

# 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 *[Signature]*

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

550 NRM  
Address

Littleton, MA 01460  
Town, State, Zip

Date: 8/27/18

Phone # 978-337-1020

Email Address

Deed Reference: Bk. \_\_\_\_\_ Page \_\_\_\_\_

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

James W. Kerner 8-27-18  
Signature Date

Print Name (if different from petitioner)

347 King St  
Address (if different from petitioner)

Phone # 978-489-4928

JIM.TOLCO@HOTMAIL.COM  
Email

ASSESSOR MAP & PARCEL NUMBER \_\_\_\_\_

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

Check box if  
applicable

☐ AQUIFER DISTRICT

☐ WATER RESOURCE DISTRICT

**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 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

## 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.

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 8 in 12  
NO other changes

11 14 66 AM 9:56 05806\*\*\*7600

27-

BK11183 PG185

QUITCLAIM DEED (INDIVIDUAL) 001

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 covenants

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,

doe to said grantor all right of ~~tenancy by the entirety~~ ~~dower and homestead~~ and other interests therein.

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

Mildred W. Wright

The Commonwealth of Massachusetts

ss.

Then personally appeared the above named  
and acknowledged the foregoing instrument to be

Mildred W. Wright July 12, 1966  
her free act and deed, before me

Ralph B. Bowmar  
RALPH B. BOWMAR Notary Public — Justice of the Peace

My commission expires Jan 25, 1969

(\*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

# 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

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

City LITTLETON  
 Mailing State MA Zip 01460  
 Parcel Zoning R

## 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

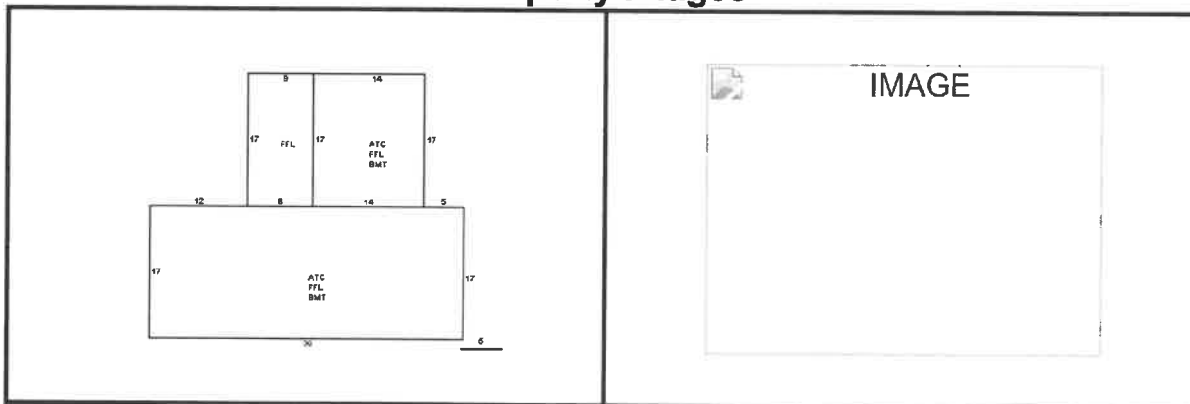
Flooring Type SOFTWOOD  
 Basement Floor N/A  
 Heating Type FORCED H/A  
 Heating Fuel OIL  
 Air Conditioning 0%  
 # of Bsmt Garages 0  
 # of Full Baths 1  
 # of Other Fixtures 0

## Legal Description

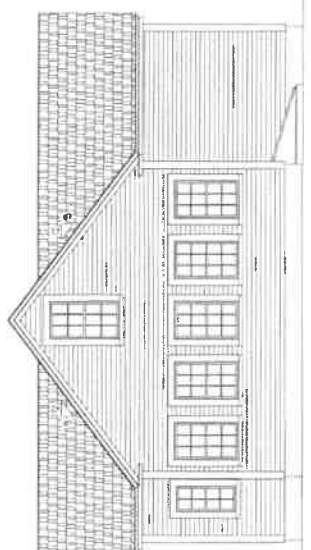
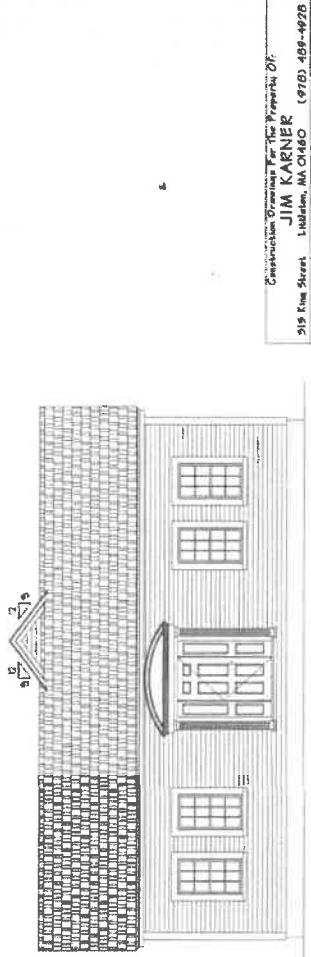
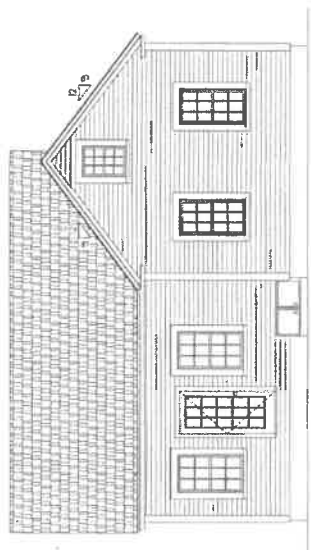
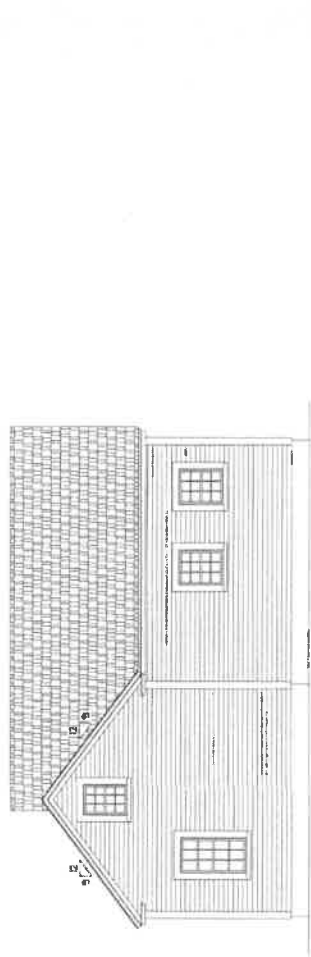
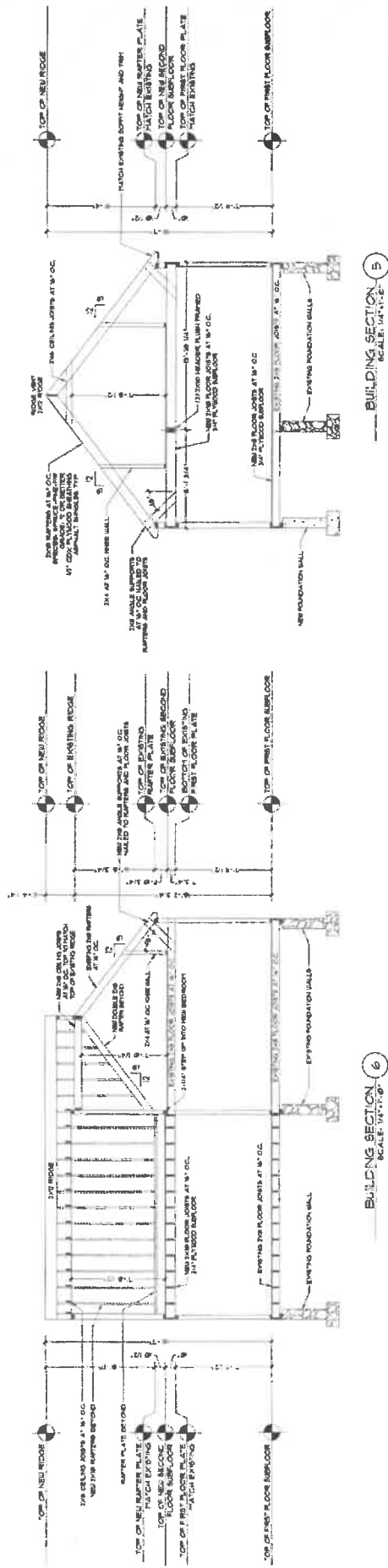
## Narrative Description of Property

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.



Construction Documents For The Property Of:  
**JIM KARNER**  
 515 Elm Street  
 Ludlow, MA 01060 (978) 459-4920

Designed By:  
**WILSON HOMES**  
 400 N. Main Street  
 Ludlow, MA 01060 (978) 459-4920

Scale: 1/4" = 1'-0" PROPOSED ELEVATIONS & BUILDING SECTIONS  
 Plan # 2818 **A.03**