



Office of the
LITTLETON BOARD OF APPEALS
Littleton, Massachusetts 01460

received
6/4/15 (DA)

Petitioner: Robert H. Hofeldt and Reina I. Hofeldt
Case No. 854A
Date Filed: May 1, 2015

The Littleton Board of Appeals conducted a public hearing on May 21, 2015 at the Shattuck Street Municipal Building on the petition of Robert H. Hofeldt and Reina I. Hofeldt for a special permit under the requirements of Section 173-10(B) to permit a change, extension or alteration to a preexisting non-conforming dwelling at their single family residence at 1 Orchid Drive, Littleton, Ma. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton on May 7, and 14, 2015, and by mail to all abutters and parties in interest. Present and voting: Chairman, Sherrill R. Gould, William Farnsworth, John Cantino, Cheryl Hollinger, and Jeff Yates, members. Present and not voting were Marc Saucier, Patrick Joyce, and Rod Stewart, Alternates.

The petitioner presented an application to add a garage to their property at 1 Orchid Drive, Littleton, citing the harsh winters in Littleton and their advanced ages. The proposed garage would encroach into the front setback but would not be a greater non-conformity than the existing house. The lot is a corner lot and properties in the area have similarly reduced front setbacks. The garage would not be forward of the house. The existing non-conformities are that the lot is 11,000 square feet rather than 40,000 square feet; the frontage is 122 feet instead of 150 feet and the front setback is currently 14.7 feet instead of the required 30 feet. The garage will be 21.9 feet from the street. There will be no increase any of the existing nonconformities or the addition of any new ones, but the garage addition will intensify the existing front setback non-conformity.

No abutters appeared in opposition.

FINDINGS: The Board found that the Petitioner satisfied all of the requirements for a special permit for a special permit under the bylaw and that the proposed addition was not substantially more detrimental to the neighborhood than the existing non-conformity.

DECISION: The Board voted unanimously to grant a Special Permit under Section 173-10(B) of the Littleton Zoning By-law to permit the garage addition at 1 Orchid Drive, substantially as shown on the Plans submitted with the application.

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: Jeffrey Yates Jeffrey Yates, Clerk

Dated: June 4, 2015
Book 12871, Page 418.

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