

# Town of Scituate

ZONING BOARD OF APPEALS

600 CHIEF JUSTICE CUSHING WAY  
SCITUATE, MASSACHUSETTS 02066  
(781) 545-8716



Decision of the Scituate Zoning Board of Appeals on the application of Christopher J. Young and Constance J. Clarke of 14 Collier Road, Scituate, MA (hereinafter, the "Applicant") for a Special Permit/Finding pursuant to M.G.L. Chapter 40A, Section 6 to allow an increased encroachment into the setbacks approved under existing special permit/finding which was filed with the Scituate Town Clerk on December 23, 2009 to raze and reconstruct an existing conforming single family residential structure on a nonconforming lot.

The application was received, advertised, and a public hearing was duly held on December 15, 2011 with the following members of the Zoning Board of Appeals hearing the application:

Peter Morin  
Sara J. Trezise  
Edward C. Tibbetts

The subject property (the "Subject Property") at 14 Collier Road, Scituate, MA is owned by Christopher J. Young and Constance J. Clarke pursuant to a Certificate of Title in Book 36775, Pages 240-242 recorded at the Plymouth County Registry of Deeds. It is located in Residence A-3 Zoning District, and is not located within the Water Resources Protection District.

The Applicant razed the preexisting single family dwelling on the Subject Property and replaced it with the current dwelling under a Scituate Zoning Board of Appeals Decision filed with the Town Clerk on December 23, 2009.

The Applicant presented an "As-Built" foundation plan dated June 16, 2011, prepared by Cavanaro Consulting, 687 Main Street, Norwell, MA showing the Southerly sides set back of 3.5' (4.0' approved by December, 23, 2009 ZBA decision) and the front set back of 17.8' (17.9' approved by December, 23, 2009 ZBA decision).

The Board unanimously FINDS that the reconstructed single family dwelling, as shown in the "As-Built" plan, does not substantially differ from, and complies with, the Scituate Zoning Board of Appeals Decision filed with the Town Clerk on December 23, 2009.

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Peter Morin, Chairman

  
Sara Trezise  
Edward Tibbetts

Filed with Town Clerk on: March 13, 2013.

This Special Permit 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. 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.