

# Town of Scituate

ZONING BOARD OF APPEALS

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



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Decision of the Scituate Zoning Board of Appeals on the application of James and Mary Shea of 9 Pond View Avenue, Scituate, MA 02066 for a Special Permit or finding pursuant to M.G.L. Chapter 40A, Section 6 and Section 810.2 of the Scituate Zoning Bylaw and any other relief to allow a single-story addition to a pre-existing, nonconforming single-family dwelling at 9 Pond View Avenue, Scituate, MA 02066 (Assessor's Map 15, Block 4, Parcel 9). The application was received, advertised, and a public hearing was held on November 18, 2021, with the following members of the Zoning Board of Appeals hearing the application:


Anthony J. Bucchere, Chair  
George Xixis  
Susan Harrison

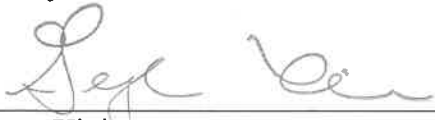
The current lot is non-conforming as with respect to lot width and frontage. Said reconstruction being shown on a plan prepared by Morse Engineering Company, Inc, dated October 21, 2021 ("the Plan"). The proposed addition would not change non-conforming width and frontage and will increase the square footage of the home from the present 1,668 SF to 2,088 SF (a 25.1% increase).

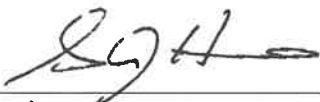
After hearing testimony from Jeffrey Hassett of Morse Engineering Company, Inc. representing applicants and reviewing the Plan the Board voted unanimously to grant the special permit to allow a single-story addition in accordance with the Plan. In doing so the Board found:

1. That the proposed addition 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 Bucchere

  
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George Xixis

  
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Susan Harrison

Filed with the Town Clerk and the Planning Board on: March 3, 2022

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.