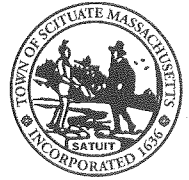


Town of Scituate

ZONING BOARD OF APPEALS

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



JAN 27 2017

Decision of the Scituate Zoning Board of Appeals on the application of Christian M. Holmblad and Margaret Hudlin of 74 Fisher Road, Southboro, MA for a Special Permit/ Finding under M.G.L 40, Section 6 and/or Section 810.2 of the Scituate Zoning Bylaw to allow the razing and reconstruction of a pre-existing, nonconforming single family dwelling on a pre-existing nonconforming lot at 20 Collier Road, Scituate MA, Assessor's Parcel 64-5-1.

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

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

The property is located at 20 Collier Road, Scituate MA and is owned by Christian M. Holmblad and Margaret Hudlin who acquired the property from Chi S. Kuo and Huifen W. Kuo by deed dated October 4, 2016 and filed with the Plymouth County Registry of Deeds in Book 47700, Page 307.

The building on the property is a single family home containing 2,572 square feet which according to Town Assessors' records was constructed in 1900, prior to the adoption of the Scituate Zoning Bylaw. The property is located in the R3 residential zoning district. The existing Lot Area and Front Yard Setback are non-conforming but pre-existed current zoning requirements and are therefore legally non-conforming.

The application seeks approval to allow the razing and reconstruction of the dwelling as per plans submitted by the applicant, drawn by Ross Engineering, entitled Plot Plan for 20 Collier Road in Scituate, MA dated November 15, 2016 (The "Plan"). The Plan shows a proposed single family dwelling containing 3,373 square feet representing an increase in square footage of 31.1%. The proposed dwelling will not create any new non-conformities and will reduce the front yard setback non-conformity from 1.4' to 1.8'. The Lot Area nonconformity will remain unchanged.

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

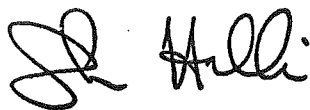
- a. That the proposed dwelling if constructed per the Plan will not create any new non-conformities;
- b. That the proposed dwelling will reduce the front yard setback nonconformity as noted above; and
- c. That to the extent the proposed dwelling intensifies any existing nonconformities, such intensifications will not be substantially more detrimental to the surrounding neighborhood.

Based on the forgoing the Board unanimously voted to GRANT the application to permit the razing and reconstruction of the proposed dwelling per the Plan.

SCITUATE ZONING BOARD OF APPEALS



Sara Trezise



John Hallin



Edward Tibbetts

Filed with the Town Clerk and the Planning Board on: JAN. 27, 2017

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 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.