

OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

3/21 @ 7:45  
received

3/5/13 1030 AM

Board Use Only ... ... Case # 822A Filing Date 2/27/13

The undersigned, having standing in this matter, hereby petitions the Littleton Board of Appeals for a VARIANCE  SPECIAL PERMIT and/or APPEAL (Check all that apply)  
as specified below and as provided by the Town of Littleton Zoning Bylaw

1. LOCATION OF THE PROPERTY:

A. Street Address 43 Edsel Road *Please print*

B. Assessors' Map and Parcel # U18 - 89

R Zoning District Aquifer District Water Resource District

C. Deed Reference 39990 / 095

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance \_\_\_\_\_

B. Special Permit 173-10(B)1

C. Appeal \_\_\_\_\_

3. STATE BRIEFLY REASONS FOR THIS PETITION *Use additional sheets, if necessary*

EXISTING NON-COMFORMING STRUCTURE

PROPOSING TO ADD SECOND STORY ADDITION TO

EX. HOUSE AND A NEW GARAGE w/in 15 FT  
SIDE SETBACK

4. PETITIONER(S) STEVEN MCDONALD

Owner   Tenant   Licensee   Agreed Purchaser   Agent   Other  

NOTE: If petitioner is not the owner, furnish written authorization from owner below.

Steve McDonald

2/27/13

Signature 43 Edsel Rd Littleton Ma

Date 2/27/13

Mailing Address 02421

Telephone # 781-858-0025

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Town Clerk Use ONLY

Filing Fee Paid \$ 200 # 1084

Date 3/5/13

75 \$1085



**BUILDING COMMISSIONER  
ZONING OFFICER**  
P.O. BOX 1305  
LITTLETON, MA 01460  
VOICE (978) 540-2420

**TO:** Board of Appeals  
**FROM:** Zoning Officer, Roland Bernier  
**RE:** 19 Crane Road  
6 King Road  
43 Edsel Road  
82 Goldsmith Street

Pursuant to MGL Chapter 40A, §15, please accept the attached documents, papers and comments constituting the record of the case in which the above noted appeal is being taken.

**19 Crane Road**

No further comment

**6 King Road**

Applicant is seeking a variances to encroach onto the required front setback claiming hardship due to a redesign of the septic system. No building Permit application has been received for this proposal. No further comment.

**43 Edsel Road**

Applicant is seeking a special permit allowing relief from the required setback distance. No building permit application has been received by the building department. No further comment

**U16-73 Goldsmith Street**

Applicant requested a small lot determination under Chapter 40A, §6 of the MGL with the intent of constructing a single family dwelling. Research

showed that a horse barn was permitted and constructed in 1986 and therefore was not a vacant lot. A site visit verified the existence of the horse barn. Accordingly, I conclude that the owners of this lot cannot construct a single-family home on the locus as a matter of right under M.G.L. c.40A, §6, fourth par. Instead, they must seek authorization from the Zoning Board of Appeals to "change, extend, or alter" the nonconforming structure pursuant to Section 173-10.B of the Zoning Bylaw and the first paragraph of M.G.L. c.40A, §6.

**43 Edsel Road -**

**Proposing to build a second story addition and new garage, the structure is existing non-conforming.**

**The property is in the residential district**

**The existing non-conformities are:**

**Lot area - 40,000 s.f. required ~10,040 s.f.**

**Frontage - 150 feet required ~100 ft of frontage**

**The garage as proposed will be 9 ft from the side property line.**

**MASSACHUSETTS QUITCLAIM DEED**

125.00

1063

MED 07/17/03 12134144

I, Steven H. McDonald, Individually, of 43 Edsel Road, Littleton, Massachusetts 01460, for consideration paid, and in full consideration of ONE AND 00/100 Dollars (U.S. \$1.00) grant to Steven H. McDonald and Diane M. McDonald, husband and wife, Tenants by the Entirety, of 43 Edsel Road, Littleton, Massachusetts 01460 with *quitclaim covenants* the following property in Middlesex County, Massachusetts:

The land with the buildings thereon, situated in Littleton, Middlesex County, Massachusetts, being shown as Lot 12 on a plan entitled "Plan of Lots in Littleton, Massachusetts owned by Edsel Tocci, 284 Westminster Avenue, Watertown, Massachusetts" dated March 4, 1955, made by Albert A. Miller and Wilbur C. Nylander, Civil Engineers and Surveyors and recorded with Middlesex South District Registry of Deeds on Plan 1241 (C of 4) of 1955 at the end of Book 8508. Said Lot 12 is more particularly described as follows:

NORTHEASTERLY	by Edsel Road, one hundred (100) feet;
SOUTHEASTERLY	by Lot 13, as shown on said plan, one hundred and 20/100 (100.20) feet;
SOUTHWESTERLY	by land now or formerly of Leslie A. Hager, as shown on said plan by two courses measuring respectively fifty-seven and 72/100 (57.72) feet and forty-two (42) feet;
NORTHWESTERLY	by Lot 10 as shown on said plan, one hundred and 57/100 (100.57) feet.

Containing, according to said plan, 10,040 square feet of land, more or less. Be any or all of said premises' measurements and contents more or less, or however otherwise said premises may be bounded, measured or described.

Being the same premises conveyed to the herein named grantor(s) by deed recorded with Middlesex South District Registry of Deeds in Book 36008, Page 379.

Witness my hand and seal this 3rd day of July, 2003.



Steven H. McDonald



Bk 39990 Pg. 095  
Recorded: 07/17/2003  
Document: 00001063 Page: 1 of 1

Commonwealth of Massachusetts

Middlesex, ss:

July 3, 2003

Then personally appeared the above-named Steven H. McDonald and acknowledged the foregoing instrument to be his act and deed before me.

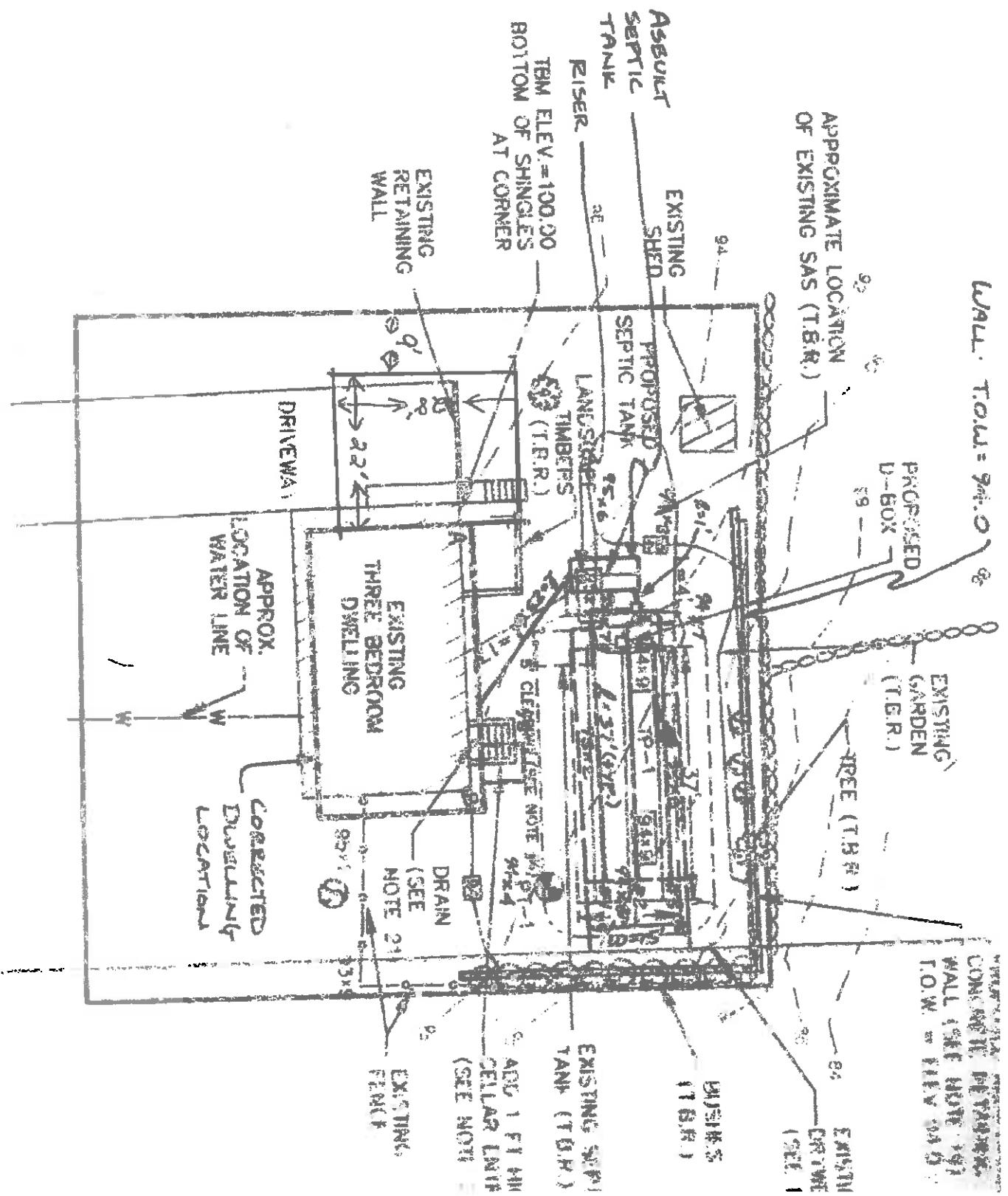


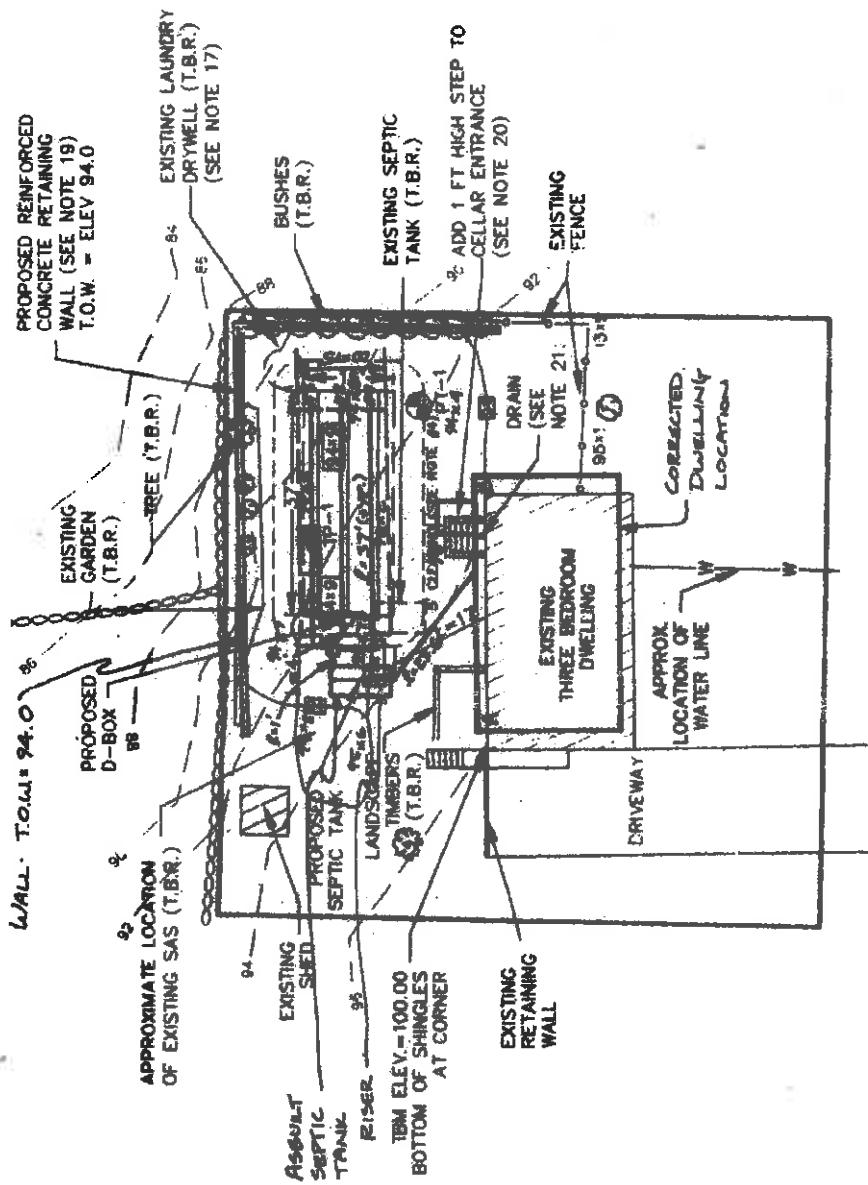
Notary Public  
My Commission Expires:

PROPERTY ADDRESS: 43 Edsel Road Littleton, Massachusetts 01460

NANCY A. SQUIRES NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES DEC. 4, 2005
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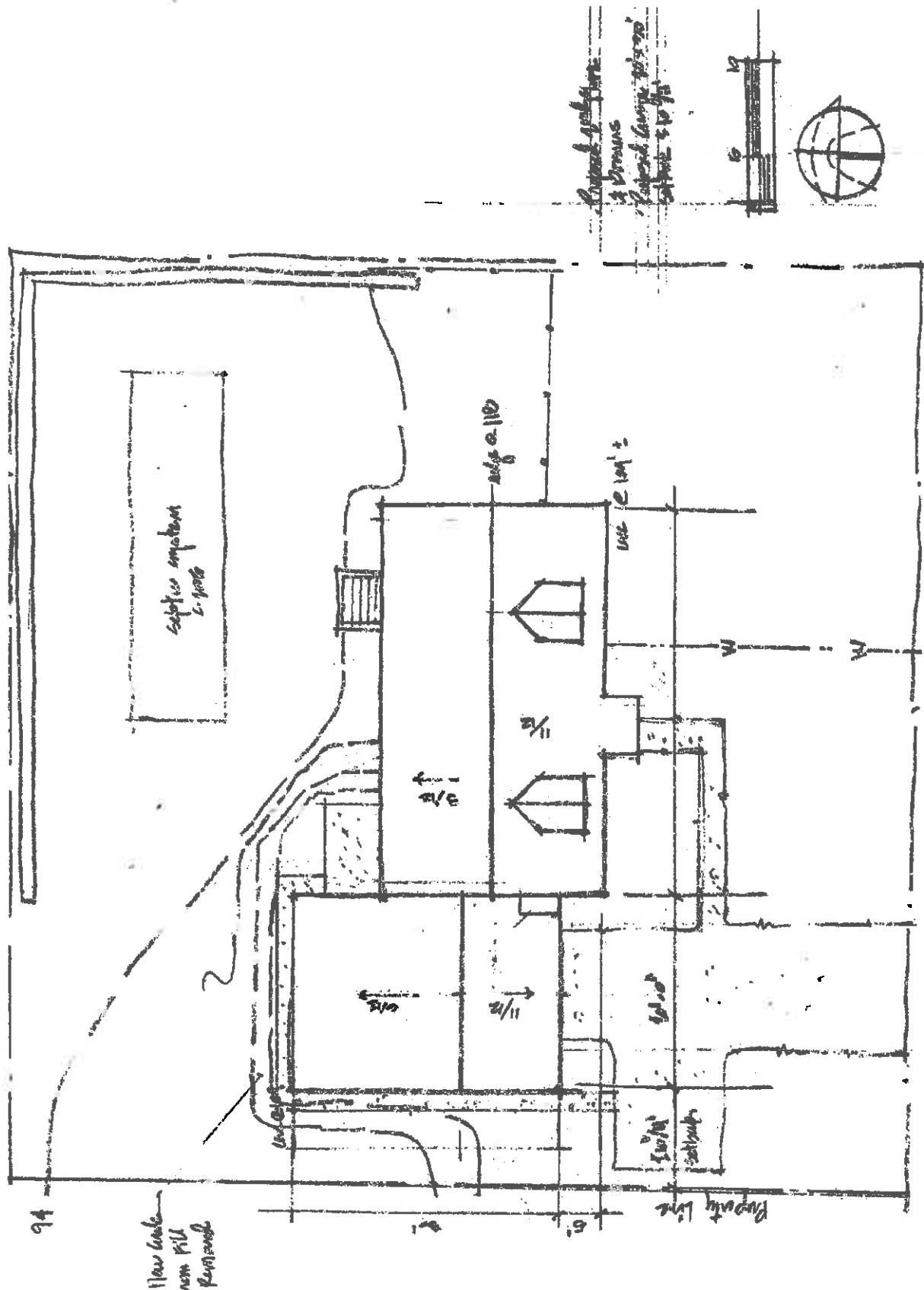
## EDSEL ROAD

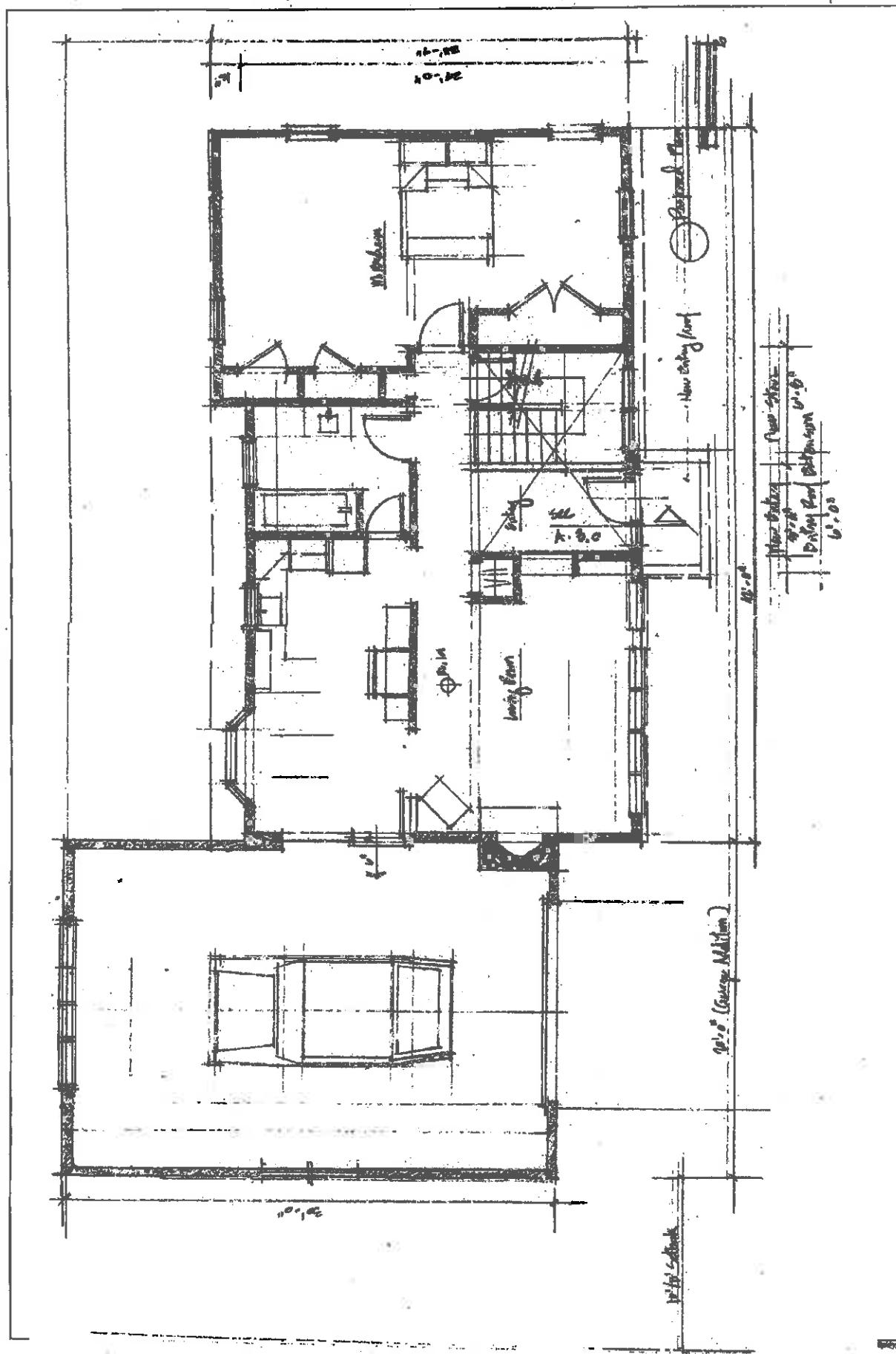


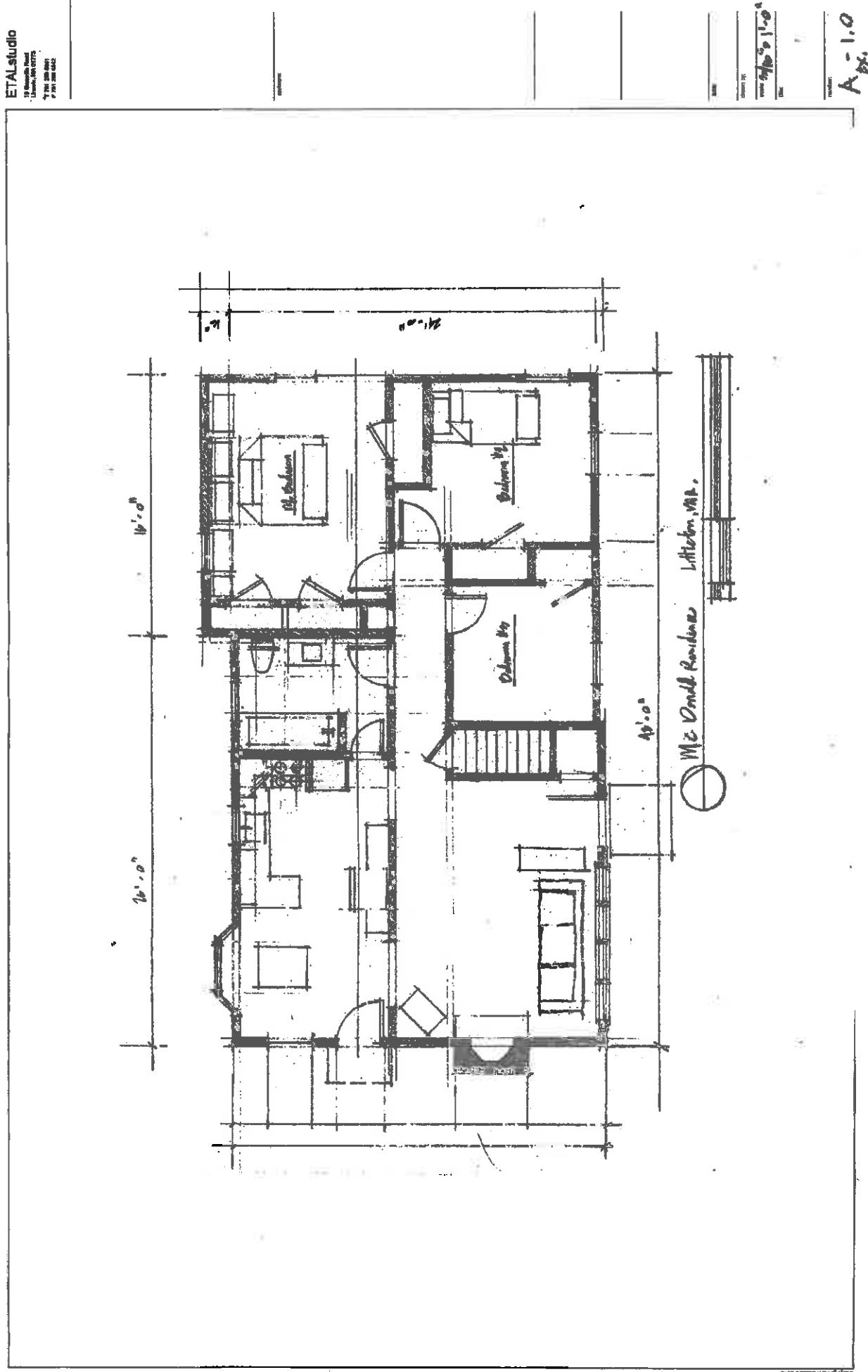


EDSEL ROAD

Scale 1:0  
Drawing  
Site







Office Detail Realine - Lucca, 56127

