



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
LL 10/04/18

Petitioner: TODD DINOIA
Case No: 901A
Date Filed: July 25, 2018

The Littleton Board of Appeals conducted a public hearing on September 20, 2018 at 7:20 P.M. at the Shattuck Street Municipal Building, 37 Shattuck Street, Littleton, for a Variance or Special permit pursuant to Section 173-31 and Section 173-10B (1), to allow change or extension of a pre-existing non-conforming structure to allow a detached garage within the required side setback on a non-conforming lot at 77 Shaker Lane, Littleton, Ma. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on August 31 and September 7, 2018, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Jeff Yates, Cheryl Hollinger, Members and Marc Saucier and Jillian Shaw, Alternates.

The Petitioner requested permission to erect a single story 2 car garage approximately 24' x 26' on his property at 77 Shaker Lane. The lot is non-conforming as to size of lot (13,000 square feet). The proposed garage would be 7.6' from the side lot line, 10 feet is required. The petitioner described that the garage is necessary for housing his cars and his yard and snowblowing equipment, and that the lot conditions prevent the placement of the garage in another location, with the septic system behind the garage and the existing driveway pavement and walkways in close proximity to the house in that location. The lot is a corner lot with frontage on two streets. The side line where the garage would encroach into the setback is contiguous to the neighbor's garage and not their living space.

The assistant zoning officer opined that the garage would require a variance from the setback requirements of the bylaw and could not be greater than 1166 s.f. without an additional variance from Section 173-53. No abutters appeared in opposition.

FINDINGS: The Board found that the lot was unique in its topography and size with existing conditions limiting placement and that the proposed location would not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

DECISION: The Board voted unanimously to GRANT a Variance to construct a single story 2 car garage 24' x 26' approximately shown on the plans presented to the Board no closer to the side lot line than 7.6 feet.

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: John Brown

Date: 10/04/2018

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