



OFFICE OF THE

LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

Received
8/31/2022 1:53pm
Arlene Gray
Town Clerk

Petitioner: Jordan Avalos
Case No: 22-961
Date Filed: July 20, 2022
Property: 23 Christina Street, Littleton, MA

The Littleton Board of Appeals conducted a public hearing on August 18, 2022, at 7:10 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a Variance or Special Permit pursuant to Section 173-27, to reduce setbacks for a new shed to be constructed at 23 Christina Street. Notice of the hearing was given by publication in the Lowell Sun, a newspaper published in Lowell, and circulated in Littleton, on August 4, and August 11, 2022, and by mail to all abutters and parties in interest. Present and voting: Sherrill Gould, Chair, Cheryl Cowley-Hollinger, Vice-Chair, John Sewell, Clerk, John Field, Member and Eli Constantinou, Alternate.

The Petitioner provided a plan showing the proposed location of the new shed, which is to replace an existing shed at 23 Christina Street. Petitioner explained that the shed would be situated approximately in the location of an old shed removed recently and would accept a condition that the new shed be no closer to the lot line than the previous one.

FINDINGS:

The Board found that a Special Permit pursuant to Zoning Bylaw Section 173-10, (change, extension of alteration of a preexisting non-conforming structure) was appropriate if the setback was consistent with the prior non-conformity. The lot is nonconforming in that it is under one acre in size, has less than 150 feet frontage, and had a shed which was closer to the lot line than 10 feet.

The Zoning Board voted unanimously to granted the Petitioner a Special Permit to replace the existing shed, provided that the Petitioner maintain the pre-existing setback from the rear lot line, (no closer than 3 feet), and a minimum 10 feet from Lochslea Street. In addition, the Special Permit is conditioned upon the owner of the lot maintaining a natural buffer between the new shed and the rear lot line.

Appeals, if any, shall be made pursuant to M.G.L. C. 40A, Section 17 and shall be filed within twenty (20) days after the date of filing of this Decision in the office of the Town Clerk.

The Special Permit shall not take effect until a copy of the Decision bearing the certificate of the Town Clerk is recorded with the Middlesex District Registry of Deeds in accordance with the provisions of M.G.L. C. 40A, Section 11 and 15 stating that twenty (20) days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed, or if such appeal has been filed it has been dismissed or denied.



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If the rights authorized by this Variance are not exercised within two (2) years from the date of granting it shall elapse in accordance with the provisions of M.G.L. C. 40A Section 10.

Signed:  John Sewell, Clerk

Date: 8/31/22

Book: 69046, Page: 553

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