



Office of the
LITTLETON BOARD OF APPEALS

received
5-1-17 JJ
3:15pm

Petitioner: JASON BURBER
Case No: 883A
Date Filed: January 6, 2017

The Littleton Board of Appeals conducted a public hearing on January 19, 2017 at 8:00 P.M. at the Shattuck Street Municipal Building, 37 Shattuck Street, Littleton, for a Special permit pursuant to Section 173-10B (1), or a Variance from Section 173-31, to allow change or extension of a pre-existing non-conforming structure to allow a garage addition at 71 Taylor Street, Littleton, Ma, within the front setback. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on January 5 and 12, 2017, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Alan Bell, Jeff Yates, and Rod Stewart, Members and Marc Saucier, Alternate.

The Petitioners presented a history of the property. A Special Permit for a garage addition and foyer was approved by the Zoning Board in 2003. The Petitioner built the foyer but did not build the garage at that time. A new building permit for the garage is required because of changes in the building code and the petitioner now requests a slightly modified configuration. The previous permit granted a garage addition no close than 17.5 feet to the front lot line. The new proposal is for a garage 34' x 24' no closer than 22 feet to the front lot line. The required setback is 30 feet.. The property is nonconforming in that the front setback is only 7.7 feet from the street. The garage addition will not increase the nonconformity. No abutters appeared in opposition to the petition.

FINDINGS: The Board found that the garage proposal would not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

DECISION: The Board voted unanimously to GRANT a Special Permit to construct a garage approximately as shown on the site plan submitted with the petition, provided that the front setback to the new garage would be not less than 22 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: _____

Date: May 1, 2017

Book: 32586, Page 010

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



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PUBLIC HEARING

**LEGAL NOTICE
NOTICE OF HEARING**

The Littleton Board of Appeals will conduct a public hearing on Thursday January 19, 2017 at 37 Shattuck Street, Room 103 to consider the following petitions:

7:30 p.m. Case # 881A, The petitioner Andrew Struth request for a Variance pursuant to Section 173-10(B) Non-conforming uses and structures and 173-31 Intensity of Use for a proposed garage at 37 Baldwin Hill Road.

7:45 p.m. Case #882A The petitioner M & M Realty request for a Variance pursuant to Section 173-10(B) Non-conforming uses and structures and 173-31 Intensity of Use Schedule for a proposed new dwelling and retaining wall at Parcel 123, 124, and 126 Oak Road.

8:00 p.m. Case #883A The petitioner Jason Burba request for a Special Permit/Variance pursuant to Section 173-10B Non-conforming uses and structures and 173-31 Intensity of Use Schedule for a proposed garage at 71 Taylor Street.

LITTLETON BOARDS OF APPEALS
Alan Bell, Clerk