

needed by Dec 22

ZBA Case No.: 88/A

TOWN OF LITTLETON
BOARD OF APPEALS
 37 Shattuck Street
 P.O. Box 1305
 Littleton, MA 01460
 Tel: 978-540-2420



APPLICATION FOR PUBLIC HEARING
 Pursuant to MGL Chapter 40A, 40B and 41 and the Littleton Zoning Bylaws

TOWN USE ONLY
 Received by the Town Clerk Office

Received
 12/19/16 *LL* 2:05pm

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300 Check # 1905

Pursuant to the provisions of Chapter 40, §57 of the Massachusetts General Laws as adopted by Town Meeting 2003, this document must be signed by the Tax Collector verifying payment of taxes.

Deborah A. Richards
 Signature of Tax Collector

The undersigned hereby submits this petition for the following action (check all that apply):

- Appeal of Decision of Building Inspector or other administrative official (see page 2)
- Special Permit (40A) (see page 2)
- Variance (see page 3)
- Comprehensive Permit (40B) Complete additional application (see page 2)

PETITIONER: Signature [Signature] Date: 12-9-16
Andrew Struth
 Print Name
37 Baldwin Hill Rd.
 Address
Littleton, ma. 01460
 Town, State, Zip

Phone # 978-790-9040
 Email Address drew.struth@gmail.com

Deed Reference: Bk _____ Page _____

PROPERTY OWNER: include authorization of Owner for Petitioner to represent Owner, if unsigned

[Signature] 12-9-16 978-790-9040
 Signature Date Phone #

Print Name (if different from petitioner) _____ Email _____

Address (if different from petitioner) _____

ASSESSOR MAP & PARCEL NUMBER _____

ZONING DISTRICT: (R) VC B IA IB (Circle all that apply)

Check box if applicable AQUIFER DISTRICT
 WATER RESOURCE DISTRICT

FEEES
 Residential Property \$200 filing fee + \$75 recording fee + \$25 abutter list = \$300 to Town of Littleton
 Commercial Property \$350 filing fee + \$75 recording fee + \$25 abutter list = \$450.00 to Town of Littleton
 Comprehensive Permit \$1000 + \$100/unit over 10 units
ADDITIONAL FEES: ALL APPLICATIONS:
 Legal Notice publication fee to be paid prior to opening the hearing

37 Baldwin Hill Rd

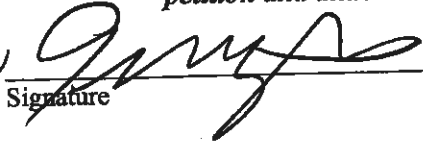
ZBA Case 88/A

Variance

Under MGL c. 40A §. 10

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to vary, in the manner and for the reasons hereinafter set forth, the applicable provisions of the Zoning By-law.

1. Specifically, from what Zoning bylaw section are you seeking relief? _____
2. Why are you seeking relief from a literal enforcement of this Zoning Bylaw?
Attach a written statement that specifically describes existing conditions and your objectives, along with plans, specifications, certified plot plan and any documentation necessary to support your request.
3. Show evidence that you meet the minimum requirements of a variance under section 173-6 B (2) of the Littleton Zoning Bylaws.
Attach a written statement which specifically includes why, owing to conditions (soil, shape, or topography) especially affecting the premises, but not affecting generally the zoning district in which it is located, a literal enforcement of the Zoning By-law would result in a substantial hardship to you. Applicant must clearly demonstrate the lack of alternative remedies.
4. I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.

X  _____
Signature

X Andrew Struth _____
Print name

Filing Instructions

1. **IMPORTANT: SEE THE BUILDING COMMISSIONER/ZONING ENFORCEMENT OFFICER BEFORE YOU FILL OUT THIS APPLICATION.** He will assist you with the proper zoning sections and application request(s). His review may save time by preventing delays in the hearing process.
 2. Apply for a certified abutters list with the Assessors office (request for certified list of abutters form enclosed)
 3. Bring the completed application packet to the Administrative Assistant to the Building Commissioner who will assist you in filing with the Town Clerk.
- Necessary Exhibits**— provide 14 copies of the following with the completed application:
1. A copy of the most recently recorded plan of land or where no such plan exists, a copy of a plot plan endorsed by a registered engineer or land surveyor. The plan should show;
 - A) metes and bounds of the subject land
 - B) adjacent streets and other names and readily identifiable landmarks and fixed objects
 - C) dimensional layout of all buildings
 - D) distances and setbacks from the various boundaries
 - E) exact dimensions, setbacks and specifications of any new construction, alterations, additions or installations
 - F) direction of North
 - G) the name of each abutting property owner
 2. Copy of the latest recorded deed
 3. A written statement which details the basis for your petition
 4. Pictures, plans, maps, drawings and models are always helpful in explaining the problem
 5. In cases pertaining to signs, a scale print of the sign lettering and colors
 6. In cases pertaining to subdivisions of land, prints should show the proposed subdivision endorsed by a registered engineer or land surveyor
 7. In cases pertaining to Accessory dwellings evidence that the Board of Health has approved the septic system
 8. The date of the building construction and the history of ownership are useful in finding facts about the case

Completed applications filed with the Town Clerk by the third Thursday of the month will be considered at the next regularly scheduled Zoning Board of Appeals meeting, held on the third Thursday of the following month.
The Board in its discretion may dismiss an application or petition for failure to comply with any of the foregoing rules

THIS PLAN IS NOT TO BE USED
FOR THE ESTABLISHMENT OF
PROPERTY LINES, ERECTION
OF FENCES, LANDSCAPING

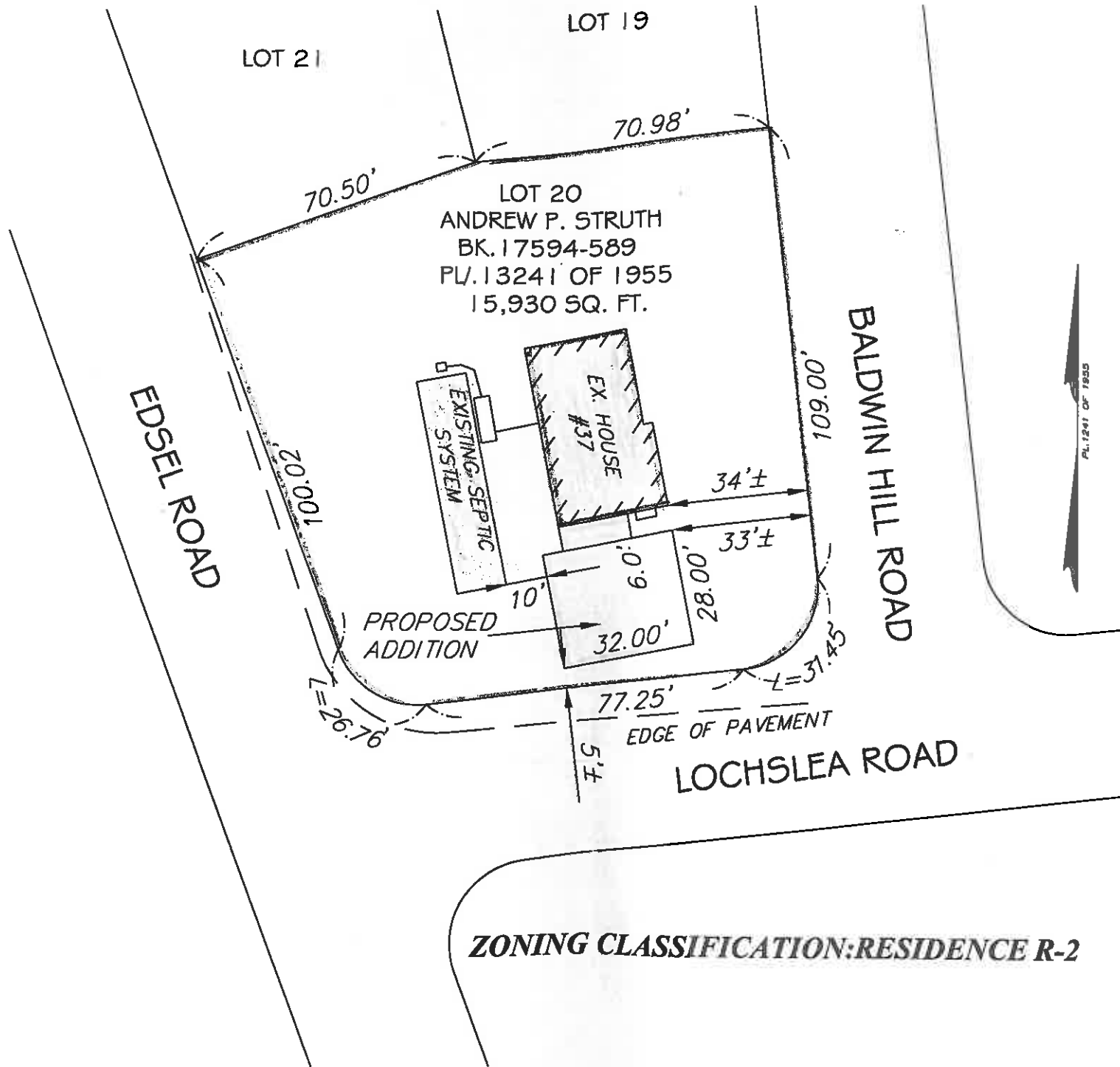
Sketch Plan of Land

37 BALDWIN HILL ROAD LITTLETON, MASS.

STREET TOWN

David E. Ross Associates, Inc.

6 LANCASTER COUNTY ROAD-P.O. BOX 795-HARVARD, MASS. 01451
(978) 772-6232 FAX 772-6258



REFERENCES: **JOB#31636, L-4853**

PLAN NO. **S-14443**

EX 17594 589

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL)

25.00

370 RE

TR

11/20/86

We, Thomas G. Bryant and Janet V. Bryant, husband and wife as tenants by the entirety of Westford, Middlesex County, Massachusetts,

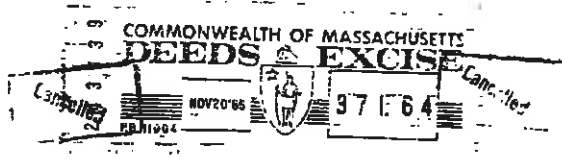
being ~~unmarried~~, for consideration paid, and in full consideration of One Hundred Sixty-three Thousand and 00/100 (\$163,000.00) Dollars grant to Andrew P. Struth and Sheila Struth, husband and wife as tenants by the entirety of 37 Baldwin Hill Road, Littleton, MA 01460 with quitclaim covenants

A certain parcel of land with the buildings thereon situated in Littleton, Middlesex County, Massachusetts, being Lot 20 as shown on a plan entitled "Plan of Lots in Littleton, Massachusetts, owned by Edsel Tocci, 284 Westminister Avenue, Watertown, Massachusetts" dated March 4, 1955 made by Albert A. Miller and Wilbur C. Nylander, Civil Engineers and Surveyors, recorded with Middlesex South District Deeds as Plan 2241 of 1955 at the end of Book 8506. Said Lot 20 is more particularly bounded and described as follows:

EASTERLY by Tocci Avenue, One Hundred Nine (109) feet;
SOUTHEASTERLY on a curved line forming the junction of Tocci Avenue and Nylander Street, Thirty-one and 42/100 (31.42) feet;
SOUTHERLY by Nylander Street, Ninety-seven and 16/100 (97.16) feet;
SOUTHWESTERLY on curved line forming the junction of Nylander Street and Edsel Road, Twenty-six and 80/100 (26.80) feet;
WESTERLY by Edsel Road, One Hundred and 16/100 (100.16) feet;
NORTHERLY by Lot 21 as shown on said plan, Seventy and 50/100 (70.50) feet;
NORTHERLY again by Lot 19 as shown on said plan, Seventy and 98/100 (70.98) feet;

Containing according to said plan, 15,930 square feet of land more or less or however otherwise said premises may be bounded, measured or described.

Being the same premises conveyed to the grantors by deed of Richard M. DeMilia et ux dated June 13, 1969 and recorded with said Deeds in Book 11693, Page 77.



Witness our hands and seals this 20th day of November 1986.

Handwritten signatures of Thomas G. Bryant and Janet V. Bryant.

The Commonwealth of Massachusetts

Middlesex, ss. November 20 1986

Then personally appeared the above named Thomas G. Bryant and Janet V. Bryant and acknowledged the foregoing instrument to be their free act and deed, before me

Notary Public signature: Mark C. McDermott

My commission expires October 16 1992

Property Address: 37 Baldwin Hill Road, Littleton, MA 01460

10/1/16

Comments - from both agent Jim Garreff,

Scott

disc with mn. Scott
if slab foundation could go
to 10' off lead field.

JD

drew stroth @

gmail.com

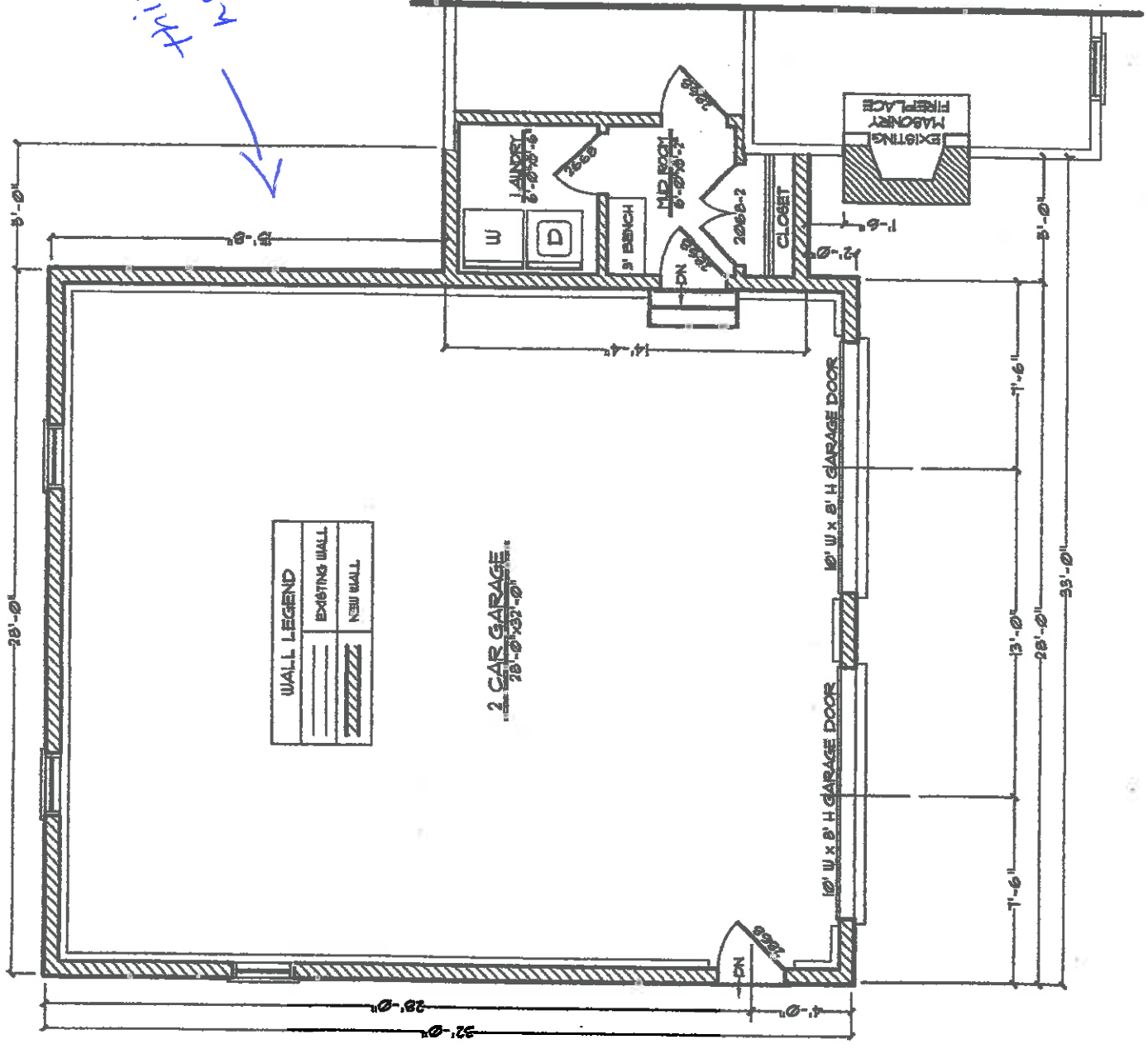
OK with garage with
following conditions:

1) garage floor is at the
existing grade (no drive
walkers).

2) location and size of
garage as shown on Rus.
Assoc. Sketch plan - the
location on the building plan
is not acceptable it would be
too close to the teaching area -

No living space above the
garage.

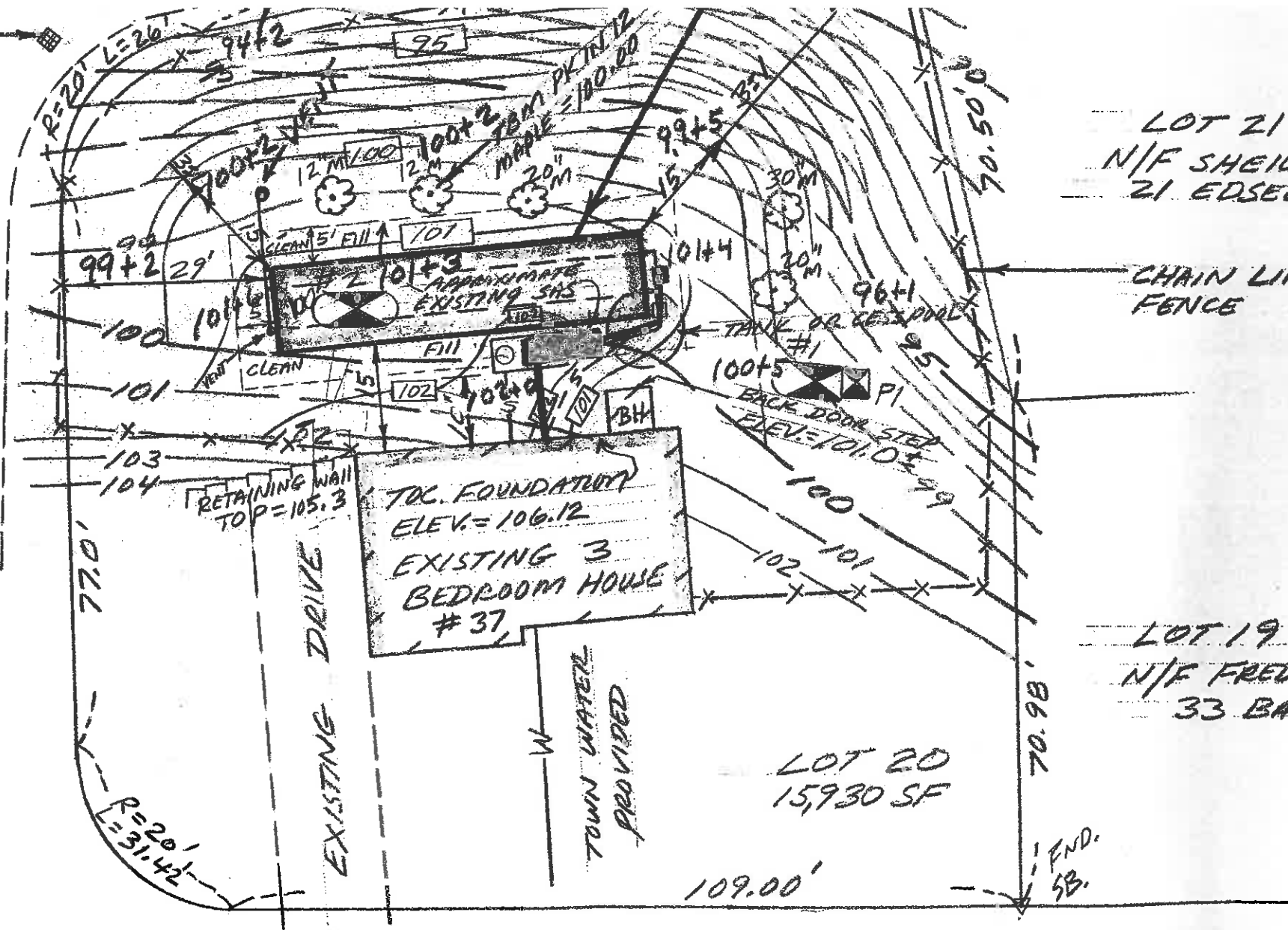
*Comments
Not acc. p. 6
this location*



1/20/20

CTB RIM
EL: 94.97

LOCHSLEA ROAD



LOT 21
N/F SHEILA DEACON
21 EDSSEL RD.

CHAIN LINK
FENCE

LOT 19
N/F FREDERICK RESLOW
33 BALDWIN HILL RD.

LOT 20
15,930 SF

BALDWIN HILL ROAD

REFERENCES:
 DEED BOOK 17594-PG 589
 PLAN # 1241 (A OF 4) OF 1955
 BK 8508 PG. END MIDDLESEX REG.
 SURVEY BY MILLER & NYLANDER
 CIVIL ENG. & LAND SURVEYORS 1955
 FOR: MR. EDSSEL TOCCI
 NB 252A-5B NB 252E-20 & 32
 NB 252Z 59 NB 263-143



REG.
 REG.
 REG.

DES
 PROJ
 APP
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