

OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
8/30/11 1130AM
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Petitioner: RENEE JOHNSON

Case No: 794A

Date Filed: July 25, 2011

The Littleton Board of Appeals conducted a public hearing on August 18, 2011, at 7:30 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a special permit pursuant to Section 173-10B(1) to allow an extension of a pre-existing non-conforming structure which would result in additional encroachment into the front yard setback at 6 Tajlea Road, Littleton, Massachusetts. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton, on August 4, and August 11, 2011, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, John Cantino, Jeff Yates and Cheryl Hollinger, Members and Patrick Joyce, Alternate. Present but not voting were Marc Saucier and Rod Stewart, Alternates.

The Petitioner, represented by his contractor, Kent Romilly, presented a plan showing that the property consists of a pre-existing residential dwelling at 6 Tajlea Road. The properties in that neighborhood are generally lots less than $\frac{1}{2}$ acre with similar side and front setback dimensions. Petitioner's home is 10,000 square feet. The existing front setback is approximately 25'. The petitioner requested a special permit under Section 173-10B(1) to construct a farmer's porch across the front of the house, approximately 8' x 32', bringing the front setback to approximately 16 feet. The house is on a corner lot.

No abutters appeared in opposition to the petition.

FINDINGS: The Board identified the current non-conforming features of the property and structure and found that the extension of the nonconforming front line setback would not be substantially more detrimental to the neighborhood than the existing nonconforming use.

DECISION: The Board voted unanimously to GRANT a Special Permit from the requirements of Section 173-10B(1) to permit the addition of a front porch approximately 8' x 32', provided that the porch not be enclosed for year round use, at the dwelling at 6 Tajlea Road, Littleton, Ma., substantially as shown on the plan prepared by the applicant and presented with the petition.

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.

The Variance shall not take effect until a copy of the Decision bearing the certificate of the Town Clerk is recorded with the Middlesex District Registry of Deeds in accordance with the provisions of M.G.L. C. 40A, Section 11 and 15 stating that twenty (20) days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed, or if such appeal has been filed it has been dismissed or denied.

If the rights authorized by this Variance are not exercised within one (1) year from the date of granting it shall elapse in accordance with the provisions of M.G.L. C. 40A Section 10.

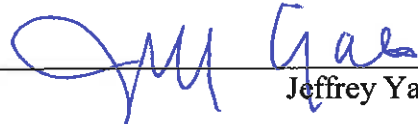
Signed: _____

Date: _____

Book: 56563 _____, Page: 370 _____

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

Signed:  _____
Jeffrey Yates, Clerk

Dated:

Book 56563, Page 370

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