

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

8/31/2018 10:30 AM (D)

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300 Check # 2252

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

Peter Scott

Print Name

Peter Scott

Address

Littleton, MA 01460

Town, State, Zip

Date: 8/27/18

Phone # 978-337-1020

Email Address

Deed Reference: Bk. _____ Page _____

FEES

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

315 King St

ZBA Case 905A

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

James W. Larner 8-27-18

Signature Date

Phone #

978-489-4928

Print Name (if different from petitioner)

347 King St

Address (if different from petitioner)

Email

JIM.TULCO@HOTMAIL.COM

ASSESSOR MAP & PARCEL NUMBER _____

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

Check box if AQUIFER DISTRICT
applicable

WATER RESOURCE DISTRICT

Appeal

Under MGL c. 40A §. 8

The undersigned hereby appeals a written order or decision of the Building Commissioner / Zoning Officer or other administrative official alleged to be in violation of the provisions of MGL c. 40A or the Zoning By-laws to the Board of Appeals for the Town of Littleton.

1. From what Town Official or Board is the appeal being sought?

Mandatory: Attach copies of written order or decision under appeal

Administrative Official _____

Date of order / decision _____

2. Which statute or Zoning Bylaw do you rely for your appeal?

MGL c.40A § _____

Zoning Bylaw § _____

Code of Littleton § _____

You may also consider whether you qualify for relief under any other authority of the Board to grant a Special Permit or Variance.

3. I hereby certify that I have read the Board of Appeals Instructions for Appellants and that the statements within my appeal and attachments are true and accurate to the best of my knowledge and belief.

Signature _____

Print name _____

Special Permit 40A

Under MGL c. 40A §. 9

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to grant a Special Permit for the reasons hereinafter set forth and in accordance with the applicable provisions of the Zoning By-law.

1. Special Permits are expressly permitted in the Zoning Bylaws. Which Zoning Bylaw section do you rely for your appeal?

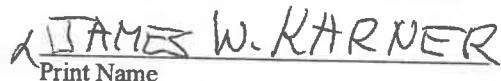
Zoning Bylaw § _____

2. Why are you applying for a Special Permit? Attach a written statement that specifically describes existing conditions and your objectives, along with necessary exhibits as listed in the filing instructions. *You may also consider whether you qualify for relief under any other authority of the Board to grant a variance.*

3. 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.

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Signature _____


Print Name _____

Special Permit 40B

Under MGL c. 40B

See supplemental instructions: Littleton Zoning Board of Appeals Rules for the Issuance of a Comprehensive Permit under M.G.L.c40B

315 King ST
change Pitch of Roof from 6 in 12 to 9 in 12
NO other changes

I, Mildred W. Wright, widow

of Littleton,

Middlesex

County, Massachusetts,

being unmarried, for consideration paid, grant to James W. Karner and Jan G. Karner, husband and wife, tenants by the entirety, both

of said Littleton

with quitclaim rights

the land in said Littleton, with the buildings thereon, shown on a plan entitled "Land in Littleton owned by Gertrude F. Hosmer", Horace F.

[Description and encumbrances if any]

Tuttle, C.E., dated November 13, 1950, recorded with Middlesex South District Deeds as Plan No. 26 of 1951, and bounded;

Northwesterly by King Street eighty-three (83) feet;

Southwesterly by land now or formerly of Albert E. Hopkins by two lines, together measuring two hundred eighty and 90/100 (280.90) feet;

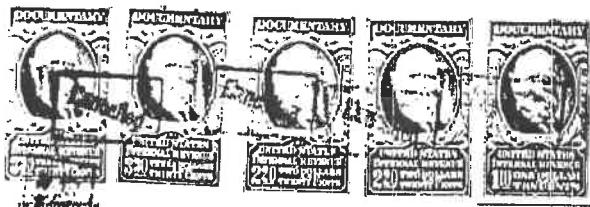
Southeasterly by land now or formerly of Leslie A. Hager seventy-one (71) feet; and

Northeasterly by Lot marked "Area - 31,020 feet two hundred eighty and 50/100 (280.50) feet.

All as shown on said plan and containing, according to said plan, 19,411 square feet.

Subject to such rights as others may lawfully have to use that strip of land ten (10) feet in width marked "Right of Way" on said plan, and together with such rights as the grantor may have to use said strip.

Being the same premises described in deed of Sybil N. Wilkey to Mildred W. Wright, by deed dated July 14, 1960, recorded with said Deeds, Book 9634, Page 327.

husband
wife, of said grantor,

I, Mildred W. Wright, widow, do hereby quitclaim all rights of ownership by the custom, dower and homestead, and other interests therein,

Witness my hand and seal this 11th day of July, 1966.

Mildred W. Wright

The Commonwealth of Massachusetts

Mildred W. Wright ss.

Then personally appeared the above named

Mildred W. Wright, 1966

and acknowledged the foregoing instrument to be her free act and deed, before me

Ralph B. Bowmar Notary Public - Justice of the Peace

My commission expires Jan 25, 1969

Unofficial Property Record Card - Littleton, MA

General Property Data

Parcel ID U20 3 0
 Prior Parcel ID --
 Property Owner KARNER JAMES W
 KARNER JAN G
 Mailing Address P.O. BOX 921

City LITTLETON
 Mailing State MA Zip 01460
 ParcelZoning R

Account Number
 Property Location 315 KING ST
 Property Use ONE FAM
 Most Recent Sale Date 7/14/1966
 Legal Reference 11163-185
 Grantor
 Sale Price 0
 Land Area 0.446 acres

Current Property Assessment

Card 1 Value Building Value 56,700

Xtra Features Value 2,300

Land Value 145,300

Total Value 204,300

Building Description

Building Style ANTIQUE
 # of Living Units 1
 Year Built 1750
 Building Grade AVG. (-)
 Building Condition Poor
 Finished Area (SF) 1037
 Number Rooms 5
 # of 3/4 Baths 0

Foundation Type CONCRETE
 Frame Type WOOD
 Roof Structure GABLE
 Roof Cover ASPHALT
 Siding CLAPBOARD
 Interior Walls PLASTER
 # of Bedrooms 2
 # of 1/2 Baths 0

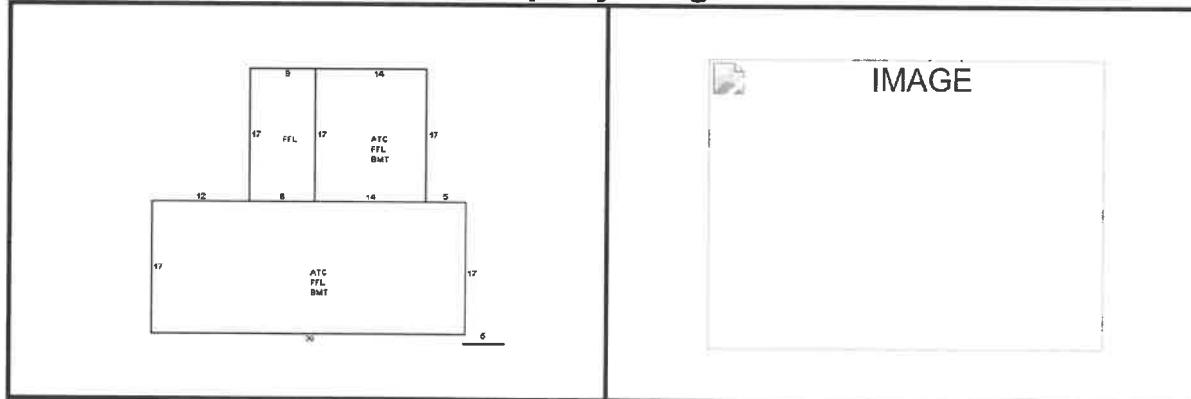
Flooring Type SOFTWOOD
 Basement Floor N/A
 Heating Type FORCED H/A
 Heating Fuel OIL
 Air Conditioning 0%
 # of Bsmt Garages 0
 # of Full Baths 1
 # of Other Fixtures 0

Legal Description

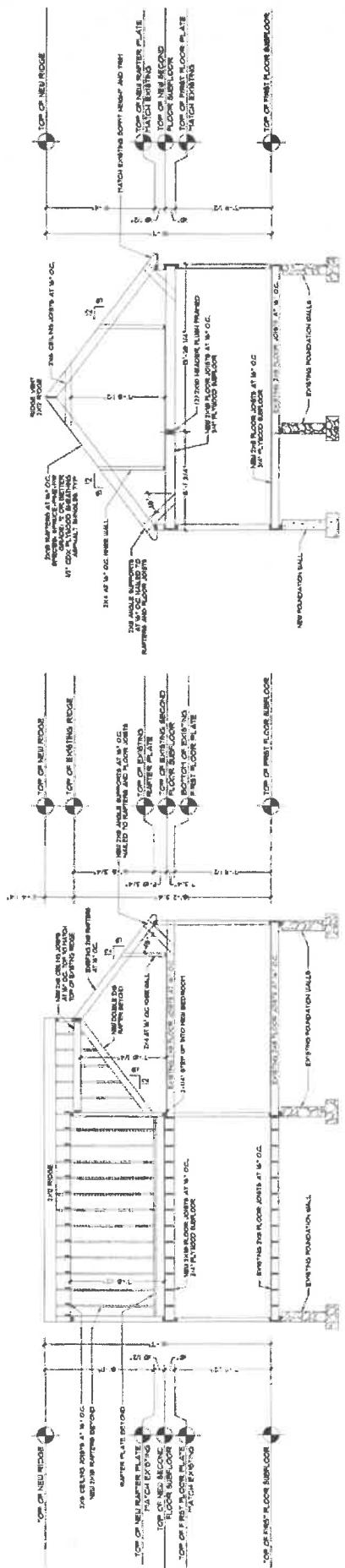
Narrative Description of Property

This property contains 0.446 acres of land mainly classified as ONE FAM with a(n) ANTIQUE style building, built about 1750, having CLAPBOARD exterior and ASPHALT roof cover, with 1 unit(s), 5 room(s), 2 bedroom(s), 1 bath(s), 0 half bath(s).

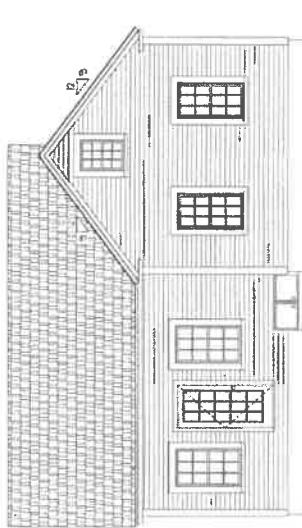
Property Images



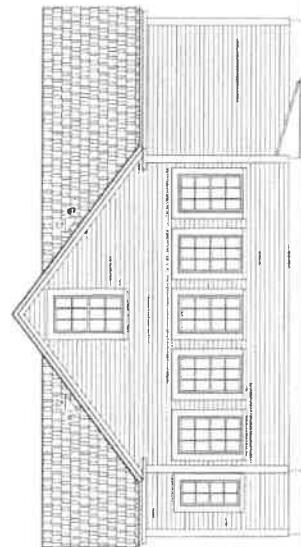
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



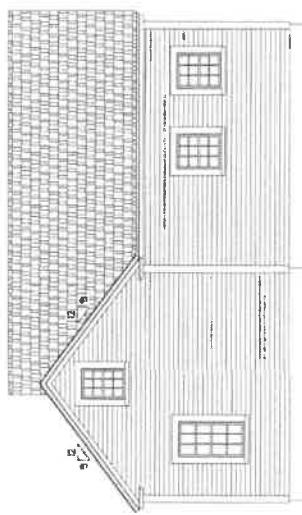
**BUILDING SECTION B
EAST SIDE**



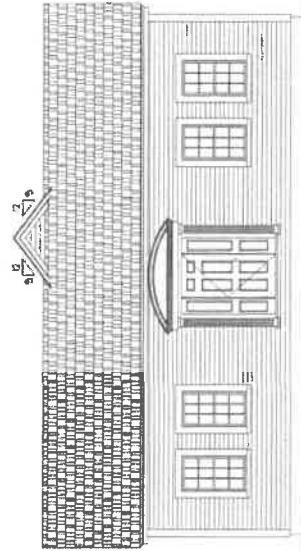
PROPOSED LEFT SIDE ELEVATION 4
Scale 1/4" = 10'



PROPOSED REAR ELEVATION 2
SCALE 1/8" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION 3
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION (1)

INTERSTATE CONCRETE
1160 Main Street, Toledo, Ohio 43604-4428
(937) 458-4428

JIM KARNER (937) 458-4428
1160 Main St., Toledo, OH 43604

WILSON HOMES

Albion, MA 01235 (774) 239-5169 **Designers:** Steven M. Wilson
Sister City in 1/4" - 1/2" **Proposed Elevations & Sections**
Plans 2618 **BUILDING SECTIONS & Blueprints**
AOS