

**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*  
 1/10/2017 11:20 AM

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300 (200+75+25) Check # 989

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 [Signature] Date: 1/5/17

Print Name Jake Barber Phone # 978-486-0700

Address 71 Taylor St. Email Address L42307010@yahoo.com

Town, State, Zip Littleton MA 01460 Deed Reference: Bk 32586 Page 010

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

Signature [Signature] Date \_\_\_\_\_ Phone # \_\_\_\_\_

Print Name (if different from petitioner) \_\_\_\_\_ Email \_\_\_\_\_

Address (if different from petitioner) \_\_\_\_\_

ASSESSOR MAP & PARCEL NUMBER U40 12

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 = \$450.00 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

71 Taylor Street

ZBA Case 883A

# 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.

X  
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.c.40B

71 Taylor Street – request for a Special Permit

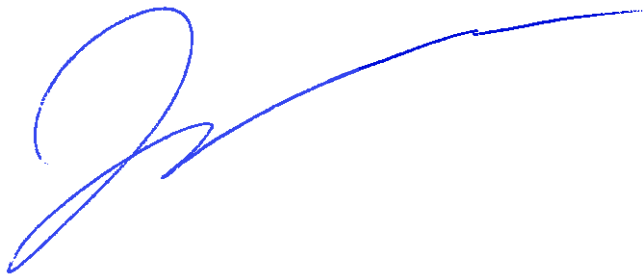
This project was previously approved as Case 624A in January 2003 and amended in April 2003.

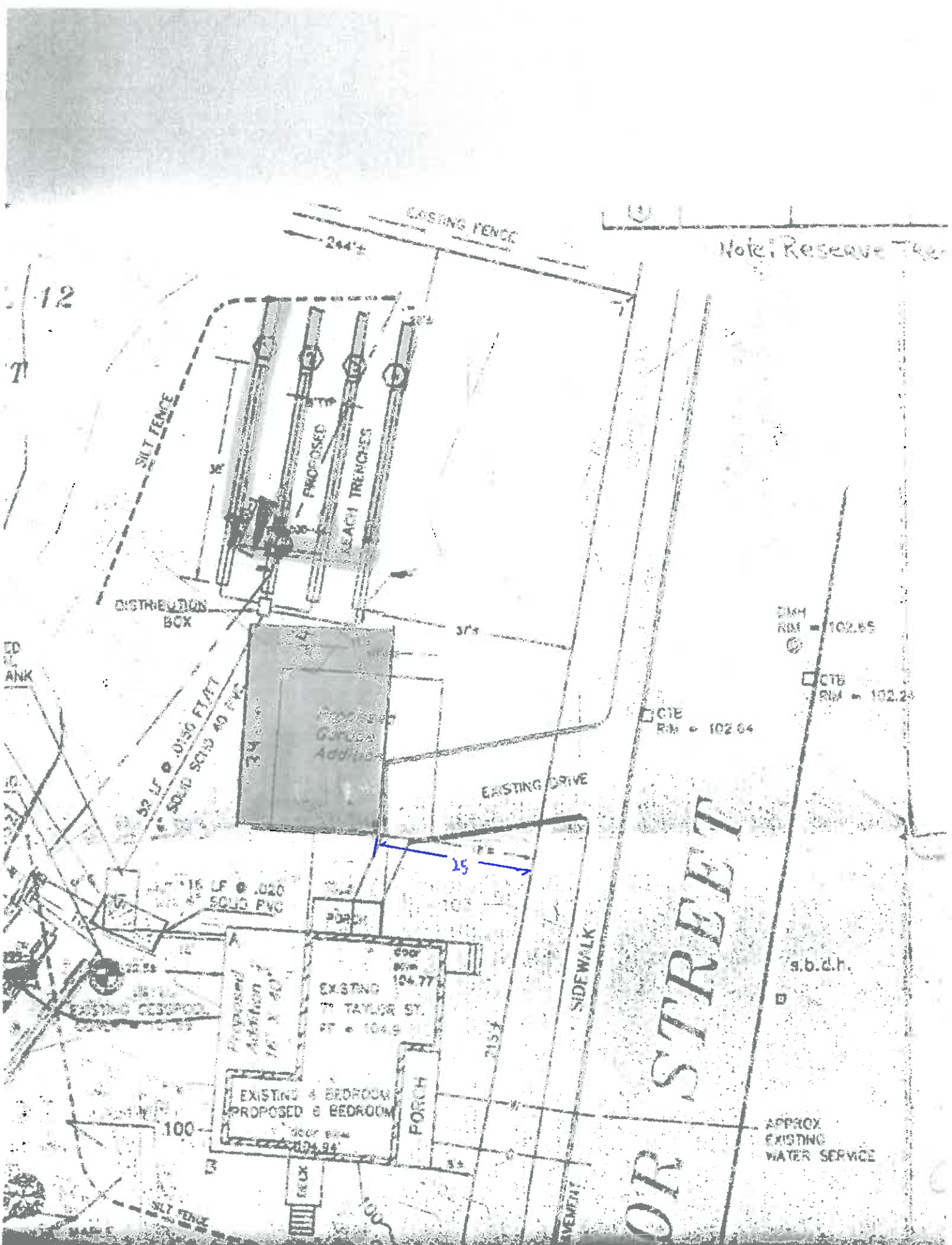
The foyer has been constructed but the garage has not been built. A new building permit for the garage is required due to changes in the building code since the issuance of the original permit in 2004.

The request is slightly modified from Case 624A which granted a special permit for a 24 x 24 garage to be no closer than 17.5 ft.

The proposal for this petition is for a garage 34 x 24 to be no closer than 22 feet to the front setback

The lot is conforming for lot size and frontage, the only existing non-conformity is the front setback which is 7.7 ft. the proposed garage will be no closer than 22 ft.

A handwritten signature in blue ink, consisting of a large, stylized initial 'P' followed by a long, sweeping horizontal line that tapers to the right.



OR STREET

Note: Reserve Tree

DMH RM = 102.65

CTB RM = 102.24

CTE RM = 102.64

s.b.d.h.

APPROX EXISTING WATER SERVICE

EXISTING 4 BEDROOM  
PROPOSED 8 BEDROOM

EXISTING 77 TAYLOR ST.  
ST. # 1049

EXISTING 4 BEDROOM  
PROPOSED 8 BEDROOM

16 LF @ 0.120  
SOLID PVC

32 LF @ 0.150 FT/FT  
SOLID SC33 49 PVC

EXISTING DRIVE

SIDEWALK

PAVEMENT

PROPOSED GARAGE  
Addition

PROPOSED Addition  
12' x 20'

PROPOSED Addition  
12' x 20'

BOX

DISTRIBUTION BOX

PROPOSED TRENCHES

EXISTING TRENCHES

SILT FENCE

EXISTING FENCE

12

T

ED  
ANK

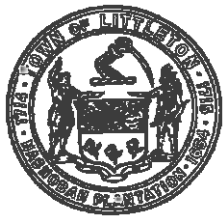
100

100

100

100





OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

Petitioners: Jason Burba  
Case No: 624A  
Date Filed: April 8, 2003

The Littleton Board of Appeals conducted a public hearing on May 15, 2003, at 37 Shattuck Street, on the petition of Jason Burba for an amendment to a special permit to change the dimensions of proposed foyer at 71 Taylor Street under Article 173-10.. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Concord and circulated in Littleton on May 2 and 8, 2003. Present and voting: Raymond Cornish, Chairman; Julia Adam, Clerk; Bradford Miller, Member; and Ronald Hudgens and Ray Galloni, Alternate Members. Present and not voting were Joseph Knox and William Farnsworth, Alternate Members.

Petitioner presented a revised plan to request an amendment to the special permit granted him on March 6, 2003. The original permit was for construction of a 14' x 16' foyer and a 24' by 24' garage. After laying out the foundation, it was determined that the foyer needed to be at least 18' long to save a large tree in front of the house. The extension of the foyer will not bring the structure any closer to the lot line than the original plan. No abutters spoke against the petition.

FINDINGS: The Board found that extending the foyer by 4 feet not more detrimental to the neighborhood.

DECISION: The Board voted unanimously to amend the petitioner's special permit granted on March 6, 2003, to allow addition of a garage and foyer to be constructed as indicated on the amended plan submitted to the Board and dated April 8, 2003.

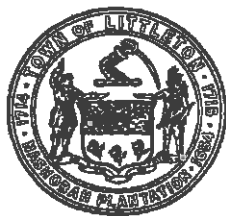
Appeals, if any, shall be made pursuant to G.L. 40A, Section 17, and shall be filed within twenty days after the date of filing of this decision in the office of the Town Clerk.

Signed: Sherill R. Gould, Asst Clerk  
Sherill R. Gould, Assistant Clerk

Dated: May 28, 2003  
Book: 32586, Page 010

I hereby signify that twenty 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.

April 8, 2003 True Copy Attest: Rebecca Jean Desir  
Town Clerk Asst  
Littleton, Massachusetts



OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

Petitioner: Jason Burba  
Case No: 624A  
Date Filed: January 15, 2003

The Littleton Board of Appeals conducted a public hearing on February 20, 2003 at 37 Shattuck Street on the petition of Jason Burba for a Special Permit under Section 173-10 of the Littleton Zoning Code to construct a two-car garage and foyer to the dwelling at 71 Taylor Street. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Concord and circulated in Littleton on February 6 and 13, 2003, and by mail to all abutters and parties in interest. Present and voting: Raymond Cornish, Chairman; Sherrill Gould, Vice Chairman; Julia Adam, Clerk; Bradford Miller, Member; Ronald Hudgens, Alternate Member. Present and not voting were Ray Galloni and Joseph Knox, Alternate Members.

**FINDINGS:** The petitioner presented a plot plan that indicated the position of his dwelling at 71 Taylor Street to be approximately 7.7 feet set back from the street at the closest point. The proposed garage was indicated to be 17.5 feet from the street at the closest point. Upon questioning it was established that these dimensions did not include the sidewalk and curbing to the street and that the distance from the street was at least 20 feet. Mr. Burba also indicated that his present plans were to construct a 24' by 24' garage, contrary to the 28' by 28' garage as indicated on his application. Likewise there was to be a change in the dimensions of the foyer to 14' by 16'. Mr. Burba had a copy of a building permit allowing such construction at an earlier date but he had allowed that permit to expire because of insufficient funds at the time. Mr. Burba complied with the Board's request to correct and initial the dimensions for the proposed construction indicated on the plot plan. The dwelling at 71 Taylor Street was constructed many years prior to the present zoning requirements and the setback is consistent with that of the neighboring houses. There were no abutters present.

**DECISION:** The Board voted to GRANT a Special Permit to allow addition of a garage and foyer to be constructed as indicated on the amended plan as submitted. This Board finds this construction would not be a detriment to the neighborhood or a derogation of the intent of this chapter of the Zoning Code. This Permit is granted on the condition that the second story of the proposed garage will be used for storage and not living quarters.

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 decision in the office of the Town Clerk.

Signed: Julia A. Adam  
Julia Adam, Clerk

Dated: March 6, 2003

Book: 32586, Page 010

I hereby signify that twenty 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.

\_\_\_\_\_, 2003

True Copy Attest: \_\_\_\_\_  
Town Clerk, Littleton, Massachusetts

2M

DEED

We, Jason Burba and Christine Burba of 252 Kennedy Drive, Malden, MA. 02148 and Maria Burba, 6302 Crooked Oak Lane, Falls Church, VA 22042-3100

In consideration of less than ONE HUNDRED (\$100.00) DOLLARS ✓

Grant to Jason Burba and Christine Burba of 7 Taylor Street, Littleton, as husband and wife, Tenant by the Entirety,

The land with the buildings thereon in the westerly part of said Littleton on the road leading from Littleton to Boxborough, known as Taylor Street, bounded and described as follows: Beginning at the northeasterly corner of the premises at said road at land formerly of McGovering, now of Joseph R. Corish; thence running westerly by said Corish land to a stake and stones at the ditch; thence running southerly on the ditch to a stake; thence running easterly by land formerly of John Ford, now of Arthur L. and Mitta R. Crothers, to a stake and stones at said road; thence running northerly on said road to the bound first mentioned.

For grantors title see deed of Ralph Rivetta and Dorothy Rivetta, guardians of Harry Rivetta Middlesex Probate Court Docket No. 99P1959-G1, of Leominster, Worcester County, Massachusetts dated April 26, 2000, recorded with the Middlesex South District Registry of Deeds Book 9645, Page 468.

31356 547

Executed as a sealed instrument this 23<sup>rd</sup> day of March 2001.

*Christine Burba*  
Christine Burba

Jason Burba

*Maria Burba*  
Maria Burba

Commonwealth of Massachusetts

Middlesex, ss.

March 23, 2001

Then personally appeared the above-named Christine Burba and Jason Burba and acknowledged the foregoing to be their free act and deed, before me.

*[Signature]*  
Notary Public: Ara H. Margosian II  
My Commission Expires: 9/9/2005

71 Taylor St.  
Littleton, MA

MSB 30/23/01 25:38:12 1374 45.20



Commonwealth of Virginia

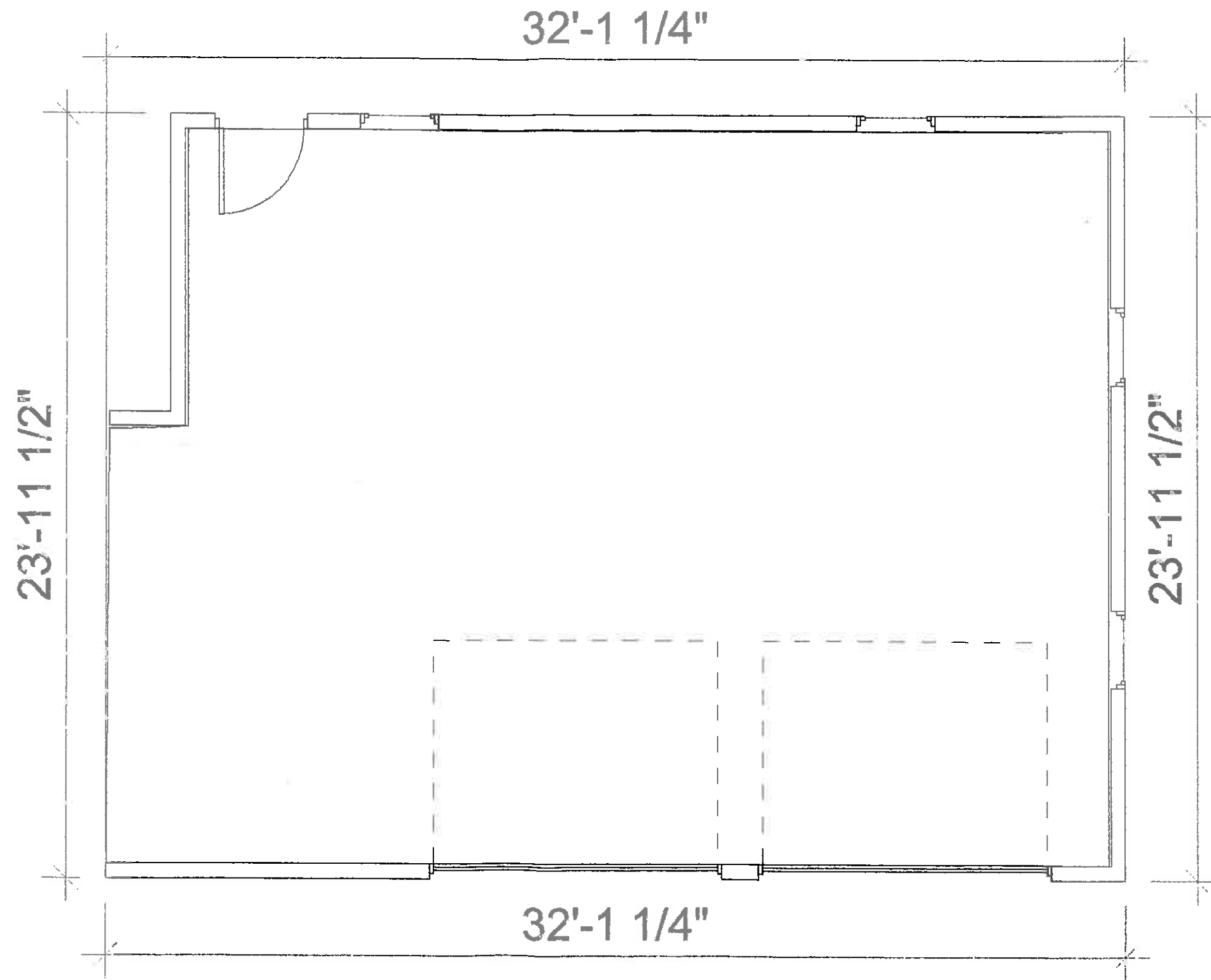
County of Arlington, ss.

March 23, 2001

Then personally appeared the above-named Maria Burba and acknowledged the foregoing to be her free act and deed, before me.

County/City of Arlington  
Commonwealth/State of Virginia  
The foregoing instrument was subscribed and  
sworn before me this 23<sup>rd</sup> day of March  
2001 by  
MARIA BURBA  
(name of person seeking acknowledgment)  
Thomas L. Allen  
Notary Public  
My commission expires: 30 Sep 2003

Thomas L. Allen  
Notary Public:  
My Commission Expires:  
Commission Expires to My  
Commonwealth of Virginia Notary Public Act  
My Commission Expires September 30, 2003  
THOMAS L. ALLEN



Burba First Floor