



Office of the

LITTLETON BOARD OF APPEALS

received

6/30/2022 8:45AM
Diane Fiore TC

Petitioner: RICHARD ROCHE

Case No: 22-959

Date Filed: June 1, 2022

The Littleton Board of Appeals conducted a public hearing on June 16, 2022 at 7:10 P.M. at the Shattuck Street Municipal Building, 37 Shattuck Street, Littleton, for a Variance or Special permit pursuant to Section 173-31 to allow a detached garage within the side yard required setback at 147 New Estate Road, Littleton, Ma. Notice of the hearing was given by publication in the Lowell Sun, a newspaper circulated in Littleton, on June 2, and June 9, 2022 and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Cheryl Hollinger, Members and Eli Constantinou and John Field, Alternates.

The Petitioner requested permission to construct a detached garage on the westerly side of his property, within the required 10' side yard setback. The Petitioner stated that the property line is bordered by a fence 6" from the line and that there is a concrete pad 14' x 22' along the fence. His proposal is to construct a single story 12' x 20' garage to be placed on the existing pad. The new structure will be 7' from the property line. He stated that his property is unique in that it has over 3.4 acres, but only a small amount of dry land with a severe change in grade in the rear. The septic system and the driveway take up most of the buildable area. The home of the neighbor on the westerly side of his property is not adjacent to the proposed location of the new structure.

No abutters appeared in opposition.

FINDINGS: The Board found that due to the size and topography of the lot and the location of the septic system, driveway and house, there were no alternative locations for a garage. The Board found sufficient hardship to grant the Variance for the garage.

DECISION: The Board voted unanimously to GRANT a Variance to construct a detached garage structure, no closer to the westerly property line than 7' as presented in the appeal.

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: Sherrill R. Gould, Chairperson

Date: June 29, 2022.

Book: 26276, Page 094

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

