

**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

October 17, 2016 9:00 AM

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300.00 Check # 2010

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

Sharon Tavilla
Print Name
30 Juniper Road
Address
Littleton, MA 02460
Town, State, Zip

Date:

9/23/16
781-710-4578
Phone #
stavilla4@yahoo.com
Email Address

Deed Reference: Bk 64888 Page 166

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

Same
Signature Date

Phone #

Print Name (if different from petitioner)

Email

Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER U17 217

ZONING DISTRICT (R) VC B IA IB (Circle all that apply)

Check box if applicable

☐ AQUIFER DISTRICT

☐ WATER RESOURCE DISTRICT

FILING FEES

Residential Property \$200 to Town of Littleton
Commercial Property \$350 to Town of Littleton
Comprehensive Permit \$1000 + \$100/unit over 10 units

ADDITIONAL FEES (all applications)

\$75 to Comm of Mass-recording fee
\$25 to Town of Littleton-abutter list
Legal Notice publication fee due prior to opening hearing

ZBA Case No. 879A Site address 30 Juniper Rd

Variance

Under MGL c. 40A §. 10

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to vary, in the manner and for the reasons hereinafter set forth, the applicable provisions of the Zoning By-law.

1. Specifically, from what Zoning bylaw section are you seeking relief? 173-10(B)

2. Why are you seeking relief from a literal enforcement of this Zoning Bylaw?

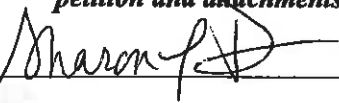
Attach a written statement that specifically describes existing conditions and your objectives, along with plans, specifications, certified plot plan and any documentation necessary to support your request.

3. Show evidence that you meet the minimum requirements of a variance under section 173-6 B (2) of the Littleton Zoning Bylaws.

Attach a written statement which specifically includes why, owing to conditions (soil, shape, or topography) especially affecting the premises, but not affecting generally the zoning district in which it is located, a literal enforcement of the Zoning By-law would result in a substantial hardship to you. Applicant must clearly demonstrate the lack of alternative remedies.

4. 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.

Signature



Print name

9-23-16

Filing Instructions

1. **IMPORTANT: SEE THE BUILDING COMMISSIONER/ZONING ENFORCEMENT OFFICER BEFORE YOU FILL OUT THIS APPLICATION.** He will assist you with the proper zoning sections and application request(s). His review may save time by preventing delays in the hearing process.

2. Apply for a certified abutters list with the Assessors office (request for certified list of abutters form enclosed)

3. Bring the completed application packet to the Administrative Assistant to the Building Commissioner who will assist you in filing with the Town Clerk.

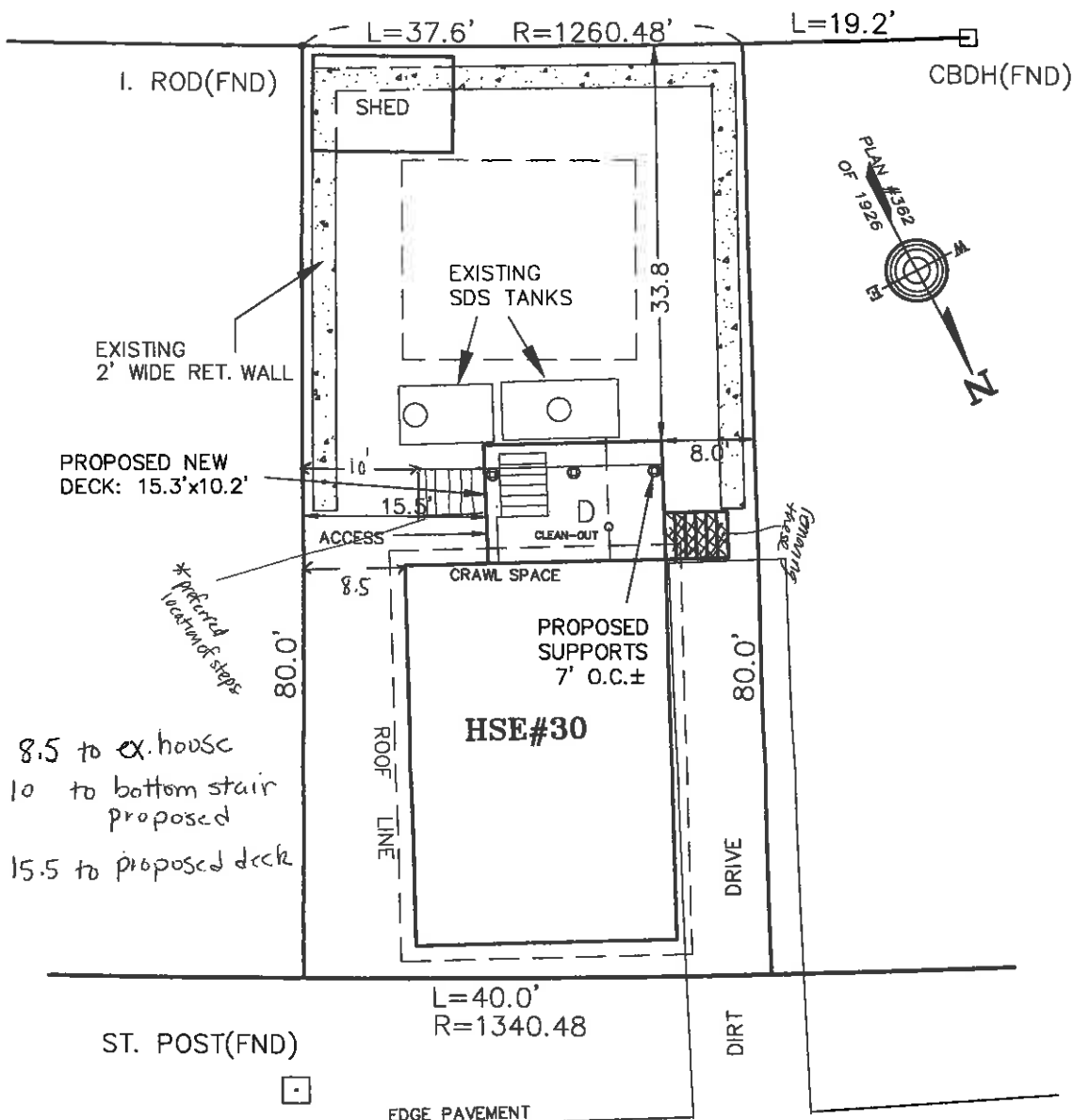
Necessary Exhibits— provide 14 copies of the following with the completed application:

1. A copy of the most recently recorded plan of land or where no such plan exists, a copy of a plot plan endorsed by a registered engineer or land surveyor. The plan should show;
 - A) metes and bounds of the subject land
 - B) adjacent streets and other names and readily identifiable landmarks and fixed objects
 - C) dimensional layout of all buildings
 - D) distances and setbacks from the various boundaries
 - E) exact dimensions, setbacks and specifications of any new construction, alterations, additions or installations
 - F) direction of North
 - G) the name of each abutting property owner
2. Copy of the latest recorded deed
3. A written statement which details the basis for your petition
4. Pictures, plans, maps, drawings and models are always helpful in explaining the problem
5. In cases pertaining to signs, a scale print of the sign lettering and colors
6. In cases pertaining to subdivisions of land, prints should show the proposed subdivision endorsed by a registered engineer or land surveyor
7. In cases pertaining to Accessory dwellings evidence that the Board of Health has approved the septic system
8. The date of the building construction and the history of ownership are useful in finding facts about the case

Completed applications filed with the Town Clerk by the third Thursday of the month will be considered at the next regularly scheduled Zoning Board of Appeals meeting, held on the third Thursday of the following month.

The Board in its discretion may dismiss an application or petition for failure to comply with any of the foregoing rules

DEED REFERENCE: BOOK 64805, PAGE 166
PLAN REFERENCE: PLAN 362 OF 1926
ASSESSOR'S REFERENCE: MAP U-17, PARCEL 214
ZONING DISTRICT: RESIDENTIAL

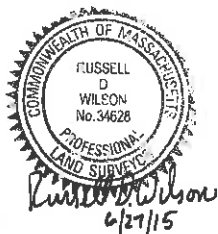


JUNIPER

ROAD

I CERTIFY THAT THE EXISTING STRUCTURES ARE CONSTRUCTED WHERE SHOWN ON THIS PLAN, AND COMPLY WITH THE ZONING BYLAWS (DIMENSIONAL REQUIREMENTS) OF THE TOWN OF LITTLETON AS OF THIS DATE.

I FURTHER CERTIFY THAT THE STRUCTURE DOES NOT LIE IN THE FLOOD HAZARD ZONE SHOWN ON THE F.E.M.A. MAP OF MIDDLESEX COUNTY, MASS. PANEL 237 OF 656, MAP # 25017C0237F EFFECTIVE DATE: JULY 7, 2014



LOT PLAN OF LAND
SHOWING PROPOSED NEW DECK
IN
LITTLETON, MASS.

OWNER: SHARON TAVILLA
30 JUNIPER ROAD, LITTLETON, MA 01460

SCALE: 1 INCH = 10 FEET

DATE: JUNE 27, 2015

R. WILSON AND ASSOCIATES

LAND SURVEYORS AND CIVIL ENGINEERS
360 MASSACHUSETTS AVE. ACTON MASS. 01720
PHONE: 978-266-0203 FAX: 978-266-0202

FILE NO. 2073

DWG NO. 2073WP-NEW

SHEET NO. 1 OF 1

Date: October 5, 2016

From: Sharon Tavilla, 30 Juniper RD, Littleton, MA 01460

To: Littleton Building Department, Board of Appeals

Re: Request to rebuild porch at 30 Juniper Lane

I would like to dismantle and rebuild the porch at 30 Juniper Lane. The porch is old, rotting and approaching unsafe. My request is to keep the footings in the same exact place, but to make the following changes:

1. Re-pour 3 out of 4 footings. They will be dug by hand as the Health Department did not want heavy equipment in the small back yard potentially on the septic tank. The builder has checked the footings and 3 of 4 need to be repoured.
2. Cantilever the porch to gain about 1 foot in width without encroaching on the septic tank.
3. Move the stairs which are currently embedded in the porch footprint to go off the side providing more space on the porch.
4. Replace the wood with composite that will last longer in New England weather.

The house is tiny, about 612 sq feet. The lot is also tiny at 40'x80'. The porch, with the stairs out to the side, will not be wider than the house on the lot now.

Please consider this request. I have discussed with by 3 abutting neighbors who can see the porch and they do not have any issues with the changes.

Sincerely



Sharon L Tavilla

Michelle Cobleigh

From: Brendan Chenelle [ubchenelle@gmail.com]
Sent: Saturday, October 15, 2016 2:32 PM
To: Michelle Cobleigh
Subject: Permit # TB-12-284

Categories: Red Category

Michelle,

My name is Brendan Chenelle, and I am an abutter to Sharon Tavilla of 30 juniper Rd. My house # is 28 Juniper rd.

I have seen the plans for her proposed deck project, and I do not have any issue with them.

I have no objections to the granting of this permit.

Thanks,
abutter

-Brendan Chenelle

Michelle Cobleigh

From: Dustin Neild [dustin.neild@gmail.com]
Sent: Thursday, October 06, 2016 2:31 PM
To: Michelle Cobleigh
Subject: Tavilla - Permit # TB-12-284

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Dear Ms. Cobleigh,

Last evening, we spoke with my abutting neighbor Sharon Tavilla (30 Juniper Rd), who has applied for permit TB-12-284 and discussed her plans for replacing her Deck. I am fully supportive of her design and and have no concerns. I am always pleased when our neighbors work to improve the look, utility and value of their homes.

Thanks,

Dustin & Lynn Neild
17 Lake Shore Dr.

f2



2015 00007557
 Bk: 64805 Pg: 166 Doc: DEED
 Page: 1 of 2 01/16/2015 02:10 PM

QUITCLAIM DEED

I, **HECTOR E. MALAVE**, a married man, of Littleton, Middlesex County, Massachusetts

for consideration paid and in full consideration of Two Hundred Eighteen Thousand Five Hundred and no/100 (\$218,500.00)

grant to Sharon L. Tavilla, individually, of 30 Juniper Road, Littleton, Massachusetts,

with Quitclaim Covenants

The land in Littleton, Middlesex County, Massachusetts, together with the buildings thereon, to wit:

Being Lots 1829 and 1830 as designated and shown on a plan entitled "Map A of Long Lake, Town of Littleton, Middlesex County, Massachusetts" duly recorded with Middlesex South District Registry of Deeds in Book of Plans 362, Plan 26.

Subject to and with the benefit of Easements and Restrictions of record insofar as the same may now be in force and applicable.

Being the same premises conveyed to Grantor by deed of William F. Corbett dated October 23, 2006 and recorded with the Middlesex South District Registry of Deeds in Book 48360, Page 505.

The undersigned, married to each other, hereby release all rights of homestead in the property created by Declaration or a matter of law.

Property Address: 30 Juniper Road, Littleton, Massachusetts 01460

MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 01/16/2015 02:10 PM
 Ctrl# 217915.03564 Doc# 00007657
 Fee: \$998.98 Cons: \$218,500.00

Scott D. Kriss LLC
 15 Crawford St.
 Needham, MA 02494