



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
4/30/10
11AM

Board Use Only ... Case # 780A Filing Date 4-30-10

The undersigned, having standing in this matter, hereby petitions the
Littleton Board of Appeals for a VARIANCE SPECIAL PERMIT
and/or APPEAL (Check all that apply)
as specified below and as provided by the Town of Littleton Zoning Bylaw

1. LOCATION OF THE PROPERTY:

Please print

A. Street Address 30 Pickard Lane

B. Assessors' Map and Parcel # R03-19-21

R Zoning District Aquifer District Water Resource District

C. Deed Reference BK 23128 Pg 465

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance 173-31

B. Special Permit

C. Appeal



3. STATE BRIEFLY REASONS FOR THIS PETITION Use additional sheets, if necessary

See Attached sheet
I would like to build a 8' x 32' Farmer's
porch at 30 Pickard Lane Littleton MA 01460

4. PETITIONER(S)

☒ Owner Tenant Licensee Agreed Purchaser Agent Other

NOTE: If petitioner is not the owner, furnish written authorization from owner below.

Rand Crav
Signature
30 Pickard Lane Littleton MA
Mailing Address 01460

43010
Date 978 486 9857
Telephone #

Town Clerk Use ONLY

Filing Fee Paid \$ 75.00
CK # 2394

Date 4/30/10

This plan is not to be used
for the establishment of
property lines, erection
of fences, landscaping or
construction of additional
structures.

Certified Inspection Plan

#30 *Pickard Lane* - *Littleton, MA*

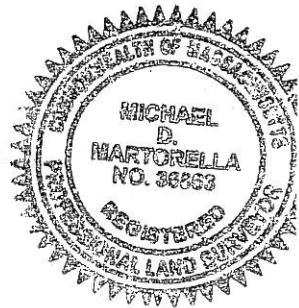
STREET

TOWN

DAVID E. ROSS ASSOCIATES, INC.

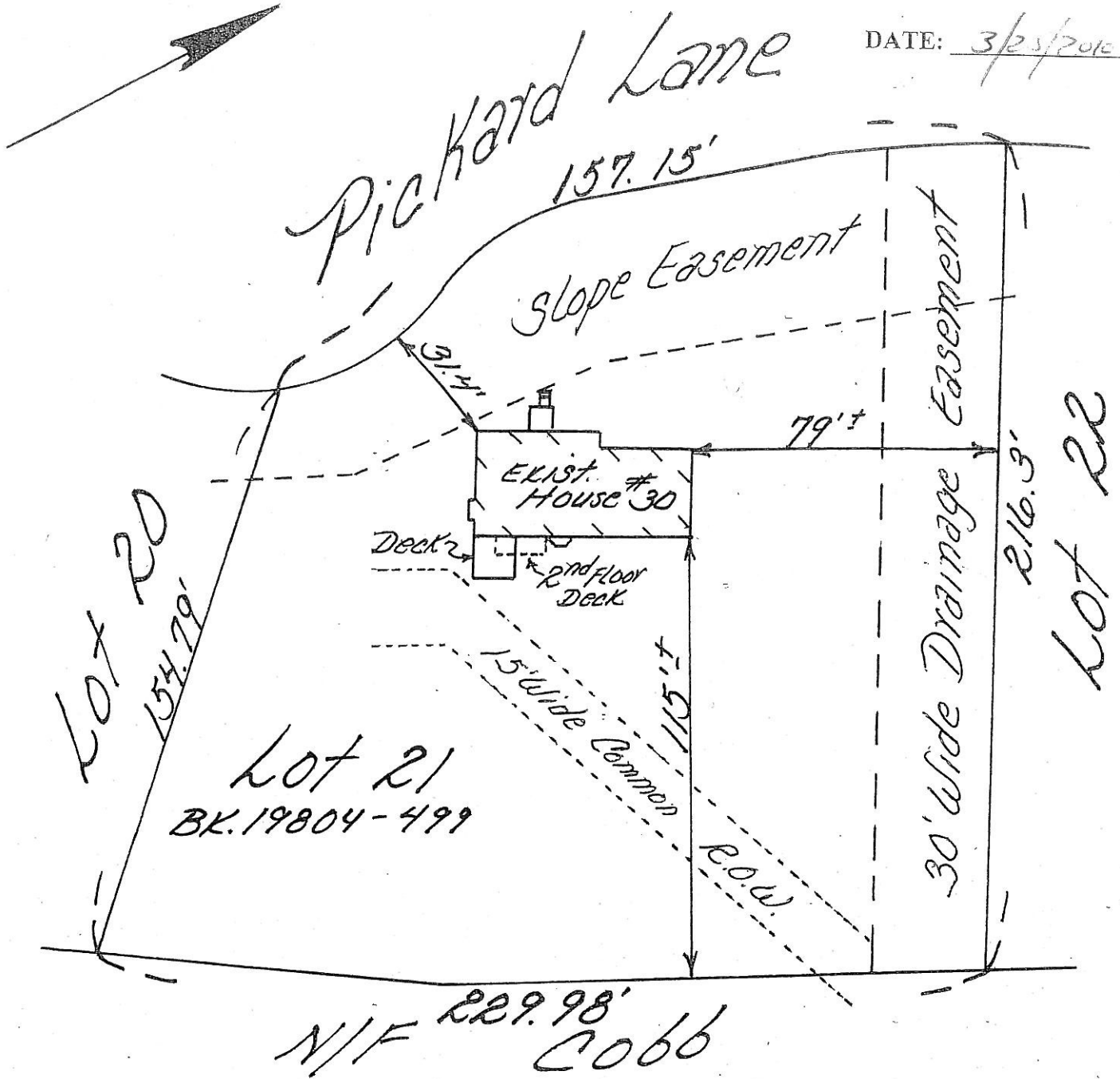
111 FITCHBURG ROAD-P.O. BOX 368-AYER, MA 01432

(978) 772-6232 368-1065 448-3916 FAX: 772-6258



Michael D. Martorella
SURVEYOR

DATE: *3/23/2010*



I CERTIFY THAT THE EXISTING HOUSE IS LOCATED ON THE LOT AS SHOWN AND THAT ITS LOCATION CONFORMS WITH THE FRONT, SIDE AND REAR YARD SETBACK REQUIREMENTS OF THE ZONING BYLAWS OF THE TOWN IN EFFECT AT THIS TIME.

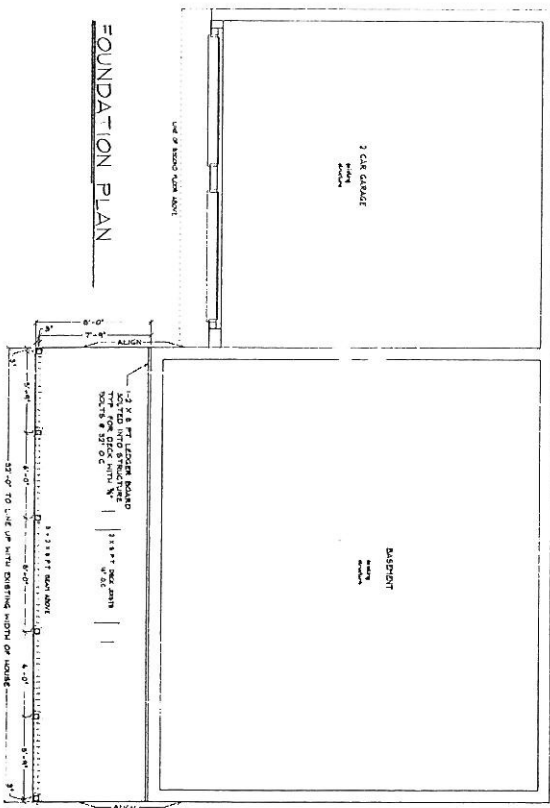
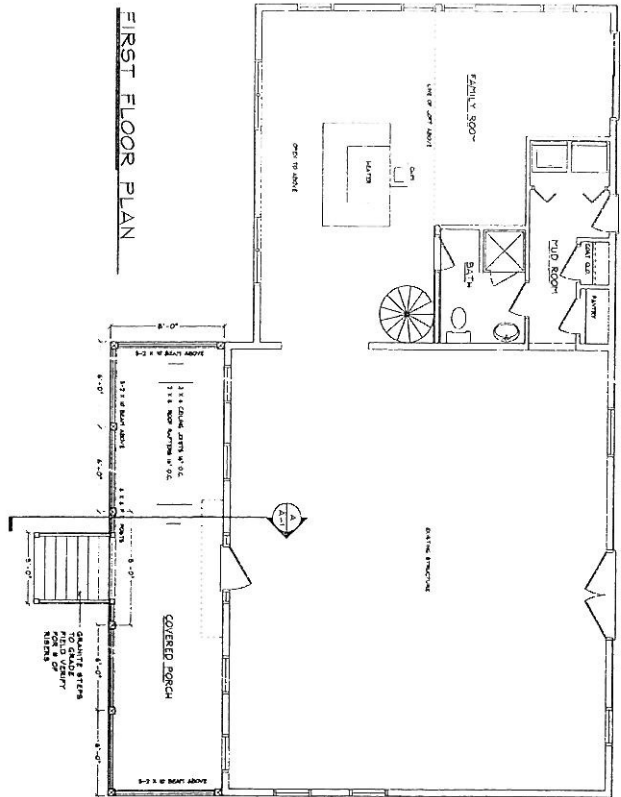
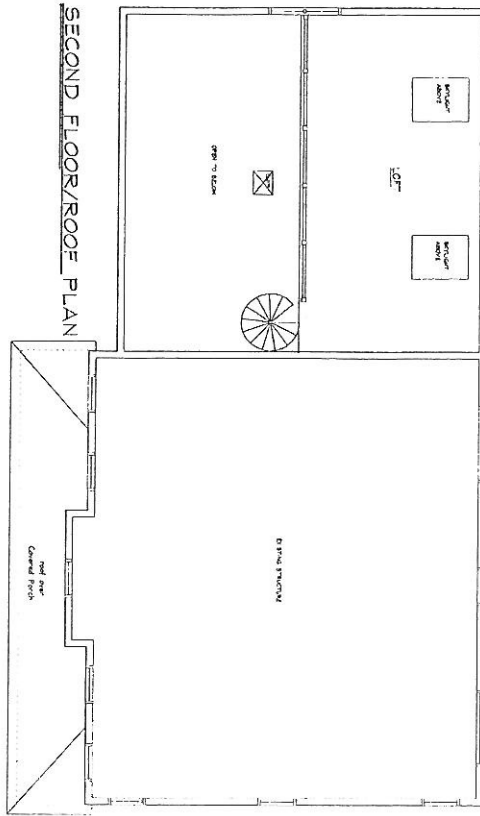
I FURTHER CERTIFY THAT THE HOUSE IS LOCATED WITHIN FLOOD ZONE "C" PER FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF LITTLETON, COMMUNITY PANEL NO.250200 0006 B DATED 6/15/83.

REFERENCES: *Job No. 26533, NB 67-14*

PLAN NO. *S-1728-B*

The architectural drawing shows the front elevation of a building. At the top, there are several dimensioned sections: a window unit labeled "6'-0\"

This architectural drawing shows the front elevation of a house. The structure features a gabled roof with a decorative ridge. The facade includes a central arched window with four panes, flanked by two pairs of rectangular windows, each also divided into four panes. At the base of the house, there is a stone foundation on the left and a set of stairs leading up to a small porch area. To the right of the main house, a smaller structure with a gabled roof is visible. The drawing is accompanied by dimension lines and labels in both English and Russian, indicating measurements for the roof, windows, and overall structure.



A-2	DATE: 04-11-2000 SCALE: 1/4" = 1'-0" CONSTRUCTION: 1/2" X 1/2"	NO. 1: 1/2" X 1/2"	NO. 2: 1/2" X 1/2"	NO. 3: 1/2" X 1/2"	NO. 4: 1/2" X 1/2"	NO. 5: 1/2" X 1/2"	NO. 6: 1/2" X 1/2"	NO. 7: 1/2" X 1/2"	NO. 8: 1/2" X 1/2"	NO. 9: 1/2" X 1/2"	NO. 10: 1/2" X 1/2"
	O'NEIL PORCH ADDITION 30 OLD PICKARD ROAD, LITTLETON, MA										
	FLOOR PLANS										
CONCORD LUMBER CORPORATION LITTLETON LUMBER ARCHITECTURE DEPARTMENT P.O. BOX 1000 • 8 CHESA WAT • LITTLETON, MA 01460 TEL: 978 • 435 • 0700 FAX: 978 • 435 • 0700											

DISCLAIMER

LITTLETON ESTATES LIMITED PARTNERSHIP, a Massachusetts limited partnership, having a principal place of business c/o Orleans and Company, 21 Custom House Street, Boston, Massachusetts 02110, for consideration paid and in full consideration of TWO HUNDRED TWO THOUSAND AND NO/100 (\$202,000.00) DOLLARS GRANTS TO RAYMOND C. O'NEIL and ANNA R. O'NEIL, husband and wife, tenants by the entirety

of 30 PICKARD LANE (Lot 21), Littleton, MA 01460

with QUIETEN COVENANTS, the land shown as Lot 21 in a subdivision known as Cobb Meadows (the "Subdivision"), shown on a subdivision plan recorded with the Middlesex South Registry of Deeds in Book 15804, Page 433, as Plan No. 479 of 1989 (the "Premises"), as amended by Form D Certificate of Approval of a Definitive Subdivision dated October 17, 1990 and recorded with said Deeds in Book 20861, Page 122, as further amended by Form D Certificate of Approval of an Amended Subdivision dated January 15, 1991 and recorded with said Deeds in Book 21027, Page 551. (collectively, the "Subdivision Plan")

Lot 21 contains 40,040 +/- square feet according to said plan. Said Lot 21 is conveyed subject to the following:

1. Taking for the layout of Great Road dated June 11, 1940 and recorded with said Deeds in Book 6403, Page 583.
2. Easement to New England Telephone and Telegraph Company dated September 21, 1921 and recorded with said Deeds in Book 4458, Page 347.
3. Provisions of a Master Declaration of Restrictive Covenants dated September 13, 1989, and recorded with said Deeds in Book 20861, Page 537, as amended by an Amendment recorded with said Deeds in Book 20861, Page 513.
4. Subject to a right-of-way and certain rights set forth in a deed from Robert Cobb to Cobb's Pedigreed Chicks, Inc., dated January 2, 1945, recorded with said Deeds in Book 6845, Page 71, which right-of-way is shown on a plan entitled, "Land in Littleton Surveyed for Robert C. Cobb" dated December 26, 1944, recorded with said Deeds in Book 6845, Page 70, as affected by a Release and Clarification of Reservations recorded with said Deeds in Book 21010, Page 115.
5. Subject to a slope easement and existing 15' Wide Common Right-of-way as shown on a plan entitled, "Definitive Subdivision of Cobb Meadow in Littleton, Mass." recorded with said Deeds in Book 15804, Page 433.
6. Subject to easements, right of way and restrictions shown on a plan entitled "Definitive Subdivision of Cobb Meadow in Littleton, Mass." recorded with said Deeds in Book 15804, Page 433.
7. Rights of others to use the streets and ways as shown on the Subdivision Plan as are commonly used in the Town of Littleton.
8. Title to and rights of the public and others entitled thereto in and to those portions of the premises lying within the bounds of Great Road and Pickard Road.
9. Provisions of a Declaration of Reservations dated January 10, 1991 and recorded with said Deeds on January 28, 1991, in Book 20861, Page 52.



Property Deeds: 30 Pickard Ave, Littleton, MA 01460
RECORDED: 04/20/91 11:45:12
433 20861

66-15-99

My Commission Expires:

Notary Public

These personally appeared the above-named RONALD H. ORLEANS and acknowledged the foregoing to be his free act and deed as Managing General Partner, and not individually, before me,

APRIL 13, 1991

Middlesex, SS.

COMMONWEALTH OF MASSACHUSETTS

MANAGING GENERAL PARTNER
RONALD H. ORLEANS

LITTLETON PARTNERS
LIMITED PARTNERSHIP

Executed as an instrument under seal this 13 day of APRIL, 1991.

1988 and recorded with the Middlesex South District Registry of Deeds in Book 18176, Page 493.
For Grantor's title, see deed of Cobb, incorporated dated July 5,

said Deeds in Book 21010, Page 118.
Municipal Light Plant dated February 4, 1991, recorded with

12. Reassignment to New England Telephone Company and Littleton
Plan No. 913 of 1988 in Book 19176, Page 564.
Middlesex South District Registry of Deeds on July 7, 1988 as
The BNC Group-Bedford, Inc., Land Surveyors, recorded with the
Partnership, "scale 1" = 40', dated April 29, 1988 prepared by
Massachusetts (Middlesex County) for Littleton Limited

11. Matters shown on a survey entitled "Plan of Land in Littleton,
Subdivision plan Cobb Meadows in Littleton, Mass." recorded
with said Deeds in Book 19804, Page 499, as Plan No. 479 of
1989 (the "Premises"), as amended by Form D Certificate of
Approval of a Definitive Subdivision dated October 17, 1990 and
recorded with said Deeds in Book 20861, Page 322, as further
amended by Form D Certificate of Approval of an amended
Subdivision dated January 15, 1991 and recorded with said Deeds
in Book 21027, Page 551.

6 4 6 9