



Office of the
LITTLETON BOARD OF APPEALS

Petitioner: ANTHONY HAROULES
Case No: 894A
Date Filed: March 21, 2018

The Littleton Board of Appeals conducted a public hearing on April 19, 2018 at 7:15 P.M. at the Shattuck Street Municipal Building, 37 Shattuck Street, Littleton, for a Special Permit pursuant to Section 173-10(B)(1) and (2) and/or Variance pursuant to Section 173-31, to allow an addition to the home at 11 Lochslea Road, Littleton, Ma, which will change and extend a preexisting non-conforming structure and increase the existing non-conformities, specifically adding a 3 car garage and increasing the living area. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on March 30, 2018 and April 6, 2018, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Alan Bell, Cheryl Hollinger and Rod Stewart, Members and Marc Saucier, Alternate. Present and not voting were Jillian Shaw, Kathleen O'Connor and John Sewell, Alternates.

The Petitioner, represented by Bruce Ringwall, of GPR Engineering Solutions, presented a proposal to construct a two story 3-car garage, approximately 30' x 34', with a bedroom upstairs, and an expanded living room area on the right side of the house at 11 Lochslea Road, Littleton, Ma. The home is a preexisting nonconforming structure on a 16,849 square foot lot. It is a corner lot with a nonconforming setback on the primary street of 25.5' instead of 30'. The neighborhood has similarly non conforming frontage. The lot is wider than it is deep and the back yard area of the lot is improved with the leach fields and septic tanks, restricting expansion to the rear. The Petitioner explained that he is caring for an elderly father and needs the 3 car garage for their vehicles now, and perhaps for handicap accessibility and/or a caregiver in the future. He also explained that his family requires more living area with the additional member(s) to the household. The resulting improvements will increase the front yard nonconformity from 25.5' to 25'. No new nonconformities will be created.

The Petitioner confirmed that the Board of Health has approved the design. The building inspector submitted a comment that the exemption for corner lots contained in the intensity of use schedule Note 9 did not apply, but made no further recommendations. One abutter appeared in favor of the application.

FINDINGS: The Board found that the lot was unique and that the petitioner satisfied the requirements for hardship in that he needs a utilitarian garage and there is no other placement for it on this lot. The Board also found that although the size was larger than standard, the resulting additional nonconformity would not substantially derogate from the intent and purpose of the zoning bylaw. The Board also found that the petitioner satisfied the requirements for a special Permit for the extensions as they 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 garage approximately as shown on the plan submitted with the petition, and to GRANT a Special Permit

for the change, extension or alteration of a preexisting non conforming structure, all substantially as shown on the Plans submitted with the Petition dated April 18, 2018.

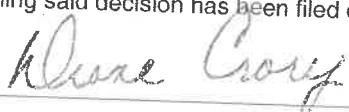
Appeals, if any, shall be made pursuant to G.L. 40A, Section 17 and shall be filed within twenty days after the date of filing of this Notice in the office of the Town Clerk.

Signed: 

Date: May 5/8, 2018

Book: 52900, Page 536.

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

5/8/18