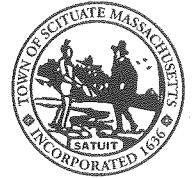


Town of Scituate

ZONING BOARD OF APPEALS

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



RECEIVED
2017 MAR 26 AM 10:15
TOWN OF SCITUATE
TOWN CLERK

Decision of the Scituate Zoning Board of Appeals on the application of Jennifer Young Watts of 18 Lowell Street, Scituate, MA (the "Applicant") for a Special Permit/ Finding under M.G.L 40A, Section 6 and/or Section 810.2(a) of the Scituate Zoning Bylaw to raise and reconstruct a pre-existing, nonconforming single family dwelling on a conforming lot at 18 Lowell Street, Scituate MA, Assessor's Parcel 71-6-5.

The application was received, advertised, and a public hearing was duly held on February 15, 2017 with the following members of the Zoning Board of Appeals hearing the application:

John Hallin, Chairman
Sara Trezise
Edward Tibbetts
Anthony J. Bucchere

The property is located at 18 Lowell Street, Scituate MA and is owned by the Applicant who acquired the property from Carl J. and Virginia M. Young, husband and wife by deed dated November 11, 1997 and noted on the Plymouth County Registry District of the Land Court Certificate of Title No. 70785.

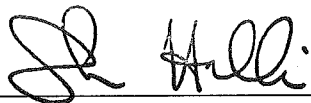
The building on the property is a single family home containing 1,9411 square feet which according to Town Assessors' records was constructed in 1974. The property is located in the R-3 residential zoning district. The existing Left Side Setback is 7.06' where 8' is required. This causes the property to be non-conforming to the current zoning requirements. This is the only non-conforming characteristic of the property. The application seeks approval to raise and reconstruct the dwelling as per plans submitted by the applicant, drawn by Keefe Associates, entitled Plot Plan of Land 18 Lowell Street, Scituate (Humarock) MA, dated June 16, 2017 (The "Plan"). The proposed reconstructed dwelling per the plan will eliminate the existing left side yard setback non-conformity and will not create any new non-conformities..

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

- a. That the proposed dwelling if constructed per the Plan will not create any new non-conformities;
- b. That the proposed dwelling if constructed per the plan will eliminate the existing left side yard setback nonconformity;
- c. That the proposed dwelling if constructed per the plan will comply entirely with current Scituate Zoning Bylaws.

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



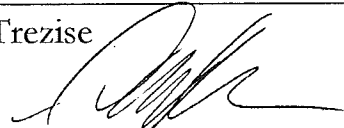
John Hallin



Edward Tibbetts



Sara Trezise



Anthony Bucchere

Filed with the Town Clerk and the Planning Board on: March 26, 2018

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.