



Office of the
LITTLETON BOARD OF APPEALS
Littleton, Massachusetts 01460

received
12/10/13 11AM

Petitioner: STEVEN MCDONALD

Case No: 827A

Date Filed: October 29, 2013

The Littleton Board of Appeals conducted a public hearing on November 21, 2013, at 7:30 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a special permit pursuant to Section 173-10B to allow a change, extension or alteration of a pre-existing non-conforming structure at 43 Edsel Road, Littleton, Ma, to add a porch to the front of a residential dwelling on a nonconforming lot. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton, on November 7, and November 14, 2013, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, John Cantino, and Jeff Yates, Members and Alan Bell, and Rod Stewart, Alternates.

The Petitioner presented a proposal to add a 6' x 16' porch to the front of his home at 43 Edsel Road. The lot is non-conforming and the current structure met the dimensional requirements, but a recent special permit allowed a reduced side setback for a garage addition. Edsel Road was built as a subdivision in which substantially all of the lots have the same dimensions, setbacks and frontage. Petitioner presented a plot plan and elevation plans for the porch addition. The addition would create a reduced front yard setback from the required 30 feet to 23 feet. The building inspector had no comment. No abutters appeared in opposition. The Board reviewed the plans as well as the existing lot size and conditions and had no objections.

FINDINGS: The Board identified the current non-conforming features of the lot and the proposed structure and found that the additions would create a new non-conformity of a front setback of 23' instead of 30'. The Board found that the new non-conformity would not be substantially more detrimental to the neighborhood than the existing nonconformity.

DECISION: The Board voted unanimously to GRANT a Special Permit to 43 Edsel Road, from the requirements of Section 173-10B(1) to permit change of the existing structure to allow a porch addition to the front of the house provided that it not be enclosed as additional living space, substantially in conformity with the plans presented to the Board.

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: Jeffrey Yates

Date: 12/13/2013

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