

Town of Scituate

ZONING BOARD OF APPEALS

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



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TOWN CLERK

Decision of the Scituate Zoning Board of Appeals on the application of Ryan McCarthy of 95 Captain Peirce Road, Scituate, MA for a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6 and Sections 810.2 of the Scituate Zoning Bylaw, to allow the construction of an addition to a conforming dwelling on a pre-existing non-conforming lot at 95 Captain Peirce Road, Scituate MA 02066 (Assessor's Map 26, Block 1, Parcel 21) and increasing the gross floor area by more than 20%.

The application was received, advertised and a public hearing was duly held on May 19, 2022, with the following members of the Zoning Board of Appeals hearing the application:

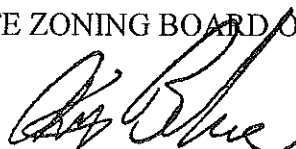
Anthony J. Buchchere, Chairman
George Xixis
Susan Harrison

The current lot is non-conforming as to frontage and lot width. The proposal is to add an addition off the rear of the house, as shown on the plan prepared by James E. McGrath dated March 12, 2022 ("the Plan"). In addition, the proposal is to add a second-floor master suite and second floor bath above the existing footprint.


After hearing testimony from the applicant and reviewing the Plan, the Board voted unanimously to grant the special permit to allow the construction of an addition(s) to a conforming dwelling on a pre-existing nonconforming lot. In doing so the Board found:

1. That the proposed addition(s) will not create any new nonconformities; and
2. That to the extent the proposed addition intensifies any existing nonconformities such intensification will not be substantially more detrimental to the surrounding neighborhood.

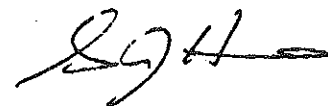
SCITUATE ZONING BOARD OF APPEALS



Anthony J. Bucchere, Chairman



George Xixis



Susan Harrison

Filed with the Town Clerk and the Planning Board on: May 31, 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 filing of the decision with the Town Clerk.