



Office of the
LITTLETON BOARD OF APPEALS
Littleton, Massachusetts 01460

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5/1/2008 Yord

Petitioner:	Glenn Berger, agent for Joan C. Wood
Address:	43 Lake Shore Drive
Case No:	743A
Date Filed:	March 19, 2008

The Littleton Board of Appeals conducted a public hearing on April 17, 2008, at the Shattuck Street Municipal Building on the petition of Glenn Berger, agent for Joan C. Wood, for a special permit under the requirements of the Littleton Zoning Bylaw, Section 173-10, to allow removal of front steps and construction of a small deck and stairs within the front setback and to replace an existing deck with a 15 x 15 screened porch on the side of the building. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton on April 2 and April 10, 2008, and by mail to all abutters and parties in interest. Present and voting: William Farnsworth, Vice-Chairman; John Cantino, Julia Adam, and Jeffrey Yates, Members; and Marc Saucier, Alternate. Present and not voting were Cheryl Hollinger and Rod Stewart, Alternates. Sherrill Gould was present and stood down from the hearing.

The petitioner, represented by her agent, presented plans showing a site plan, floor plans and elevations of the proposed project. The house is on a corner lot in a neighborhood of nonconforming lots and nonconforming structure setbacks. The existing stairs extend into Lake Shore Drive right of way. Petitioner is proposing to remove the stairs, build a 6 foot wide deck along the front of the house with stairs exiting onto the west side of the house near the driveway. The proposed deck would be approximately 2.4 feet from the lot line as opposed to the zero setback of the existing stairs. Petitioner is also proposing to modify a deck on the east side of the house extending it to the rear and to the east and screening the deck. The modified porch will be 5 feet closer to the front lot line than the existing deck which is set back approximately 21 feet. Existing nonconformities include 1) an undersized lot at 12,000 square feet and 2) house front setback at 8.4 feet.

FINDINGS: The Board found that granting a special permit for the addition would not be more detrimental to the neighborhood than the existing structure.

DECISION: The Board voted unanimously to GRANT the petitioner a Special Permit under the requirements of Section 173-10(B)(1) authorizing the modifications to the dwelling at 43 Lake Shore Drive as shown on the plans submitted to the Board dated March 2008, prepared by David E. Ross Associates.

Appeals, if any, shall be made pursuant to G.L. 40 A, Section 17, and shall be filed within 20 days after the date of filing of this notice in the office of the Town Clerk.

Signed

Julia A. Adam
Clerk, Zoning Board of Appeals

Date

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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.

True Copy Attest

Dee Gray
Town Clerk, Littleton, Massachusetts

Date

May 28, 2008