



**OFFICE OF THE  
BOARD OF APPEALS**

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7/14/2016 7:30 PM  
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Littleton, Massachusetts 01460

Petitioner: LOUIS LEUNG

Case No: 871A

Date Filed: June 23, 2016

ADDRESS: 26 Fletcher Lane, Littleton, Ma.

The Littleton Board of Appeals conducted a public hearing on July 7, 2016 at 8:00 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a Variance or permit pursuant to Section 173-10B(1), to change, extend or modify a pre-existing non-conforming dwelling unit at 26 Fletcher Lane, Littleton, Massachusetts. Notice of the hearing was given by publication in the Lowell Sun, a newspaper published in Lowell, and circulated in Littleton, on June 22, and 29, 2016, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Jeffrey Yates, Vice Chairman, Rod Stewart, Cheryl Hollinger, Members and Marc Saucier, Alternate.

The Petitioner, presented plans showing the dwelling unit at 26 Fletcher Lane with a request to add an attached two-story two car garage to the right of the dwelling. The lot and structure are non-conforming in that the lot is only 16,594 square feet and the front setback is only 24.7 as opposed to the 30' required. The proposal to add the garage will increase the linear amount of the front non-conformity, but will be built in line with the current dwelling so that the front setback will not be less than 23.7 feet. The Petitioner explained that the garage could not be pushed back or placed functionally elsewhere on the lot due to the placement of the septic system. The homes on Fletcher Lane generally are pre-existing non-conforming dwellings with reduced front setbacks. The new garage addition will satisfy the side and rear dimensional requirements.

No abutters appeared in opposition.

**FINDINGS:** The Board found that a Variance and not a Special Permit was necessary and that the Petitioner had satisfied the requirements for hardship and uniqueness of the lot. The Board also found that the requested variance would not be substantially more detrimental to the neighborhood.

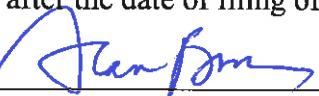
**DECISION:** The Board voted unanimously to GRANT the requested Variances from the requirements of Section 173-10B(1) for reduced front setback, not to be less than 23.7 feet, approximately as shown on the Plans drawn by Markey & Rubin, submitted with the application.



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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:   
Alan Bell, Clerk

Dated: July 13, 2016  
Book 66221, Page 592.

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.

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