanagh

Filed with the Town Clerk and the Planning Board on: 4/2/19  
/ajb

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.