



OFFICE OF THE  
**LITTLETON BOARD OF APPEALS**  
LITTLETON, MASSACHUSETTS 01460



Bk: 84664 Pg: 229 Doc: DECIS  
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received  
August 25, 2025 - 11:45 AM  
AS

Petitioner: CRAIG DANIELS and SUZANNE DANIELS  
Case No: 25-978  
Date Filed: July 30, 2025

The Littleton Board of Appeals conducted a public hearing on August 21, 2025 at 7:20 P.M. at the Shattuck Street Municipal Building, 37 Shattuck Street, Littleton, for a Variance pursuant to Section 173-31 to allow change or extension of a pre-existing non-conforming structure to allow the construction of a front porch and entry stairs at 35 Birch Road, Littleton, Ma. Notice of the hearing was given by publication in the Lowell Sun, a newspaper circulated in Littleton, on August 7, and 14, 2025 and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Cheryl Hollinger, Vice Chairman, John Sewell, and Rod Stewart, Members, and David Outman, Alternate.

The Petitioner represented by Seth Donohoe of Dillis & Roy, presented drawings and a narrative requesting a variance to replace a small entry stairway with a new front porch and entry stairs at 35 Birch Street, to provide better and covered access to the premises. The porch addition is part of a property improvement which includes a new garage, which has been permitted by the Building Department. The existing non-conformity is that the lot is less than 40,000 square feet and has reduced frontage, with the current stairs set back 27.5 feet instead of the required 30 feet. The proposed new covered area of the porch will be set back 27.5 feet and the additional entry stairs will reduce the setback to 24.8 feet. The lot is in an area of lots with reduced size and frontage. The existing house and garage are within the 15' side setback with little area remaining for any other location for an entry. The rear of the lot has the septic system. There is a grade change from the street to the stairs which will obscure the impact of the slightly reduced frontage.

Several affected abutter to the north and across the street submitted letters and support for the proposal.

**FINDINGS:** The Board found that the new porch with entry stairs was a reasonable request; that due to the size and topography of the lot and the location of the septic system, there were no alternative locations, that the lot was unique and that Petitioners have a hardship if denied the relief. The Board found that the requested relief would not substantially derogate from the intent and purpose of the zoning bylaw.

**DECISION:** The Board voted unanimously to GRANT a Variance to construct a porch with new stairs at the front entry of the house approximately as shown in the Building Permit Plan of Dillis & Roy dated June 3, 2025, submitted with the application, with a front setback no less than 24 feet.

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P. 273



Appeals, if any, shall be made pursuant to G.L. 40A, Section 17 and shall be filed within twenty days after the date of filing of this Notice in the office of the Town Clerk.

Signed: , Clerk, John Sewell

Date: 8/25/25

Book: 38573, Page 69.

I hereby signify that twenty (20) days have elapsed since the filing of the above Decision by the Board of Appeals and that no appeal concerning said decision has been filed or that any appeal that has been filed has been dismissed or denied.

True Copy Attest:  Town Clerk, Littleton, Massachusetts

September 24/25

SEP 29 2025

COMMONWEALTH OF MASSACHUSETTS.  
MIDDLESEX S.S. \_\_\_\_\_  
SOUTH DIST. REGISTRY OF DEEDS  
CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING  
IS A TRUE COPY OF A PAPER  
RECORDED IN BOOK \_\_\_\_\_

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*Alma C. Cantatore*

REGISTER