



**OFFICE OF THE
BOARD OF APPEALS**

Littleton, Massachusetts 01460

received
7/17/2016 (17)
1:30 PM

Petitioner: KRISTEN CAOUETTE
Case No: 872A
Date Filed: June 23, 2016
ADDRESS: 9 John Place, Littleton, Ma.

The Littleton Board of Appeals conducted a public hearing on July 7, 2016 at 8:15 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a Variance or Special Permit pursuant to Section 173-10B(1), to change, extend or modify a pre-existing non-conforming dwelling unit at 9 John Place, 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 9 John Place with a request to add a 14' x 16' family room with attached two car garage to the left side of the dwelling. The lot and structure are non-conforming in that the lot is only 12,000 square feet, the frontage only 120 feet, and the front setback only 8 feet, as opposed to the 30' required. The family room and garage will be built 15 feet from the front lot line. The addition will increase the linear amount of the front non-conformity, but the setback will be greater than the existing house. The Petitioner explained that the addition could not be placed elsewhere on the lot, due to the lot size and the placement of the existing septic system. The new 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 15 feet, for the proposed addition of family room and garage, approximately as shown on the Plans drawn by Concord Lumber Corporation, 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:

Book _____, Page _____

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.

True Copy

Attest: _____

Town Clerk

Littleton, Massachusetts