

10' from
southeast border
(sidewalk)



Front door

<https://homesteadsupplier.com/collections/sheds/products/ez-fit-riverside-shed-outdoor-garden-tool-shed-storage-solution?variant=39493360269>



Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 7/20/2022 8:34:56 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
43125	DEED		69046/553	03/24/2017	100.00
Property-Street Address and/or Description					
23 CHRISTINA ST					
Grantors					
AVALOS JORDAN C, AVALOS CHARLENE P					
Grantees					
AVALOS JORDAN C					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	:	43125
Document Type	:	DEED
Recorded Date	:	March 24, 2017
Recorded Time	:	09:11:50 AM
Recorded Book and Page	:	69046 / 553
Number of Pages(including cover sheet)	:	4
Receipt Number	:	2066175
Recording Fee (including excise)	:	\$125.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 03/24/2017 09:11 AM
Ctrl# Doc# 00043125
Fee: \$.00 Cons: \$100.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

WE, JORDAN C. AVALOS and CHARLENE P. AVALOS of 23 Christina Street, Littleton, Middlesex County, Commonwealth of Massachusetts,

For consideration paid of LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS

GRANT TO JORDAN C. AVALOS, Individually, of 23 Christina Street, Littleton, Middlesex County, Commonwealth of Massachusetts

WITH QUITCLAIM COVENANTS

The land with the buildings thereon, being situated in Littleton, Middlesex County, Massachusetts and shown as Lot 39 on a plan entitled "Subdivision of land, Lochslea Section #2 in Littleton, Mass. owned by George W. and Laura E. Kimball, MacCarthy Engineering Services, Inc., dated May 5, 1955" and recorded with Middlesex South Registry of Deeds as Plan #1237 (B of 3) of 1955 in Book 8508, Page 130 being bounded and described as follows:

NORTHEASTERLY by Christina Street 80 feet;

EASTERLY by the radius forming junction of Christina Street and Lochslea Road, 20.53 feet; said curved line being 31.71 feet in length;

SOUTHEASTERLY by Lochslea Road 105.04 feet;

SOUTHWESTERLY by Lot 50 as shown on said plan 103.28 feet;

NORTHWESTERLY by Lot 40 as shown on said plan 125 feet.

CONTAINING 12,570 square feet of land according to said plan.

Said premises are conveyed subject to and with the benefit of restrictions and easements of record, if any there be, insofar as the same are now in force and applicable.

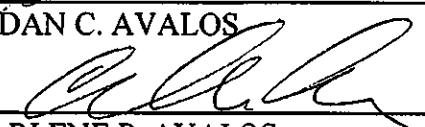
Said premises are conveyed subject to and with the benefit of a Right of Way over the Streets and Ways as shown on the aforesaid plans for all purposes for which Rights of Ways may be used in the Town of Littleton.

Being the same premises conveyed to the Grantors by deed of Carolyn C. Geroux f/k/a Carolyn H. Clever dated June 9, 2009 and recorded June 19, 2009 with the Middlesex South District Registry of Deeds in Book 53030, Page 520.



Witness our hands and seals this 20 day of March, 2017.



JORDAN C. AVALOS


CHARLENE P. AVALOS

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS

March 20, 2017

On this 20 day of March, 2017, before me, the undersigned notary public, personally appeared JORDAN C. AVALOS, and proved to me through satisfactory evidence of identification, which was driver's license, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed under the pains and penalties of perjury to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and that he executed it as his free act and deed, for its stated purpose.

Notary Public:
My Commission Expires:

 RÖDERICK A. ST. PIERRE
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires June 20, 2010



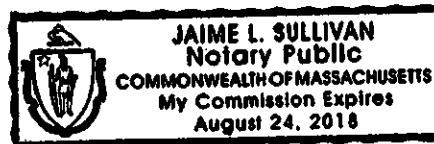
1 Burlington Woods Dr. COMMONWEALTH OF MASSACHUSETTS
Burlington, MA 01803, SS
Middlesex

March 13, 2017

On this 13th day of March, 2017, before me, the undersigned notary public, personally appeared CHARLENE P. AVALOS, and proved to me through satisfactory evidence of identification, which was driver's license, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed under the pains and penalties of perjury to me that the contents of the document are truthful and accurate to the best of her knowledge and belief and that she executed it as her free act and deed, for its stated purpose.



Notary Public:
My Commission Expires:





TOWN OF LITTLETON
BOARD OF ASSESSORS
P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410 FAX: (978) 952-2321

Date: July 19, 2022

Re: **Certified List of Abutters for Board of Appeals (300 feet - public hearings, special permits
And/or for Variances)**

Applicant Jordan Avalos
Mailing Address 23 Christina St., Littleton, MA 01460

Subject Parcel Location: 23 Christina Street
Subject Owner Jordan Avalos
Subject Map & Parcel No: U10 95 0

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. **"Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town.** The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the **names and addresses of parties in interest and such certification shall be conclusive for all purposes.** The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.

Number of Abutter(s) 29 including the subject parcels + 1 Applicant Requesting Abutter's List.

Certified by:

April Iannacone, Assistant Assessor

12 PAULA BETH ST	U10 101 0	12 LOCHSLEA RD	U10 51 0	51 JENNIFER ST	U10 86 0
OWENS SUZANNE R	LUC: 101	FINLAYSON DANA	LUC: 101	EVERGREEN CENTER INC	LUC: 959
11 BOWERS RD		78 HARTSHORN STREET		345 FORTUNE BOULEVARD	
HARVARD, MA 01451		READING, MA 01867		MILFORD, MA 01757	
20 PAULA BETH ST	U10 102 0	LOCHSLEA RD	U10 52 0	49 JENNIFER ST	U10 87 0
STEWART RODNEY L	LUC: 101	FINLAYSON DANA	LUC: 132	RAY JAMES L	LUC: 101
STEWART JANET L		CASSINARI LYNNE A		RAY ANN L	
P.O. BOX 1001		78 HARTSHORN ST		49 JENNIFER ST	
LITTLETON, MA 01460		READING, MA 01867		LITTLETON, MA 01460	
22 PAULA BETH ST	U10 102 A	20 LOCHSLEA RD	U10 53 0	12 CHRISTINA ST	U10 92 0
STEWART RODNEY R	LUC: 132	BUONOMO JAMES R	LUC: 101	WOOD JEANINE M /LE	LUC: 101
STEWART JANET L		BUONOMO ERIN M		12 CHRISTINA ST	
20 PAULA BETH ST		20 LOCHSLEA RD		LITTLETON, MA 01460	
LITTLETON, MA 01460		LITTLETON, MA 01460			
24 PAULA BETH ST	U10 103 0	24 LOCHSLEA RD	U10 54 0	20 CHRISTINA ST	U10 93 0
GUICHARD TIMOTHY	LUC: 101	WILE MARK A	LUC: 101	SIMAKAUSKAS BRIAN H	LUC: 101
GUICHARD KRISTEN		WILE MARY T		SIMAKAUSKAS LUELLA G	
24 PAULA BETH ST		24 LOCHSLEA ST		20 CHRISTINA ST	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
LOCHSLEA RD	U10 104 1	28 LOCHSLEA RD	U10 55 0	24 CHRISTINA ST	U10 94 0
PINO RICHARD K	LUC: 132	SULLIVAN MATTHEW D	LUC: 101	CULLITY JR ROBERT E	LUC: 101
PINO MARY JANE		SULLIVAN NATALIE M		CHIPMAN-CULLITY CYNTHIA L	
802 POLLACK ST		28 LOCHSLEA RD		24 CHRISTINA STREET	
NEW BERN, NC 28562		LITTLETON, MA 01460		LITTLETON, MA 01460	
PAULA BETH ST	U10 104 2	4 ELIZABETH ST	U10 56 0	23 CHRISTINA ST	U10 95 0
LITTLETON TOWN OF	LUC: 936	DIANE M KOTSAFTIS INVESTMENT T	LUC: 101	AVALOS JORDAN C	LUC: 101
PO BOX 1305		DIANE M KOTSAFTIS TRUSTEE		23 CHRISTINA ST	
LITTLETON, MA 01460		4 ELIZABETH ST		LITTLETON, MA 01460	
LITTLETON, MA 01460		LITTLETON, MA 01460			
PAULA BETH ST	U10 104 3	8 ELIZABETH ST	U10 57 0	19 CHRISTINA ST	U10 96 0
PINO RICHARD K	LUC: 132	WHEELER SHARON M TRUSTEE	LUC: 101	CALABRO CHRISTOPHER	LUC: 101
PINO MARY JANE		SMW TRUST-2013		CALABRO MICHELLE	
802 POLLACK ST		8 ELIZABETH ST		19 CHRISTINA ST	
NEW BERN, NC 28562		LITTLETON, MA 01460		LITTLETON, MA 01460	
11 PAULA BETH ST	U10 104 5	32 LOCHSLEA RD	U10 58 C	15 CHRISTINA ST	U10 97 0
TOPOROFF ROBERT H	LUC: 101	ELLIS CHARLES G	LUC: 101	ASTOLFI CATHERINE	LUC: 101
TOPOROFF JANE A		ELLIS ANNE LEE		ASTOLFI DAVID	
11 PAULA BETH ST		16 ELIZABETH ST		15 CHRISTINA ST	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
87 GOLDSMITH ST	U10 49 0	15 LOCHSLEA RD	U10 84 0	11 CHRISTINA ST	U10 98 0
MCPHERSON BILL N	LUC: 101	SPECHT-STANKIS INVESTMENT TR	LUC: 101	MILLER WILLIAM F	LUC: 101
MCPHERSON MARY ANN		SPECHT CHS & STANKIS MARY-TRS		MILLER JOYCE M	
87 GOLDSMITH STREET		15 LOCHSLEA RD		11 CHRISTINA ST	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
LOCHSLEA RD	U10 49 C	55 JENNIFER ST	U10 85 0		
KARR JAMES F	LUC: 132	HUESTON ROBERT G	LUC: 101		
12 ELIZABETH ST		HUESTON ANNA M			
LITTLETON, MA 01460		55 JENNIFER ST			
LITTLETON, MA 01460		LITTLETON, MA 01460			