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10/15/18 72

ZBA Case No.: 908A

**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: \$ 300 Check # 1463

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.

L. Lord

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)

X PETITIONER: Signature Christina Riordan Date: 05 Oct 2018
Christina Riordan
Print Name
61 Aspen Rd
Address
Littleton MA 01460
Town, State, Zip
425-681-4437
Phone #
criordan@hotmail.com
Email Address
Deed Reference: Bk _____ Page _____

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

X Christina Riordan 05 Oct 2018
Signature Date
Same as above
Print Name (if different from petitioner)
above
Email
Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER U17 427

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 to Town of Littleton
Comprehensive Permit \$1000 + \$100/unit over 10 units
ADDITIONAL FEES: ALL APPLICATIONS:
Legal Notice publication fee to be paid prior to opening the hearing

61 Aspen Road

ZBA Case 908A

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 § 173-10B

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.

Christina Riordan
Signature

Christina Riordan
Print Name

Special Permit 40B

Under MGL c. 40B

See supplemental instructions: Littleton Zoning Board of Appeals Rules for the Issuance of a Comprehensive Permit under M.G.L.c.40B

QUITCLAIM DEED

R. Lee Tirrell, being unmarried, of Littleton, Massachusetts,

for consideration paid, and in full consideration of \$375,000.00

(Three Hundred Seventy-Five Thousand Dollars)

grant to **Christina E. Riordan, of 61 Aspen Road, Littleton, Massachusetts**

with quitclaim covenants

The land with the buildings located thereon situated on the Easterly and Westerly sides of Aspen Road, in the Long Lake section of Littleton, Middlesex County, Massachusetts, being Lots 242 through 259 inclusive, and Lots 216 through 227 inclusive, as shown on Plan entitled "Map A of Long Lake, Town of Littleton, Middlesex County, Massachusetts", recorded with the Middlesex South District Registry of Deeds in Plan Book 356, Plan 46b. See also Plan in Plan Book 362, Plan 26. Reference is hereby made to said Plans for a more particular description of said Lots.

Grantor hereby revokes, rescinds and terminates any and all homestead rights in the herein property and does under oath depose and say that there are no other individuals entitled to claim the benefit of any existing estate of homestead in and to the property.

Meaning and intending to convey and hereby conveying the same premises conveyed to me by deed recorded with the Middlesex South District Registry of Deeds at Book 36549, Page 365.

Property Address: 61 Aspen Road, Littleton

05 October, 2018

Dear Littleton Zoning Board

I am requesting a variance for my property at 61 Aspen Road (map U17, lot 427) to replace my currently existing 10x20 deck with a 16x20 deck with screen porch. The variance is because the structure would be less than 30' from the paper road Aspen Road. This road is not a developed road- it does not exist in any way except on paper, which is also true of Washington Drive and Orchid Drive past Birch Rd on the other borders of my lots. On the plot plan, all roads to the left (west) of Birch Road are paper roads and are wooded. I also own lot 432 on the other side of the paper Aspen Road opposite the deck in question, therefore this variance has no impact on anyone else's property. The existing house and deck are within 15' of the property line of lot 426, however this is an already existing structure so there is no additional impact on the bordering lot. There is no structure on lot 426, it is wooded and the house related to this is on lot 425 (listed as Shoults on plot plan).

Because Aspen Road is a paper road and my driveway is located on Birch Road, I am also planning to initiate a petition to acquire that land of the paper Aspen Road and change my address to Birch Road. Therefore assuming I would be successful, that property will also be owned by me and eliminate the variance, but it will take too much time to complete this activity. These are the reasons I am requesting a variance to Zoning by-law 173-10B.

Thanks for your time and consideration.

Best regards,

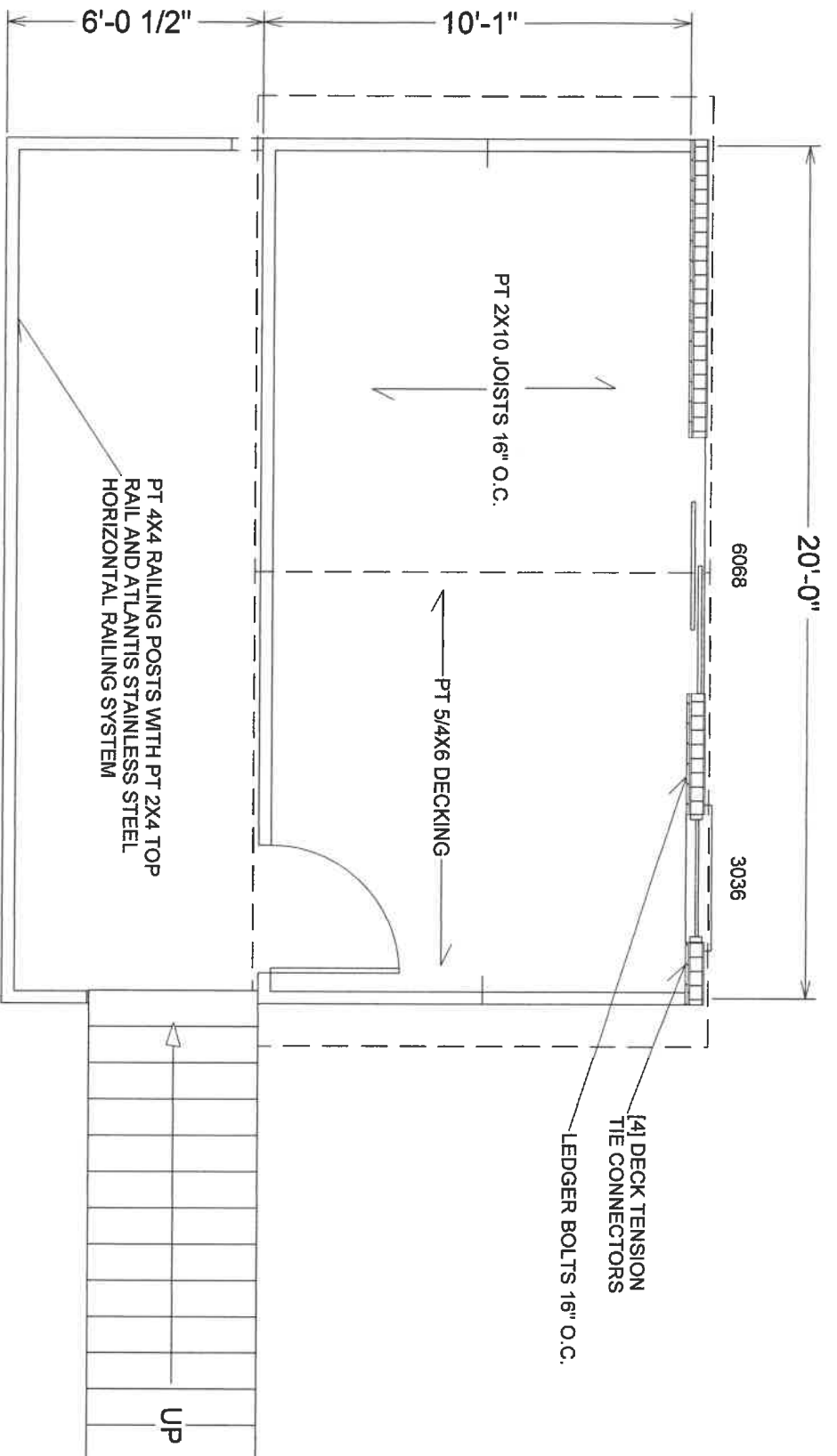
Christina Riordan











MARK BOUFFORD
217 MILL ST EXT
LANCASTER, MA 01523
TEL: 978-568-1977
EMAIL: mbouff@comcast.net

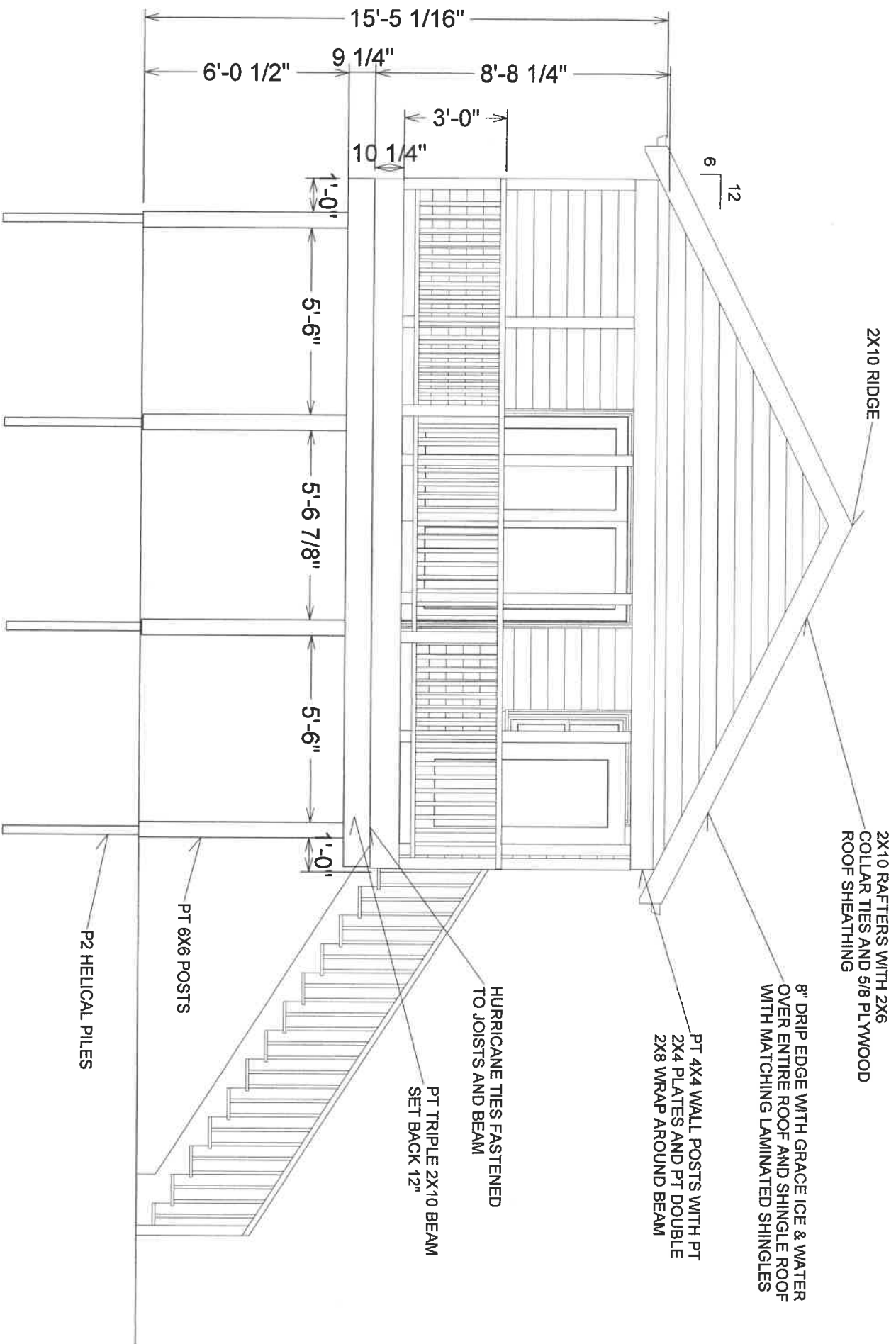
SCREENED PORCH

DATE: 09/21/2018 SCALE: 1/4"=1'-0"

CHRISTINA RIORDAN
61 ASPEN RD
LITTLETON, MA 01460

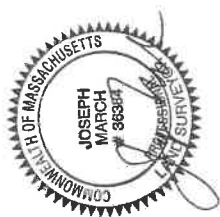
SCREENED PORCH
DATE: 09/21/2018 SCALE: 1/4"=1'-0"

SCREENED PORCH



10/1/18  REGISTERED PROFESSIONAL

DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR



PLOT PLAN

LITTLETON, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: RIORDAN
SCALE: 1"=40' OCTOBER 4, 2016

STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

(5757.PROP.PPL.dwg) 61 Aspen Road SM-5757

