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4/3/2019 11:40AM
Kathy Dury

Petitioner: EDWARD COYKENDALL

Case No: 918A

Address: 8 Long Lake Road

Date Filed: February 13, 2019

The Littleton Board of Appeals conducted a public hearing on March 21, 2019, at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a Special Permit pursuant to Section 173-10B, or a Variance from Section 173-31, to allow change or extension of a pre-existing non-conforming structure to allow a second story addition within the side setback at 8 Long Lake Road, Littleton, Ma. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on February 25, 2019 and March 4, 2019, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Cheryl Hollinger and Rod Stewart, Members and Jillian Shaw and Marc Saucier, Alternates. Present and not voting were Members, John Sewell and Kathleen O'Connor.

The Petitioner and owner of the property stated that he had received approval from the building inspector to modify and improve the home at 11 Long Lake Drive, with a new roof and unfinished second story, but in the process of renovating, he and the building inspector determined that the stair core structure which was within the setback would be elevated increasing the non-conformity.

The existing non-conformities were lot size of 7500 s.f. instead of the required 40,000 s.f. The frontage of the lot is 75' instead of 150', the existing front setback is 25 feet instead of 30 feet although it is consistent with other homes in the neighborhood, and the side setback is 6 feet instead of 15 feet. The proposed second story of the stair core roof would not increase the setback but would create additional height.

During the hearing, the Petitioner also requested a variance to permit the addition of a 12' x 16' shed structure within the setback on the other side of the lot.

There were two abutters interested in the petition but who had no opposition. The Building Commissioner had no opposition.

FINDINGS: The Board found that the Petitioner's application had not noticed the request for a variance for the shed and that not enough engineering detail was provided to decide that variance. The Board opined that since the publication included notice of the possibility of a variance it would not disadvantage the abutters if the Petitioner was allowed to amend his petition to include the variance on the condition that the variance hearing be continued to allow for additional information to be presented. The Board continued the hearing on the Variance request for the shed to the next meeting in April.

The Board did find that the petitioner satisfied the requirements for a special permit for the change, extension or alteration of the preexisting structure to add the second story to the stair core and that the requested relief would not be substantially more detrimental to the neighborhood than the existing structure, and others like it in the neighborhood.

DECISION: The Board voted unanimously to GRANT a Special Permit for the second story stair core at 8 Long Lake Road, as shown in the plans presented.

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: 

Date: April 3, 2019

Book: 69357, Page 336.

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