



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

12/29/2022
Please Review

Petitioner: JOSEPH N. PEREIRA AND STEPHANIE PEREIRA
Case No: 22-964

Date Filed: November 15, 2022

The Littleton Board of Appeals conducted a public hearing on December 15, 2022 at 7:00 P.M. at the Shattuck Street Municipal Building, 37 Shattuck Street, Littleton, for a Variance or Special permit pursuant to Section 173-31, to allow relief from the side setback to allow the construction of an addition to the home at 19 White Pine Drive, Littleton, Ma. Notice of the hearing was given by publication in the Lowell Sun, a newspaper circulated in Littleton, on December 1, and December 8, 2022, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Cheryl Hollinger, Vice Chair, and John Field, Members and Kathleen O'Connor and Eli Constantinou, Alternates.

The Petitioners requested permission to construct an addition on the easterly side of the lot within 12 feet from the side property line instead of the requisite 15 feet. The addition consists of a living room, half bath, single car garage and mudroom. The total living space will be 1,406 square feet and will provide space for their growing family. The lot is a pre-existing non-conforming lot consisting of 10,000 square feet instead of the required 1 acre. The back yard of the lot contains the septic system so it is not an option for the addition. The homes in the neighborhood are similar in size and proximity to the side line. The zoning bylaw permits a detached garage to be set back from the lot only 10 feet, and although this garage is attached, it will be on the side where the variance is requested.

Abutters appeared to support the request, and the neighbor who is closest to the requested setback had no objection.

FINDINGS: The Board found that the lot was unique in its small size and the limitation of the location of the septic system; that a literal enforcement of the bylaw would involve a substantial hardship, and that the relief could be granted without substantial detriment to the public good or without nullifying the intent or purpose of the bylaw.

DECISION: The Board voted unanimously to GRANT a Variance for the addition at 19 White Pine Drive, substantially as shown in the Plans presented to the Board with the side setback reduced to 12 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 Sewell JOHN SEWELL, CLERK

Date: December 29, 2022

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