

**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

**received**

1/17/2019 10:30 AM

(23)

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300

Check # 1459

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.

Deborah a Richards  
 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 M. McDevitt

Date: \_\_\_\_\_

Print Name Michelle McDevitt

Phone # 978-486-0260

Address 29 Lake Shore Dr

Email Address mcdevitt@alumni.bentley.edu

Town, State, Zip Littleton, MA 01460

Deed Reference: Bk 66005 Page 580

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

Phone # \_\_\_\_\_

Print Name (if different from petitioner) \_\_\_\_\_

Email \_\_\_\_\_

Address (if different from petitioner) \_\_\_\_\_

ASSESSOR MAP & PARCEL NUMBER Map U-17 parcel 181

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

Check box if applicable  AQUIFER DISTRICT

WATER RESOURCE DISTRICT

**FEES**  
 Residential Property \$200 filing fee + \$75 recording fee + \$25 abutter list = \$300 to Town of Littleton  
 Commercial Property \$350 filing fee + \$75 recording fee + \$25 abutter list = \$450.00 to Town of Littleton  
 Comprehensive Permit \$1,000 + \$10/unit over 10 units

**ADDITIONAL FEES:** ALL APPLICATIONS:  
 Legal Notice publication fee to be paid prior to opening the hearing

Address 29 Lake Shore ZBA Case No.: 923A

# Variance

Under MGL c. 40A §. 10

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to vary, in the manner and for the reasons hereinafter set forth, the applicable provisions of the Zoning By-law.

1. Specifically, from what Zoning bylaw section are you seeking relief? 173-10 (B-2)

2. Why are you seeking relief from a literal enforcement of this Zoning Bylaw?

*Attach a written statement that specifically describes existing conditions and your objectives, along with plans, specifications, certified plot plan and any documentation necessary to support your request.*

3. Show evidence that you meet the minimum requirements of a variance under section 173-6 B (2) of the Littleton Zoning Bylaws.

*Attach a written statement which specifically includes why, owing to conditions (soil, shape, or topography) especially affecting the premises, but not affecting generally the zoning district in which it is located, a literal enforcement of the Zoning By-law would result in a substantial hardship to you. Applicant must clearly demonstrate the lack of alternative remedies.*

4. *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.*

M. McDermott  
Signature

Michelle McDermott  
Print name

## Filing Instructions

1. **IMPORTANT: SEE THE BUILDING COMMISSIONER/ZONING ENFORCEMENT OFFICER BEFORE YOU FILL OUT THIS APPLICATION.** He will assist you with the proper zoning sections and application request(s). His review may save time by preventing delays in the hearing process.

2. Apply for a certified abutters list with the Assessors office (request for certified list of abutters form enclosed)  
3. Bring the completed application packet to the Administrative Assistant to the Building Commissioner who will assist you in filing with the Town Clerk.

**Necessary Exhibits**— provide 3 hard copies and an electronic copy of the following with the completed application:

1. A copy of the most recently recorded plan of land or where no such plan exists, a copy of a plot plan endorsed by a registered engineer or land surveyor. The plan should show:
  - A) metes and bounds of the subject land
  - B) adjacent streets and other names and readily identifiable landmarks and fixed objects
  - C) dimensional layout of all buildings
  - D) distances and setbacks from the various boundaries
  - E) exact dimensions, setbacks and specifications of any new construction, alterations, additions or installations
  - F) direction of North
  - G) the name of each abutting property owner
2. Copy of the latest recorded deed
3. A written statement which details the basis for your petition
4. Pictures, plans, maps, drawings and models are always helpful in explaining the problem
5. In cases pertaining to signs, a scale print of the sign lettering and colors
6. In cases pertaining to subdivisions of land, prints should show the proposed subdivision endorsed by a registered engineer or land surveyor
7. In cases pertaining to Accessory dwellings evidence that the Board of Health has approved the septic system
8. The date of the building construction and the history of ownership are useful in finding facts about the case

Completed applications filed with the Town Clerk by the third Thursday of the month will be considered at the next regularly scheduled Zoning Board of Appeals meeting, held on the third Thursday of the following month. The Board in its discretion may dismiss an application or petition for failure to comply with any of the foregoing rules

Paula Blanchard and I are the property owners at 29 Lake Shore Drive, Lots 1197-1200. We are formally requesting a special permit 40A on a pre-existing nonconforming lot to rebuild a two bedroom dwelling.

The existing structure is on a 7914 s.f lot with a front set back of 18', a left side setback of 16.5', a rear setback of 22', and right setback from the septic system of 20'.

This special permit request is for increasing the front setback nonconformity to 15', the setback to the side on Forest Road and the rear setback will be conforming at 15 ft.

DEED REFERENCE: BOOK 66005, PAGE 580

PLAN REFERENCE: PLAN BK 362 PLAN NO. 36

**ASSESSOR'S REFERENCE: MAR. 11, 1913 PARCEL 151**

**ZONING DISTRICT: R-2**



N/F BRIAN A. MIZZONI

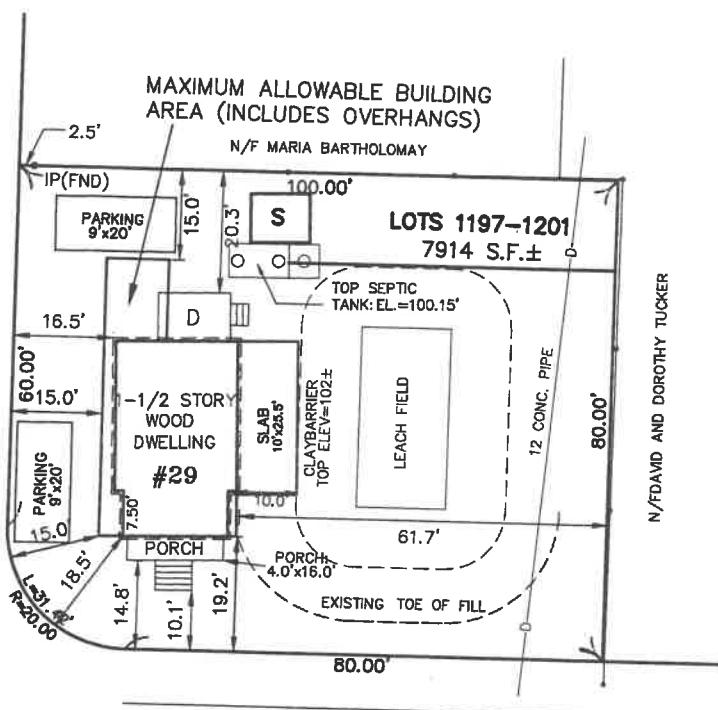
## FOREST ROAD

MAXIMUM ALLOWABLE BUILDING  
AREA (INCLUDES OVERHANGS)

N/F MARIA BARTHOLOMAY

LOTS 1197-1201  
7914 S.F.±

N/DAVID AND DOROTHY TUCKER



## Lake Shore Drive

I CERTIFY THAT THE EXISTING STRUCTURES ARE CONSTRUCTED WHERE SHOWN ON THIS PLAN, AND COMPLY WITH THE ZONING BYLAWS (DIMENSIONAL REQUIREMENTS) OF THE TOWN OF LITTLETON AS OF THIS DATE.

I FURTHER CERTIFY THAT THE STRUCTURE DOES NOT LIE IN THE FLOOD HAZARD ZONE SHOWN ON THE F.E.M.A. MAP OF MIDDLESEX COUNTY, MASS. PANEL 236 OF 656, MAP # 25017C0236F  
EFFECTIVE DATE: JULY 7, 2014

UPDATED PLOT PLAN OF LAND  
AT  
#29 LAKE SHORE DRIVE  
IN  
LITTLETON, MASS.

OWNER: MICHELLE MCDEVITT AND PAULA BLANCHARD  
29 LAKE SHORE DRIVE, LITTLETON, MA 01460

DATE: FEBRUARY, 17, 20

# R. WILSON AND ASSOCIATES

LAND SURVEYORS AND CIVIL ENGINEERS

360 MASSACHUSETTS AVE  
PHONE: 878-266-8222

MASS. 01720

978-266-0202

PHONE: 978-266-0203 FAX: 978-266-0202  
FILE NO. 2124 DWG NO. 2124PP & 327PP SHEET NO. 1 OF 1

FOREST ROAD

Foundation  
potentiel

## SLAB

1971-2021  
14.5.5.

N. M. F. SWANSON

10ft | last start

N. R. F. TUCKER

LAKE SHORE DRIVE

**QUITCLAIM DEED**

I, ALAN B. ARONIE, of Littleton, Massachusetts, being unmarried, for consideration paid in the amount of One Hundred Eighty Thousand Dollars (\$180,000.00), grant to MICHELLE MCDEVITT and PAULA BLANCHARD, as joint tenants with right of survivorship, of 29 Lake Shore Drive, Littleton, Massachusetts, with QUITCLAIM COVENANTS:

The land with the buildings thereon in Littleton, Middlesex County, Massachusetts, being Lot Nos. 1197 to 1201, inclusive, as shown on a plan of Warren Smadbeck, recorded with the Middlesex South District Registry of Deeds in Book of Plans No. 362, Plan No. 26 and containing about  $\frac{1}{4}$  acre.

Being the same premises described in the Deed recorded with Middlesex South District Registry of Deeds at Book 31638, Page 98.

The undersigned grantor releases any homestead rights in the above described premises and states that there are no other persons entitled to homestead rights therein.

[the remainder of this page is left intentionally blank]

Executed as a sealed instrument this 27<sup>th</sup> day of August, 2015.

Alan B. Aronie  
Alan B. Aronie

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss

On this 27<sup>th</sup> day of August, 2015, before me, the undersigned notary public, personally appeared Alan B. Aronie, proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Cormac Bordes

Notary Public

My commission expires:

