

OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

TOWN OF LITTLETON
RECEIVED
AUG 19 2011
Date 8/19

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

R Zoning District _____ Aquifer District X 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 -

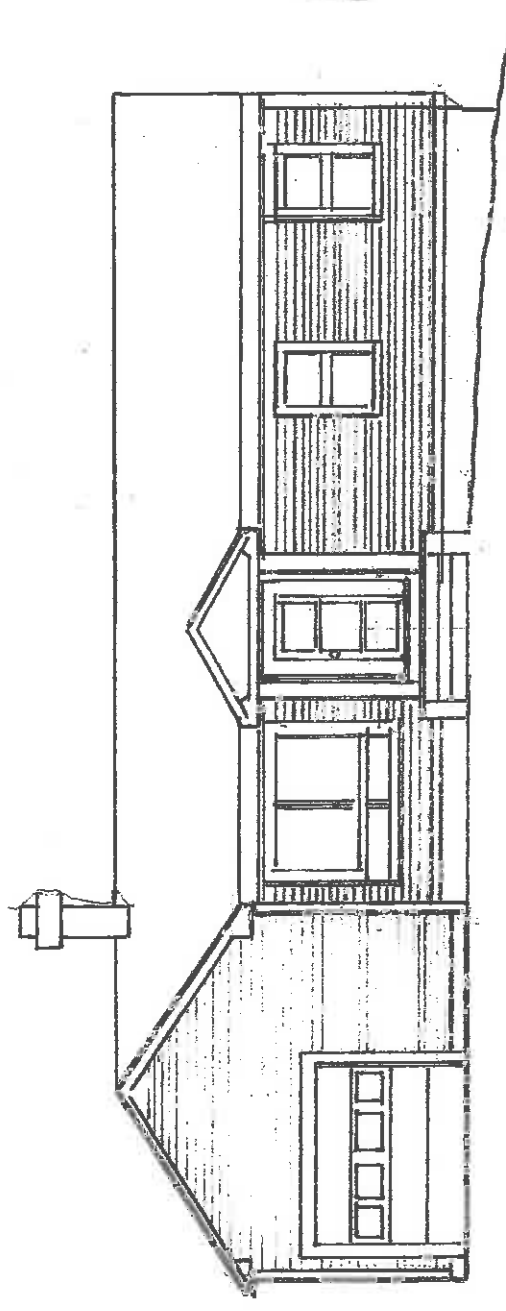
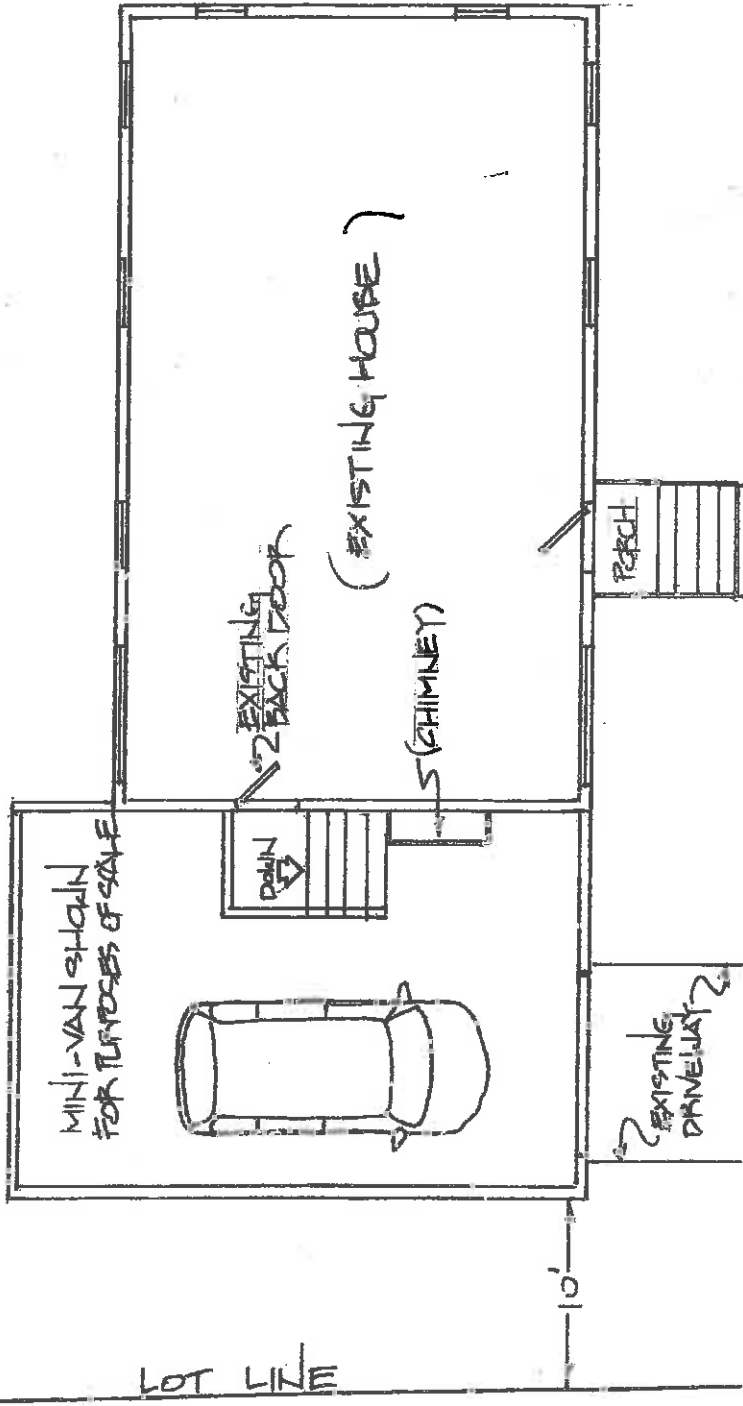
Date 8-19-2011

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. HEATH
 59 EDSSEL RD.
 LITTLETON, MA 01460

PROPOSED GARAGE

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

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. Cornish
ChairmanJulia 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

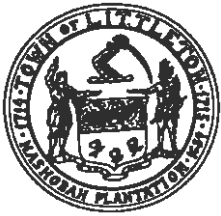
Book: 31012
Page: 576
Dated: November 1, 2000

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.

_____, 2000

True Copy Attest: _____

Town Clerk
Littleton, Massachusetts



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); *018-67*

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; *010-72*

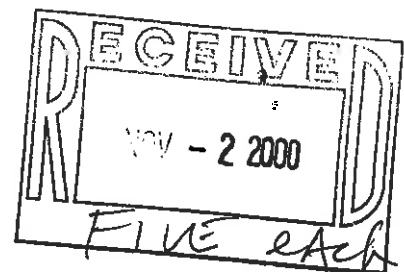
to Mark Hyde, a Special Permit under 173-10 to allow alteration and extension of structure at 25 Woodland Drive; *017-257*

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; *06-4*

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. *018-86*

LITTLETON BOARD OF APPEALS
Julia Adam, Clerk

November 1, 2000



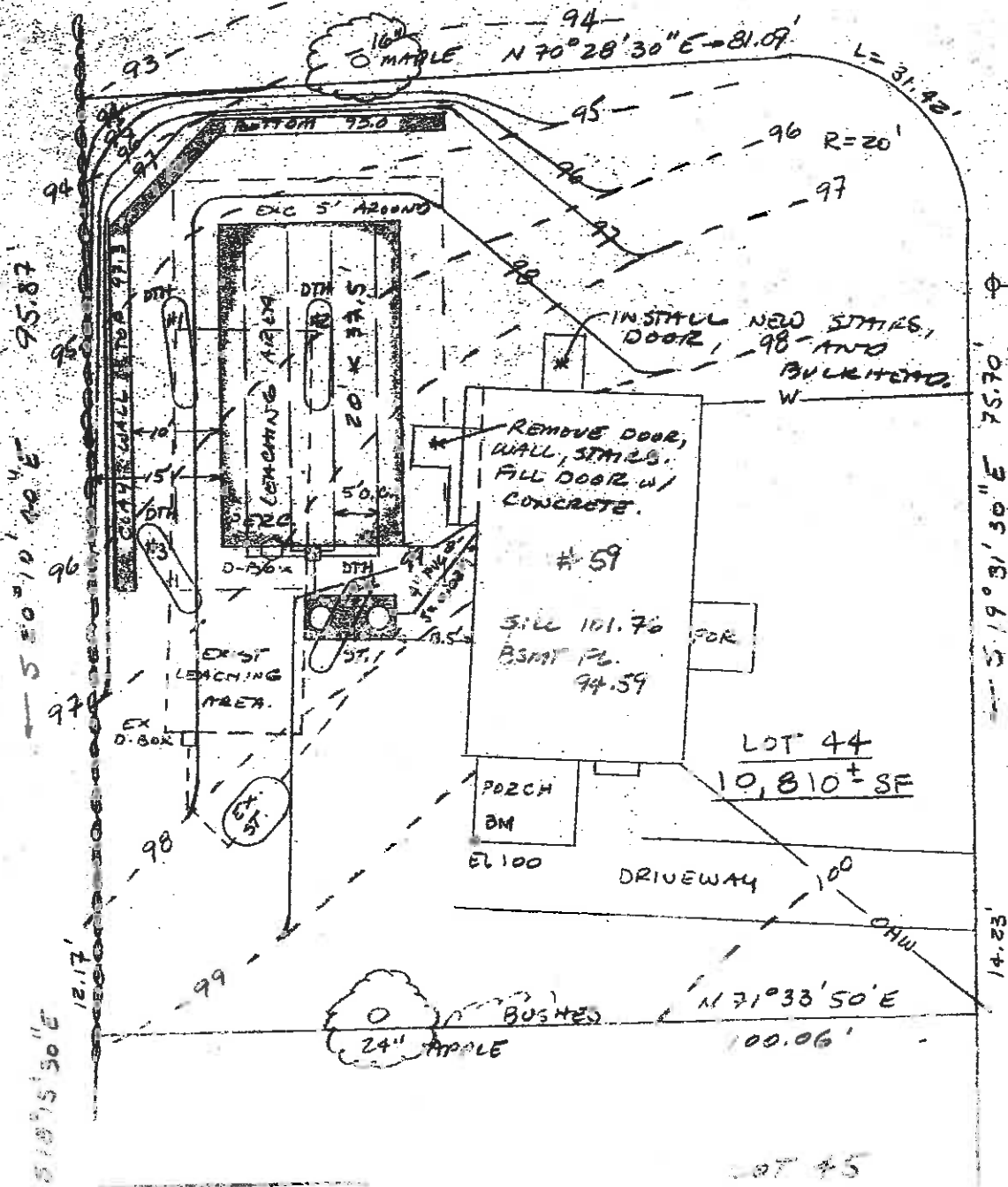
*FIVE each
IN APPROPRIATE
FOLDER*

LINDA ROAD (ROW)

ROAD

EDSEL

N/F TOWN OF LITTLETON



Duncan M. Brown
8/27/99

DUNCAN M. BROWN, PE
55 WHITCOMB ROAD
BOXBOROUGH, MA 01719

AUG 27, 1999
SCALE: 1"=20'

2186

31012P6576
QUITCLAIM DEED

I, John K. Grady, Trustee of 59 Edsel Road Trust under Declaration of Trust dated June 21, 1984 and recorded in Middlesex South Registry of Deeds at Book 15640, Page 294, for consideration of One Hundred Thirty Two Thousand Five Hundred (\$132,500.00) Dollars paid, grant to Peter B. Heath of 59 Edsel Road, Littleton, Middlesex County, Massachusetts with

QUITCLAIM COVENANTS

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

NORTHWESTERLY by Linda Street, eighty-one and 9/100 (81.09) feet;
NORTHERLY on a curved line forming the junction of said Linda Street and Edsel Road, thirty-one and 42/100 (31.42) feet;
NORTHEASTERLY by Edsel 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;
SOUTHEASTERLY by Lot 45, as shown on said plan, one hundred and 5/100 (100.05) feet; and
SOUTHWESTERLY by land now or formerly of Leslie A. Hager, by two courses, as shown on said plan, measuring respectively ninety-five and 87/100 (95.87) feet, and twelve and 17/100 (12.17) feet.

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.

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

Being the same premises conveyed to the grantor by Samuel A. Slarskey and Marcia L. Slarskey by deed dated June 21, 1984 and recorded with Middlesex South District Registry of Deeds at Book 15640, Page 298.

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

John K. Grady
John K. Grady, Trustee
59 Edsel Road Trust

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. December 29, 1999

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

[Signature]
Notary Public in Middlesex County
My commission expires: 8/21/03



59 Edsel Rd. Littleton

MASS. EX-101 7/91 66-27
630 10/31/99 01/20/00 CTS 25.00