



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
10/19/2020 1:30pm
Please Cross
John Clark

Petitioner: Dana McKiel – Owner Representative

Property Address: 11 Lake Shore Drive

Case No: 952A

Date Filed: Aug. 25, 2020

The Littleton Board of Appeals (the “Board”) conducted a virtual hearing on Oct. 15, 2020 at 7:45 PM via the Zoom program hosted by Littleton Community Television, 37 Shattuck Street, Littleton on the petition of Dana McKiel, representative for owner Linda Lord, for a Variance pursuant to the Town of Littleton Zoning Bylaws Section 173-10 and 173-31 to allow the replacement of an existing non-conforming garage with a new non-conforming detached garage structure at 11 Lake Shore Drive, Littleton. Notice of the hearing was given by publication in the Eagle Independent, a newspaper circulated in Littleton, September 18, 2020 and September 25, 2020, and by mail to all abutters and parties in interest. Present and voting were Sherrill Gould, Chair, Cheryl Hollinger, Rod Stewart, John Sewell and Marc Saucier, Members. Present and not voting were Katherine O'Connor and Jillian Shaw, Alternates.

The Petitioner requested permission to demolish an existing single car garage that is currently 3.4' from the rear property line, and replace it with a 24' x 24' garage 5.5' from the rear property line. The zoning bylaw requires 10' of setback for a detached structure. The Petitioner presented evidence that the lot is unique in that it is a small irregularly shaped lot with limited area to locate a garage with access to the street while preserving a useful side yard.

There were no abutters present and no objection from the Building Inspector for the proposed location.

FINDINGS: The Board found that the lot was unique in its topography and size with existing conditions limiting placement of the garage, that Petitioner satisfied the condition of hardship, and that the requested relief would not substantially derogate from the intent or purpose of the zoning bylaw.

DECISION: The Board voted unanimously to GRANT a Variance to construct a 24' x 24' garage substantially as shown on the plans presented with the Application, to be located no closer to the rear lot line than 5 feet.

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: Marc Saucier Marc Saucier, Clerk

Date: 10/29/2020

Book: _____, Page: _____

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