

Town of Scituate

ZONING BOARD OF APPEALS

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



Decision of the Zoning Board of Appeals on an Application of Glen and Alice Brown of 89 Lighthouse Road, Scituate for a Finding/Special Permit to raze and reconstruct the current pre-existing, non-conforming dwelling at 89 Lighthouse Road. The application was received and at a hearing on January 21, 2010 which was duly posted, noticed and advertised with the following members deciding:

Brian Sullivan, Acting Chair
Sara Trezise
John Hallin

The applicant appeared at the meeting and made the presentation herself. The applicant owns the property pursuant to a deed, dated June 2, 2009, and recorded at the Plymouth County Registry of Deeds at Book 37302, Page 349-350. The property is in the A-3 residential district. The property is nonconforming as to the lot area, lot frontage, front yard setback, right side yard setback, left side yard setback.

The applicant proposes to raze the existing dwelling and build a new dwelling on pilings that will be flood plain compliant. The new home will reduce some of the pre-existing non-conformities and eliminate the left side line encroachment. The Board considered the testimony of the applicant and reviewed the materials submitted. According to the Assessors field card, the present structure was built in 1907, therefore, enjoys the benefits conferred by its pre-existing and nonconforming status.

Based on the application and the representations of the Applicant, the Board noted unanimously to FIND the proposed reconstruction would not be substantially detrimental to the neighborhood, as proposed, and to Grant a Special Permit granting the relief sought by the Applicant to raze and reconstruct the dwelling.

ZONING BOARD OF APPEALS

Brian Sullivan, Chairman

Sara Trezise

John Hallin

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Filed with Town Clerk on March 29, 2010.

This Special Permit/Finding 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.