

**TOWN OF LITTLETON
BOARD OF APPEALS**
37 Shattuck Street
P.O. Box 1305
Littleton, MA 01460
Tel: 978-540-2420



APPLICATION FOR PUBLIC HEARING
Pursuant to MGL Chapter 40A, 40B and 41 and the Littleton Zoning Bylaws

TOWN USE ONLY
Received by the Town Clerk Office

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 375 Check # 644

Pursuant to the provisions of Chapter 40, §57 of the Massachusetts General Laws as adopted by Town Meeting 2003, this document must be signed by the Tax Collector verifying payment of taxes.

Signature of Tax Collector

The undersigned hereby submits this petition for the following action (check all that apply):

Appeal of Decision of Building Inspector or other administrative official (see page 2)
 Special Permit (40A) (see page 2)
 Variance (see page 3)
 Comprehensive Permit (40B) Complete additional application (see page 2)

PETITIONER: Signature

MARK R. FAYE

Print Name

75 Edsel Rd

Address

Littleton, MA 01460

Town, State, Zip

Date: 01-10-2020

Phone # 978 815 1551

Email Address MRF1952@yahoo.com

Deed Reference: Bk 12610 Page 152

PROPERTY OWNER: include authorization of Owner for Petitioner to represent Owner, if unsigned

Signature

Date

Phone # S. FAYE

Print Name (if different from petitioner)

Email

Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER U18-82

ZONING DISTRICT: R VC B IA IB (Circle all that apply)

Check box if AQUIFER DISTRICT applicable

WATER RESOURCE DISTRICT

Address 75 Edsel Rd

ZBA Case No.: 940A

return
Jan 14th

Appeal

Under MGL c. 40A § 8

The undersigned hereby appeals a written order or decision of the Building Commissioner / Zoning Officer or other administrative official alleged to be in violation of the provisions of MGL c. 40A or the Zoning By-laws to the Board of Appeals for the Town of Littleton.

1. From what Town Official or Board is the appeal being sought?

Mandatory: Attach copies of written order or decision under appeal

Administrative Official _____ Date of order / decision _____

2. Which statute or Zoning Bylaw do you rely for your appeal?

MGL c.40A § _____ Zoning Bylaw § _____ Code of Littleton § _____
You may also consider whether you qualify for relief under any other authority of the Board to grant a Special Permit or Variance.

3. I hereby certify that I have read the Board of Appeals Instructions for Appellants and that the statements within my appeal and attachments are true and accurate to the best of my knowledge and belief.

Signature _____

Print name _____

Special Permit 40A

Under MGL c. 40A § 9

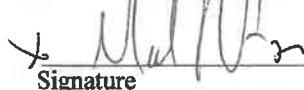
The undersigned hereby petitions the Board of Appeals for the Town of Littleton to grant a Special Permit for the reasons hereinafter set forth and in accordance with the applicable provisions of the Zoning By-law.

1. Special Permits are expressly permitted in the Zoning Bylaws. Which Zoning Bylaw section do you rely for your appeal?

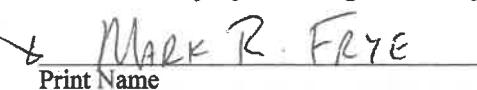
Zoning Bylaw § 173 - 10 (B) 1

2. Why are you applying for a Special Permit? Attach a written statement that specifically describes existing conditions and your objectives, along with necessary exhibits as listed in the filing instructions. *You may also consider whether you qualify for relief under any other authority of the Board to grant a variance.*

3. I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.



Signature _____


Print Name _____

See supplemental instructions: Littleton Zoning Board of Appeals Rules for the Issuance of a Comprehensive Permit under

Special Permit 40B

Under MGL c. 40B

M.G.L.c40B

In regards to the premises at 75 Edsel Rd.

12-27-2019

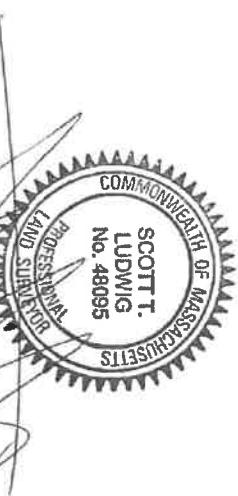
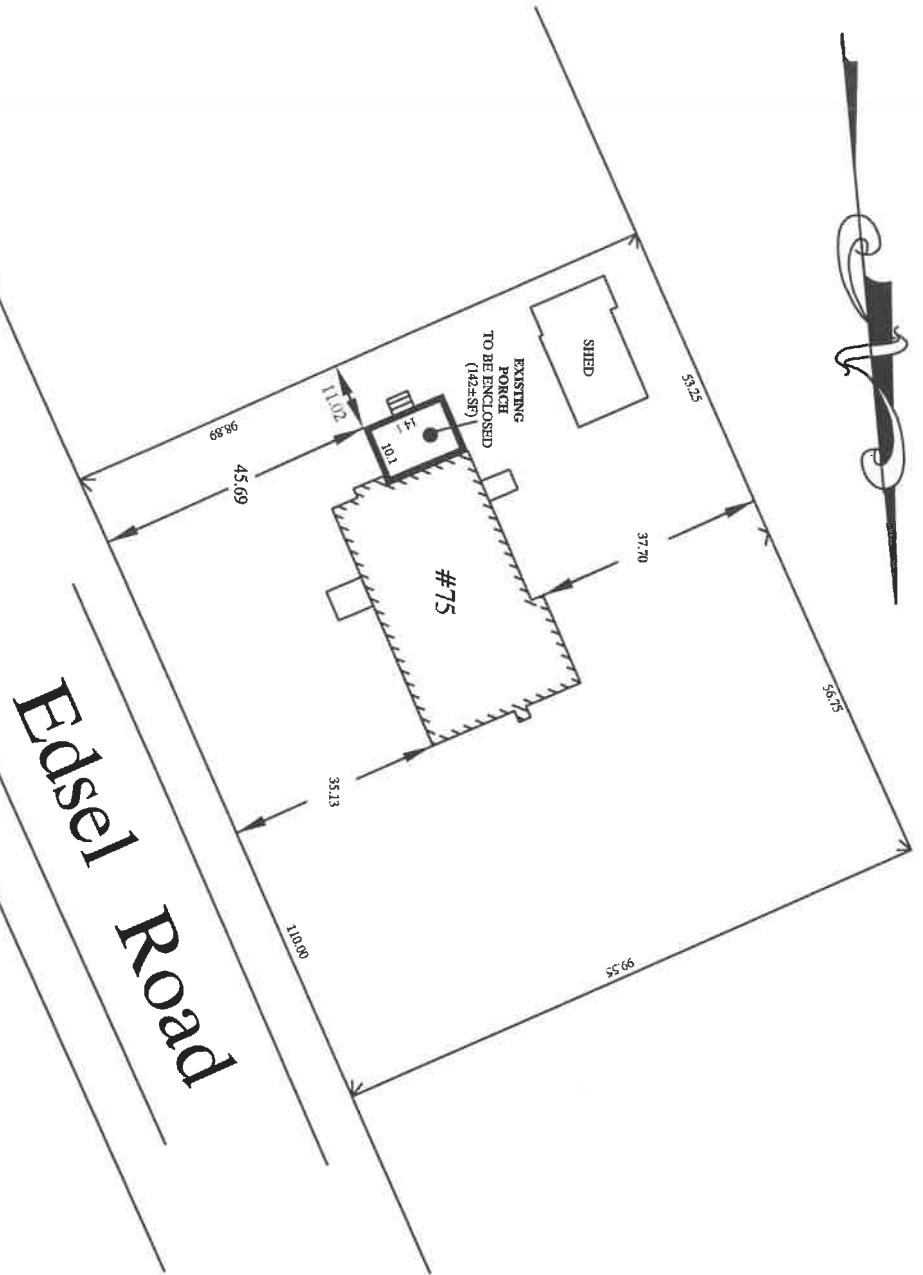
My intent for this petition is to change the existing open deck on the south side of the home to an enclosed 3 season porch with front entrance to the existing driveway.

I purchased the home in May, 2019 and based upon my mortgage survey I felt there should be no issue as far as set back from the lot line. Upon having the lot surveyed I found the existing deck is just over 11 feet from the lot line.

This petition is to request the permission from the town of Littleton to build the enclosed three season porch and front entrance.

Thank you for this consideration,

Mark Frye



Scott T. Ludwig
Professional Land Surveyor

Professional Land Surveyor #48095

**PROPOSED
PLOT PLAN**

75 EDSEL ROAD
LITTLETON, MA 01460

SCALE 1"=30' DECEMBER 5, 2019



LUDWIG
SURVEY SOLUTIONS, LLC.

SOUTH MIDDLESEX

REGISTRY REFERENCES

DEED

Bk. 54908, Pg. 50

PLAN

Plan# 1241 of 1955

Plan# 802 of 2000

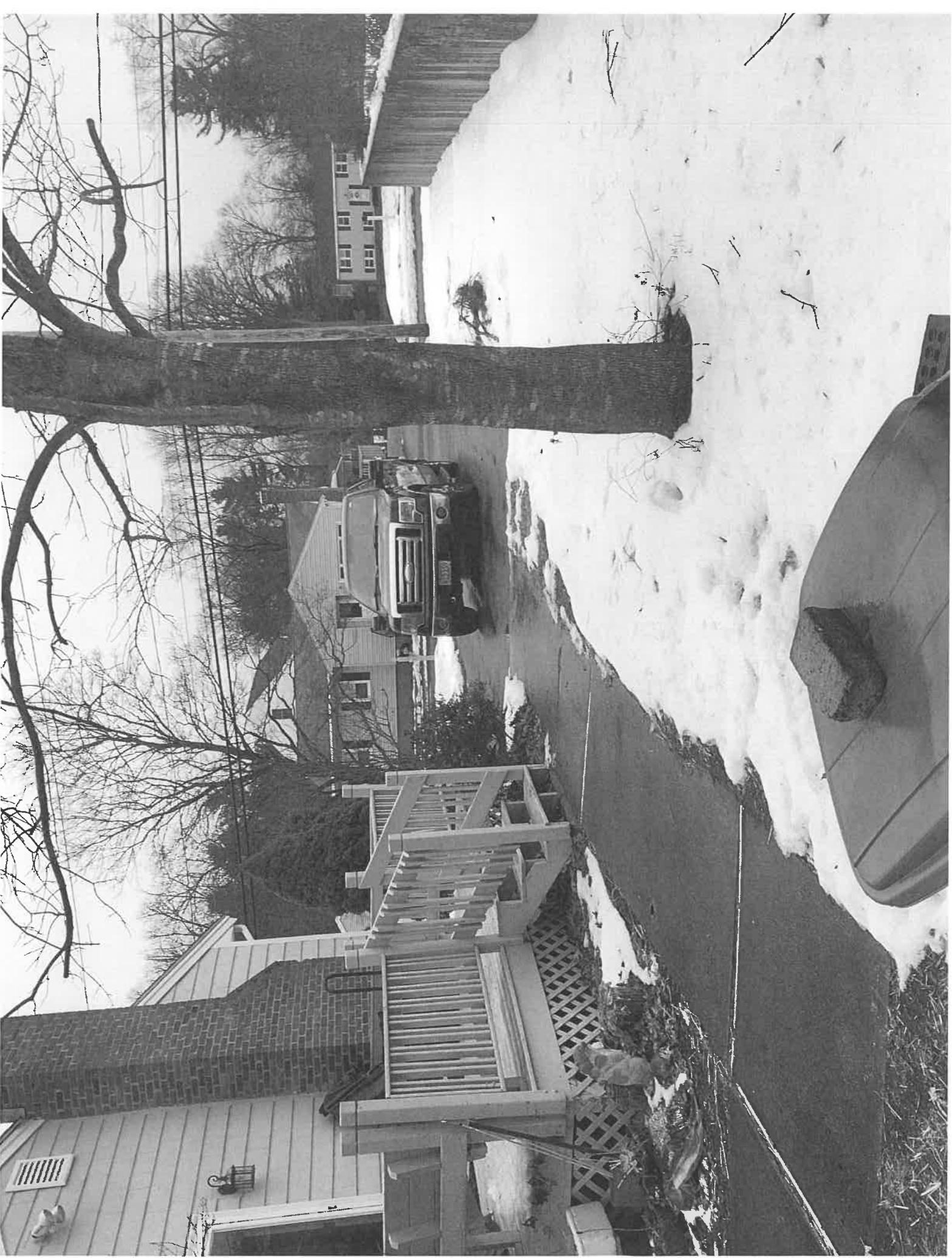
Plan# 940 of 2004

LITTLETON MA

ZONING REGULATIONS

[R] RESIDENTIAL DISTRICT			
REG.	REQ.	EXIST.	PROP.
Lot Area	40,000±SF	11,000±*	11,000±*
Frontage	150	110*	110*
Front Yard	40	35.13*	35.13*
Side Yard	15	19.46	11.02
Rear Yard	15	37.07	37.07
Lot Cover	60%	22%	22%

*Pre-existing condition



75 Edsel Rd



Image capture: Jul 2007 © 2019 Google

Littleton, Massachusetts



Street View



75 Edsel Road Abutters

71 Edsel Rd – Ms. Dana Norton

79 Edsel Rd. – Mr. Dana Crosby, Ms. Theresa Crosby

70 Edsel Rd. – Mr. Micheal Coole, Ms. Pat Coole

74 Edsel Rd. – Mr. Richard Hunt, Ms. Mary Hunt

Middlesex South Registry of Deeds
Electronically Recorded Document

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Recording Information

Document Number : 63685
Document Type : DEED
Recorded Date : May 16, 2019
Recorded Time : 10:12:17 AM

Recorded Book and Page : 72610 / 152
Number of Pages(including cover sheet) : 4
Receipt Number : 2323168
Recording Fee (including excise) : \$1,812.20

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 05/16/2019 10:12 AM
Ctrl# 299929 22161 Doc# 00063685
Fee: \$1,687.20 Cons: \$370.000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

Witness my hand and seal on this 2nd day of May, 2019

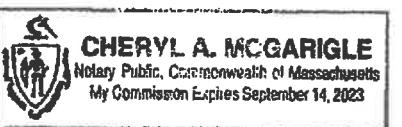


Lauren E. Bell

Middlesex County ss
COMMONWEALTH OF MASSACHUSETTS

On this 2nd day of May, 2019, before me, the undersigned notary public, personally appeared Lauren E. Bell, proved to me through satisfactory evidence of identification, which was a passport and/or driver's license, to be the person whose name is signed on the preceding or attached document, who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief and acknowledged to me that s/he signed it voluntarily for its stated purpose.

Cheryl A. McGarigle
Cheryl A. McGarigle, Notary Public
My Commission Expires: 9/14/23



Under and subject to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

For title, see deed from Federal National Mortgage Association A/K/A "Fannie Mae", dated June 24, 2010 and recorded on June 29, 2010 with the Middlesex South Registry of Deeds in Book 54908, Page 50.

The Premises conveyed herein is not Grantor's primary residence, nor is it the primary residence of Grantor's spouse, and therefore does not constitute Homestead Property subject to M.G.L. Chapter 188 and there is no other person entitled to such rights.

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MASSACHUSETTS QUITCLAIM DEED

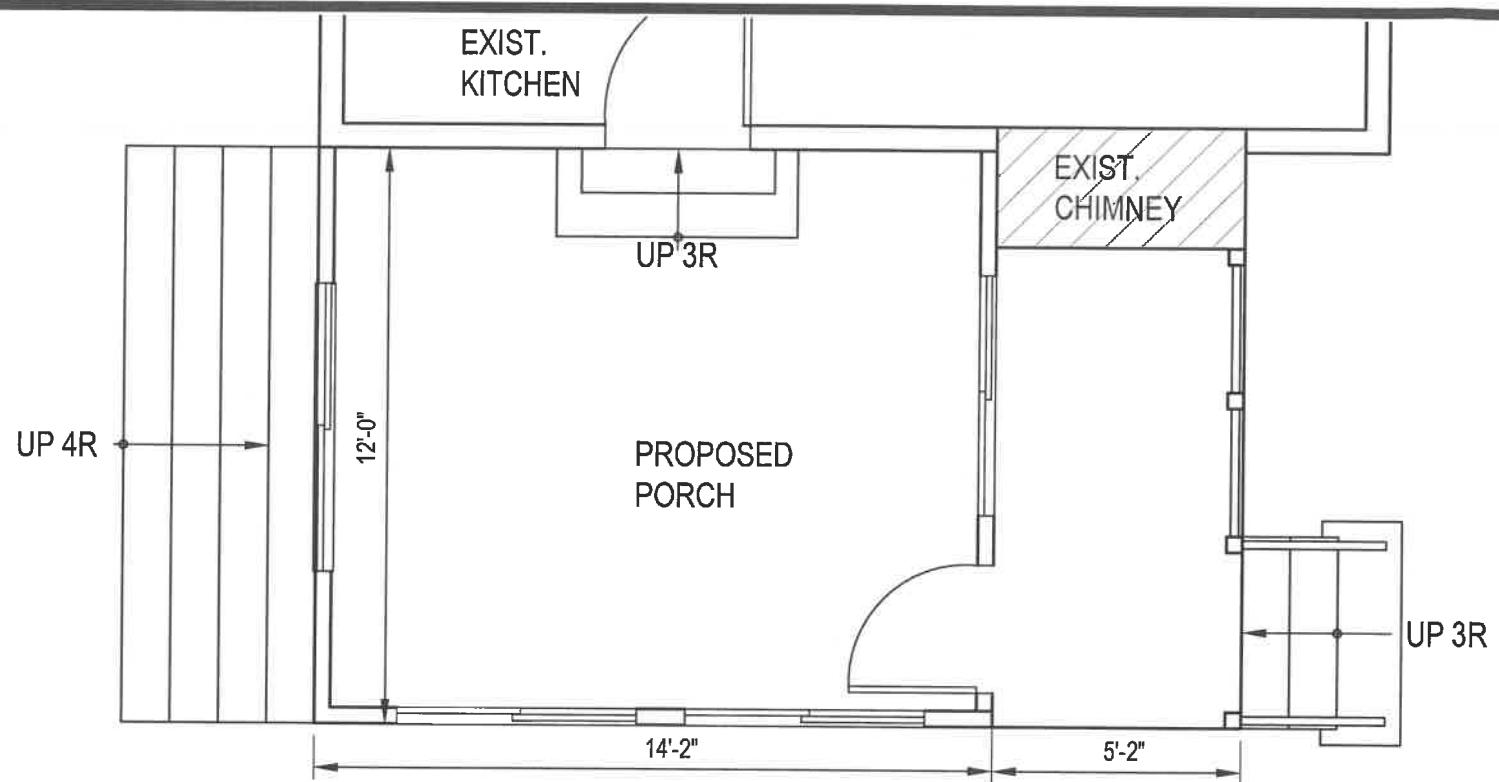
I, Lauren E. Bell, a married person, of 75 Edsel Road, Littleton, Massachusetts, for full consideration paid of THREE HUNDRED SEVENTY THOUSAND AND 00/100 (\$370,000.00) Dollars, grant to Mark R. Frye, Individually, now of 75 Edsel Road, Littleton, Massachusetts *with quitclaim covenants*

The land in Littleton, Middlesex County, Massachusetts with the buildings thereon being Lot 48 as shown on a plan entitled "Plan of Lots in Littleton, Mass, owned by Edsel Tocci, 284 Westminster Avenue, Watertown, Mass." Dated March 4, 1955, made by Albert A. Miller and Wilbur C. Nylander, C.E., recorded with Middlesex South District Deeds as Plan 1241 at the end of record book 8508, said Lot 48 being bounded and described as follows:

NORTHWESTERLY	by Lot 47 as shown on said plan, ninety-nine and 55/100 (99.55) feet;
NORTHEASTERLY	by Edsel Road, one hundred ten (110) feet; said plan eighty (80) feet;
SOUTHEASTERLY	by Lot 49 as shown on said plan ninety-eight and 89/100 (98.89) feet; and
SOUTHWESTERLY	by land now or formerly of Leslie A. Hager as shown on said plan, by two courses measuring fifty-three and 25/100 (53.25) feet, and fifty six and 75/100 (56.75) feet.

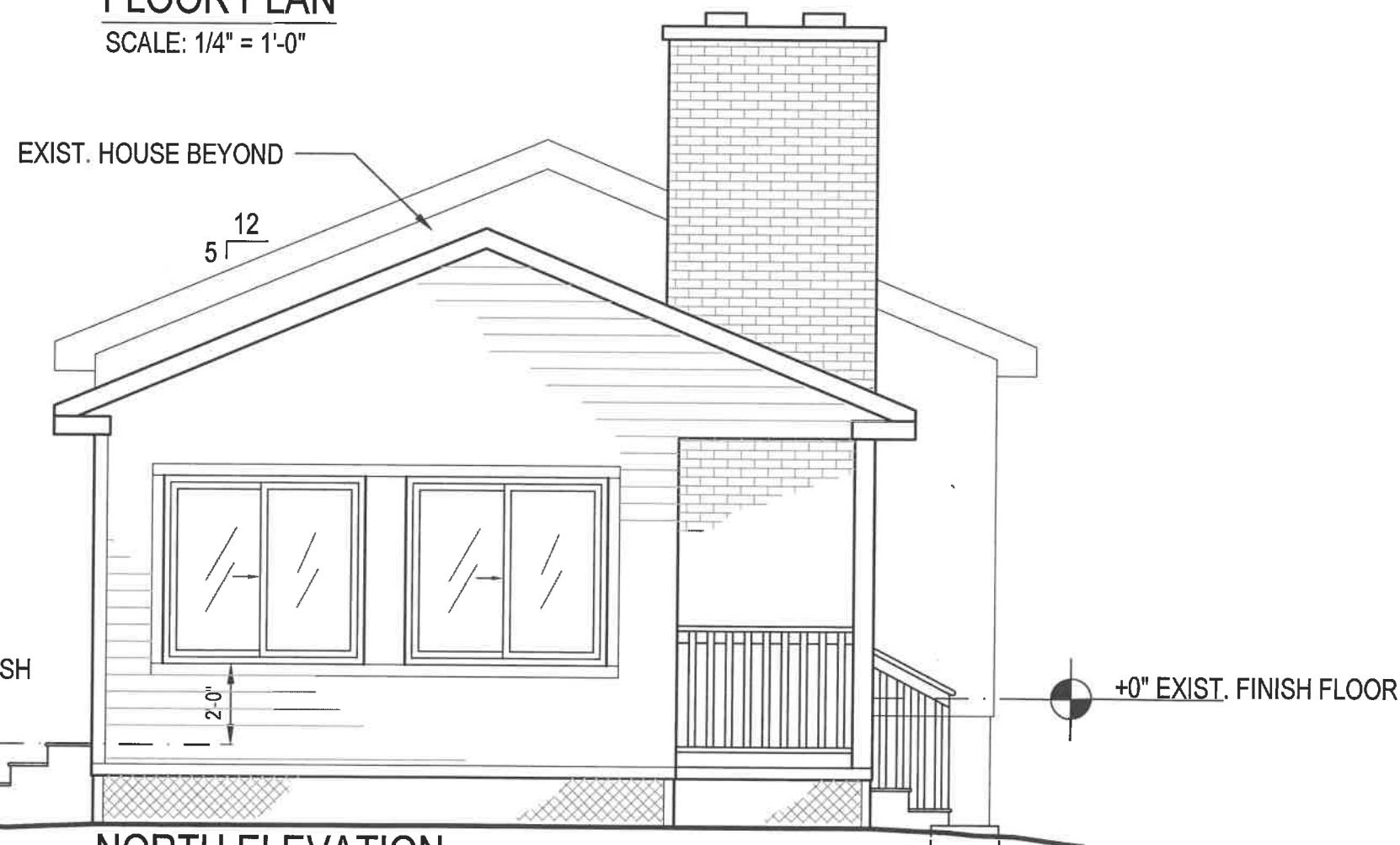
Containing 11,000 square feet according to said plan. Be any or all of said measurements and contents, more or less, or however otherwise said premises may be bounded, measured or described.

Property Address:
75 Edsel Road
Littleton, MA 01460



FLOOR PLAN

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



0 2' 4' 8'
SCALE: 1/4" = 1'-0"

FRYE RESIDENCE
PORCH ADDITION

PLAN &
ELEVATION
A-1
SHEET
OF

DATE

MARK DESCRIPTION