

OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

TOWN OF LITTLETON

RECEIVED  
AUG 19 2011  
Date 8/19/11

Board Use Only ... ... Case # 796A Filing Date \_\_\_\_\_

The undersigned, having standing in this matter, hereby petitions the Littleton Board of Appeals for a VARIANCE SPECIAL PERMIT and/or APPEAL (Check all that apply) as specified below and as provided by the Town of Littleton Zoning Bylaw

1. LOCATION OF THE PROPERTY:

A. Street Address 59 Edsel Rd. *Please print*

B. Assessors' Map and Parcel # U18 - 86

Zoning District  Aquifer District  Water Resource District

C. Deed Reference \_\_\_\_\_

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance 173-31

B. Special Permit \_\_\_\_\_

C. Appeal \_\_\_\_\_

3. STATE BRIEFLY REASONS FOR THIS PETITION *Use additional sheets, if necessary*

Please read the sheet

4. PETITIONER(S)

Peter B. Heath

Owner  Tenant  Licensee  Agreed Purchaser  Agent  Other \_\_\_\_\_

NOTE: If petitioner is not the owner, furnish written authorization from owner below.

Peter B. Heath  
Signature

Mailing Address

8-18-11  
Date 978-952-2871  
Telephone # 978-394-1064  
cell

Town Clerk Use ONLY

Filing Fee Paid \$ 200

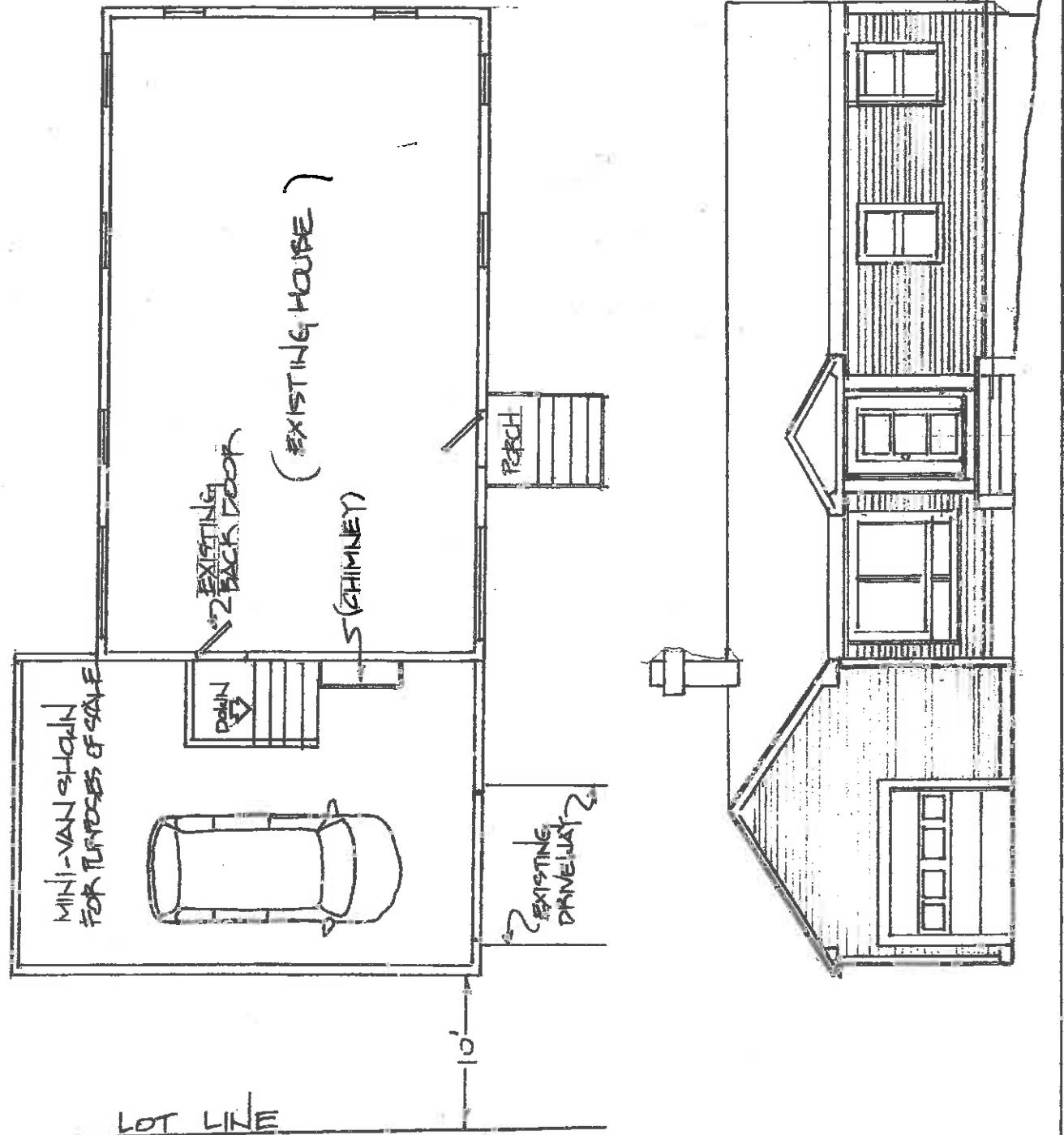
Date 8-19-2011

2:50pm LL

I am requesting a variance to build a garage addition to my house. Attached to this request is a plan showing the proposed garage attached to the left / south end of my house. Due to the proximity of the lot line to this end of my house, a garage built within the confines of the 15 foot setback would be unusable. Permitting the structure to be built 5 feet into the usual 15 foot set back zone will provide enough area in the garage for minimal but adequate space to garage a vehicle; I have shown a sketch drawn to scale of a mini van on the plan to illustrate why I am requesting this variance. Approximately ten years ago, the Littleton Zoning Board of Appeals granted me this variance but I was unable to build the garage then due to financial hardship. I hope you will allow me this variance again at this time.

Sincerely,

Peter B. Heath



PETER B. HEXT  
59 EDSER RD.  
LITTLETON, MA 01460

PROSES KONSEP

SCALE: 1" = 10'-0"  
DATE: 10/1/2000  
BY 5415

## THE COMMONWEALTH OF MASSACHUSETTS

U 18.86

LITTLETON

City or Town

## BOARD OF APPEALS

Date: November 1, 2000

Certificate of Granting of Variance or Special Permit  
(General Laws Chapter 40A, Section 11)

The Board of appeals of the City or Town of Littleton

hereby certifies that a Variance or Special Permit has been grantedTo Peter HeathAddress 59 Edsel RoadCity or Town Littleton, Massachusetts 01460affecting the rights of the owner with respect to land or buildings at 59 Edsel Road,Littleton, Massachusetts 01460 Book: 31012, Page 576

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said variance — special permit, and that copies of said decision, and of all plans referred to in the decision, have been filed with the planning board and the city or town clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the town or city clerk that twenty days have elapsed after the decision has been filed in the office of the city or town clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.

Raymond H. Conish

Chairman

Julie A. Adam

Clerk



OFFICE OF THE  
**APPEAL BOARD**  
LITTLETON, MASSACHUSETTS 01460

Petitioner: Peter Heath  
Case No: 561  
Date Filed: September 22, 2000

The Littleton Board of Appeals conducted a public hearing on October 19, 2000 at 37 Shattuck Street on the petition of Peter Heath who was seeking a variance from the requirements of Section 173-31 of the Littleton Zoning Code to allow reduced

side lot setback for construction of a garage at 59 Edsel Road. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Concord and circulated in Littleton on October 5 and 12, 2000, and by mail to all abutters and parties in interest. Members present and voting: Raymond Cornish, Chairman; Sherrill Gould, Vice Chairman; Julia Adam, Clerk; John Cantino, Bradford Miller, Members.

FINDINGS: The petitioner presented a request to remove the family room off the left side of his house and add a 20 x 30 foot one-car garage no closer than 10 feet from the left property line. The petitioner said he had a hardship because of the location of the septic system and the existing driveway on the left side which he wishes to use. There were no abutters present.

**DECISION:** The Board voted to GRANT a variance to allow construction of a garage according to the plan submitted with the petition. No living space is allowed above the garage. The petitioner will give the Board an as built plan showing the garage no closer than 10 feet from the left property line.

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 decision in the office of the Town Clerk.

Signed: Julia Adam  
Julia Adam, Clerk

Book: 31012  
Page: 576  
Dated: November 1, 2000

I hereby signify that twenty 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.



OFFICE OF THE  
**APPEAL BOARD**  
LITTLETON, MASSACHUSETTS 01460

This is to notify you that today the Littleton Board of Appeals filed the following decisions with the Town Clerk:

to K & F Realty Trust, a denial of a Variance from the requirements of Section 173-31 to allow reduced setback for a septic system retaining wall at 14 Rita Lane (Lot 67); *U18-67*

to Nextel Communications of the Mid-Atlantic, Inc., a Special Permit (Height) and Variance (Modifications to "existing tower") under Section 173-31, 2, 10, 26, 6 of the Littleton Zoning Code to allow construction of a wireless communications facility at 461 King Street; *U10-72*

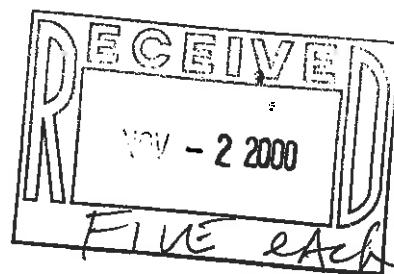
to Mark Hyde, a Special Permit under 173-10 to allow alteration and extension of structure at 25 Woodland Drive; *U17-257*

to Congregational Church of Littleton, a Variance from the requirements of Section 173-36 to allow a sign in excess of 9 square feet at 194 Great Road; *U6-4*

to Peter Heath, a Variance from the requirements of Section 173-31 to allow reduced side lot setback for construction of a garage at 59 Edsel Road. *U18-86*

LITTLETON BOARD OF APPEALS  
Julia Adam, Clerk

November 1, 2000



IN APPROPRIATE  
FOLDER

N/F Town of Littleton

LINDA ROAD (Row)

93

LINDA ROAD (Row)

93'

16' O. MALLE N 70° 28' 30"E - 81.09' L = 31.92'

94'

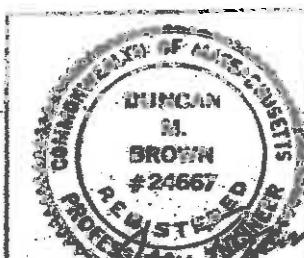
95'

96' R = 20' 97'

98'

99'

100' 101' 102' 103' 104' 105' 106' 107' 108' 109' 110' 111' 112' 113' 114' 115' 116' 117' 118' 119' 120' 121' 122' 123' 124' 125' 126' 127' 128' 129' 130' 131' 132' 133' 134' 135' 136' 137' 138' 139' 140' 141' 142' 143' 144' 145' 146' 147' 148' 149' 150' 151' 152' 153' 154' 155' 156' 157' 158' 159' 160' 161' 162' 163' 164' 165' 166' 167' 168' 169' 170' 171' 172' 173' 174' 175' 176' 177' 178' 179' 180' 181' 182' 183' 184' 185' 186' 187' 188' 189' 190' 191' 192' 193' 194' 195' 196' 197' 198' 199' 200' 201' 202' 203' 204' 205' 206' 207' 208' 209' 210' 211' 212' 213' 214' 215' 216' 217' 218' 219' 220' 221' 222' 223' 224' 225' 226' 227' 228' 229' 230' 231' 232' 233' 234' 235' 236' 237' 238' 239' 240' 241' 242' 243' 244' 245' 246' 247' 248' 249' 250' 251' 252' 253' 254' 255' 256' 257' 258' 259' 260' 261' 262' 263' 264' 265' 266' 267' 268' 269' 270' 271' 272' 273' 274' 275' 276' 277' 278' 279' 280' 281' 282' 283' 284' 285' 286' 287' 288' 289' 290' 291' 292' 293' 294' 295' 296' 297' 298' 299' 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~~Demolition~~ 8/27/99

DUNCAN M. BROWN, PE  
55 WHITCOMB ROAD  
BOX BOROUGH, MA 01719

AUG 27, 1999  
SCALE: 1" = 20'

2186

My commission expires: 8/21/03

Notary Public in the Commonwealth of Massachusetts

forgoing instrument to be his free act and deed, before me  
Then personally appeared the above named John K. Grady, Trustee and acknowledged the

December 29, 1999

Middlesex, ss.

COMMONWEALTH OF MASSACHUSETTS

of Bdsel Road Trust

John K. Grady, Trustee

*John K. Grady Trustee*

WITNESS my hand and seal this 29th day of December, 1999.

Book 15640, Page 298.

Being the same premises conveyed to the grantor by Samuel A. Slarsky and Marcia L. Slarsky  
by deed dated June 21, 1984 and recorded with Middlesex South District Registry of Deeds at

Middlesex South District Deeds in Book 10236, Page 41.  
by Town of Littleton for laying out said Bdsel Road, dated March 18, 1963, recorded with  
shown on said plan, in common with others entitled thereto, subject also to a Taking of Easement  
Said premises are conveyed together with the right to use the roads, avenues, and streets, as  
shown on said plan, or by any other right or interest in the same.

Containing, according to said plan 10,810 square feet of land; more or less, or however otherwise  
bounded, measured, or described, or by any or all of said measurements more or less.

(95.87) feet, and twelve and 17/100 (12.17) feet.  
shown on said plan, measuring respectively ninety-five and 87/100  
by land now or formerly of Leslie A. Hager, by two courses, as

SOUTHWESTERLY

by Lot 45, as shown on said plan, one hundred and 5/100 (100.05)  
feet, and

SOUTHEASTERLY

by Bdsel Road, by two courses, as shown on said plan, measuring  
respectively seventy-five and 70/100 (75.70) feet, and fourteen and  
23/100 (14.23) feet;

NORTHEASTERLY

Road, thirty-one and 42/100 (31.42) feet;  
on a curved line forming the junction of said Linda Street and Bdsel

NORTHERLY

by Linda Street, eighty-one and 9/100 (81.09) feet;

NORTHWESTERLY

8508, said lot 44 being more fully bounded and described as follows:  
Middlesex South District Deeds as Plan No. 1241 C of 4) of 1955, recorded at End of Book  
Willbur C. Nylander, Civil Engineer and Surveyor, dated March 4, 1955, recorded with  
owned by Bdsel Tocci, 284 Westmister Avenue, Watertown, Mass. "Albert A. Miller and  
numbered 59 Bdsel Road, shown as Lot 44 on a plan entitled "Plan of Lots in Littleton, Mass.",  
A certain parcel of land with the buildings thereon, situated in Littleton, Middlesex County,

June 21, 1984 and recorded in Middlesex South Registry of Deeds at Book 15640, Page 294, for  
consideration of One Hundred Thirty Two Thousand and Five Hundred Dollars (\$132,500.00) Dollars paid,  
grant to Peter B. Heath of 59 Bdsel Road, Littleton, Middlesex County, Massachusetts with  
quitclaim covenants.

SA EDSER RD. LITTLETON

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