

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

Received
9/14/15 *RA*

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300 Check # 493

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.

R. Dorci 9/14/15
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 *Lorna C. Rush* Date: 8-25-15
Lorna + Raymond Rush 978-758-8731
Print Name Phone #
26 Snow Drive *lorna@letsgethome.com*
Address Email Address
Littleton MA 01460
Town, State, Zip Deed Reference: Bk 44406 Page 305

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

Lorna + Raymond Rush 978-486-0377
Signature Phone #
Print Name (if different from petitioner) Email
Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER Map 003 43 0

ZONING DISTRICT: ☒ 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. 862A Site address 26 Snow Drive

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? Setbacks
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
Raymond A. Rust

Raymond A. Rust
Print name
Lorna C. Rust

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

August 25, 2015

TO: Littleton Board of Appeals

Variance, item 2:

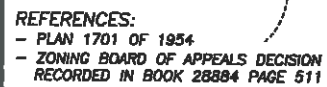
We are seeking a variance to the side setbacks for an addition we want to add to our current home at 26 Snow Drive. The setback requirement is 15 feet from the side lot line. The top corner of the proposed addition is 13’ 7” from the side lot line. All other lot lines meet the setback requirement. See attached plot plan from John Hamel of Snelling and Hamel.

Variance, item 3:

We have lived at 26 Snow Drive since 1973 and it is our hope to be able to age in place. The plan is to take one of our three existing bedrooms and convert it to a closet and bathroom. The addition would have handicap accessible master bedroom and bath with all doorways that will accommodate a walker or wheel chair. This addition does not generally affect the zoning district in which it is located. A literal enforcement would result in a hardship for us in that we would not be able to do the addition as planned. There is no other logical space to put on this addition.

OWNERS OF RECORD:
RAYMOND A. RUSH
&
LORNA C. RUSH
BK.44406 PG.305

PLAN 1701 OF 1954



NOTE:

- CONSTRUCTION STAKEOUT IS RECOMMENDED TO ASSIST WITH THE PLACEMENT OF THE PROPOSED STRUCTURES.

JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR



DATE _____

12059.DWG
AUGUST 24, 2015

2

QUITCLAIM DEED

We, **Raymond A. Rush and Lorna C. Rush**, husband and wife, both of Littleton, Massachusetts

for Consideration paid, and in full consideration of \$1.00,

grant to **Raymond A. Rush and Lorna C. Rush**, as *tenants in common*, both of 26 Snow Drive, Littleton, Massachusetts

with **QUITCLAIM COVENANTS**

The land in said Littleton, with the buildings thereon, shown as Lot #22 on the plan entitled, "Meadowbrook Acres, Subdivision of Land in Littleton, Mass." dated July 23, 1954, recorded with Middlesex South District Deeds at the End of Book 8347, being known and numbered as

26 Snow Drive, Littleton, MA 01460

and bounded and described as follows:

- | | |
|---------------|---|
| SOUTHEASTERLY | by Snow Drive in two lines, as shown on said plan, together measuring one hundred eight and 88/100 (108.88) feet; |
| SOUTHWESTERLY | by Lot #21, as shown on said plan, one hundred and twenty-seven and 48/100 (127.48) feet; |
| NORTHWESTERLY | by Lots #16 and #15, as shown on said plan, eighty-five and 47/100 (85.47) feet; |
| NORTHEASTERLY | by Lot #23, as shown on said plan, one hundred twenty-six and 65/100 (126.65) feet. |

Containing, according to said plan, 12,511 square feet.

Together with the benefit of and subject to rights of way over Snow Drive, as shown on said plan, for all purposes for which Streets and Ways may be used in the Town of Littleton, in common with others legally entitled thereto.



Bk: 44408 Pg: 305 Doc: DEED
Page: 1 of 2 12/31/2004 11:13 AM

Ledie S. Mudge, P.C.,
457 Great Road
Acton, MA 01720
(978) 635-1100


26 Snow Drive, Littleton, MA 01460

26 Snow Drive Littleton, MA 01460

Being the same premises conveyed to us by deed of Frank B. Judge and Susan R. Judge, dated June 28, 1973, which was recorded Middlesex South District Registry of Deeds in Book 12468, Page 294.

Witness our hands and seals, this twenty-second day of December, 2004.


Raymond A. Rush

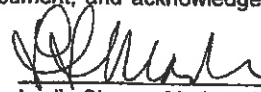

Lorna C. Rush

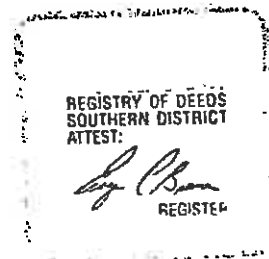
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

December 22, 2004

On this twenty-second day of December, 2004, before me, Leslie Sleeper Madge, the undersigned notary public, personally appeared Raymond A. Rush and Lorna C. Rush, proved to me through satisfactory evidence of identification to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Leslie Sleeper Madge, Notary Public
My commission expires 2/27/09

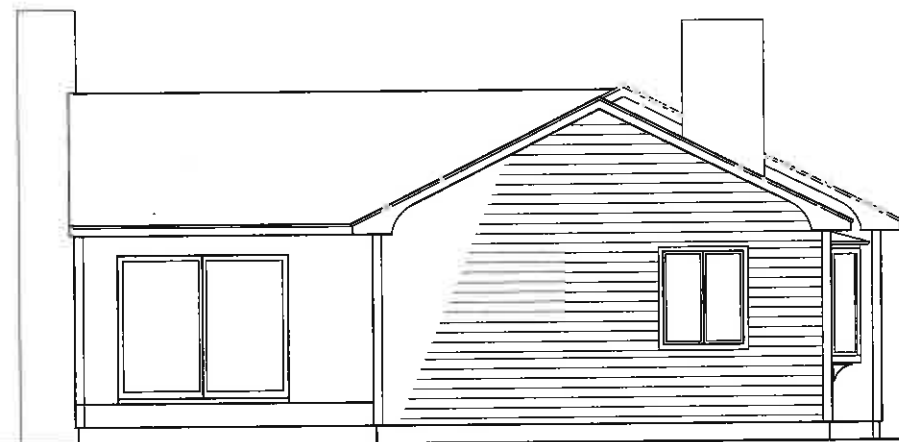




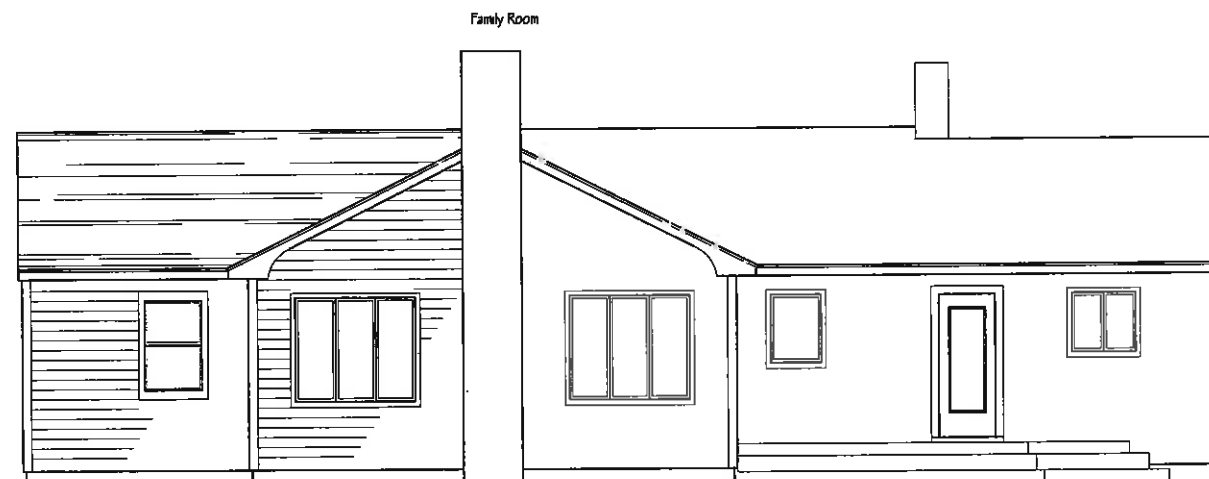
2 RIGHT SIDE ELEVATION - AS BUILT
SCALE: 1/4"



1 FRONT ELEVATION - AS BUILT
SCALE: 1/4"



3 RIGHT SIDE ELEVATION - AS BUILT
SCALE: 1/4"



4 REAR ELEVATION - AS BUILT
SCALE: 1/4"

Elise Stone, Architect
Terry Rourke, Architect

223 Old Harbor Road
Concord, Massachusetts 01742
978-371-1812

REMODEL / ADDITION:
RUSH RESIDENCE

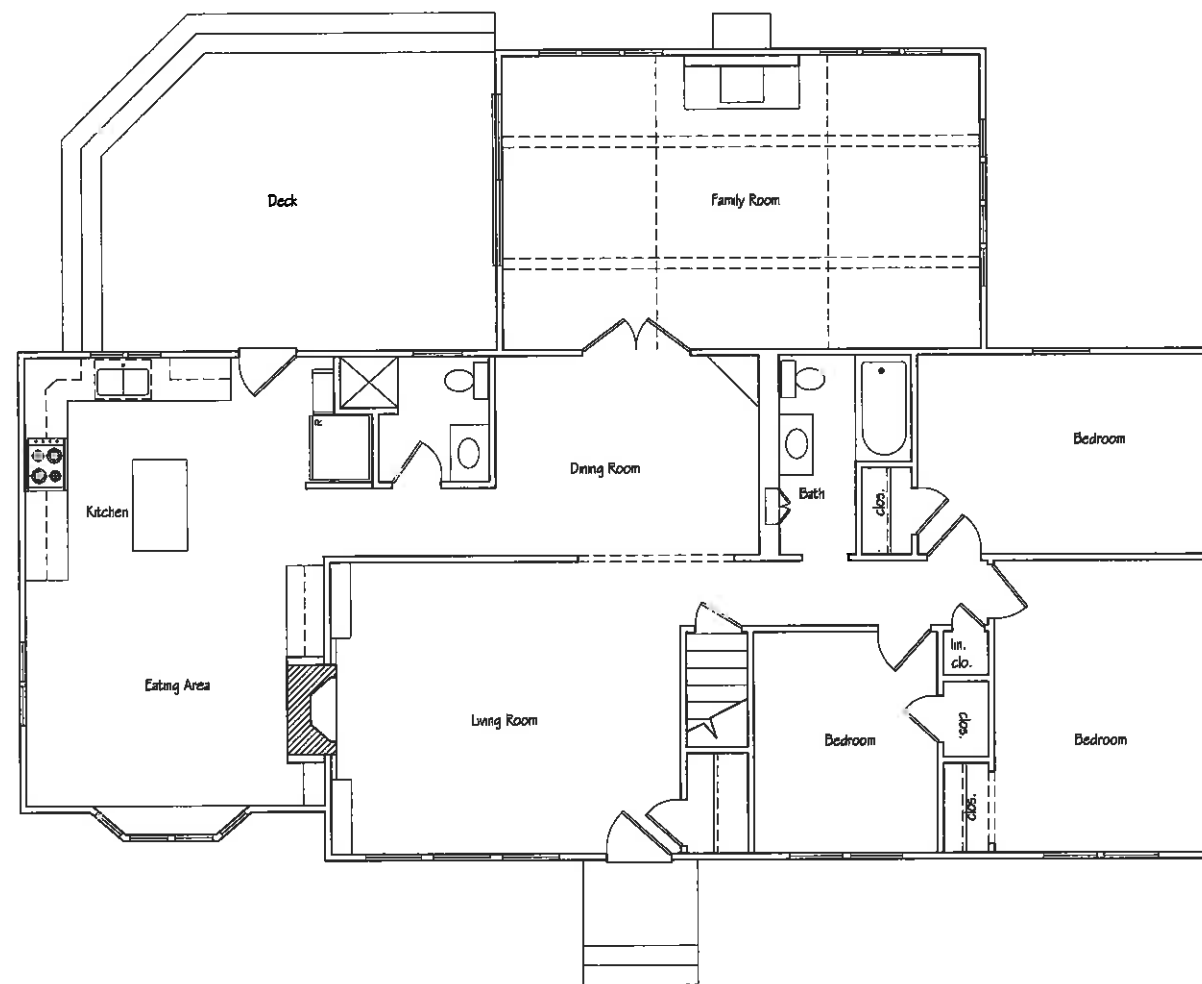
RAY AND LORNA RUSH
25 SNOW DRIVE
LITTLETON, MA

APRIL 30, 2015

REV NO DATE

ELEVATIONS
AS - BUILT

A



1 FIRST FLOOR PLAN - AS BUILT
SCALE: 1/4" = 1'-0"

Elise Stone, Architect
Terry Rourke, Architect
283 Old Marlboro Road
Concord, Massachusetts 01742
978-371-1512

REMODEL/ADDITION:
RUSH RESIDENCE
RAY AND LORNA RUSH
28 SNOW DRIVE
LITTLETON, MA

APRIL 30, 2015

| REV No | DATE |
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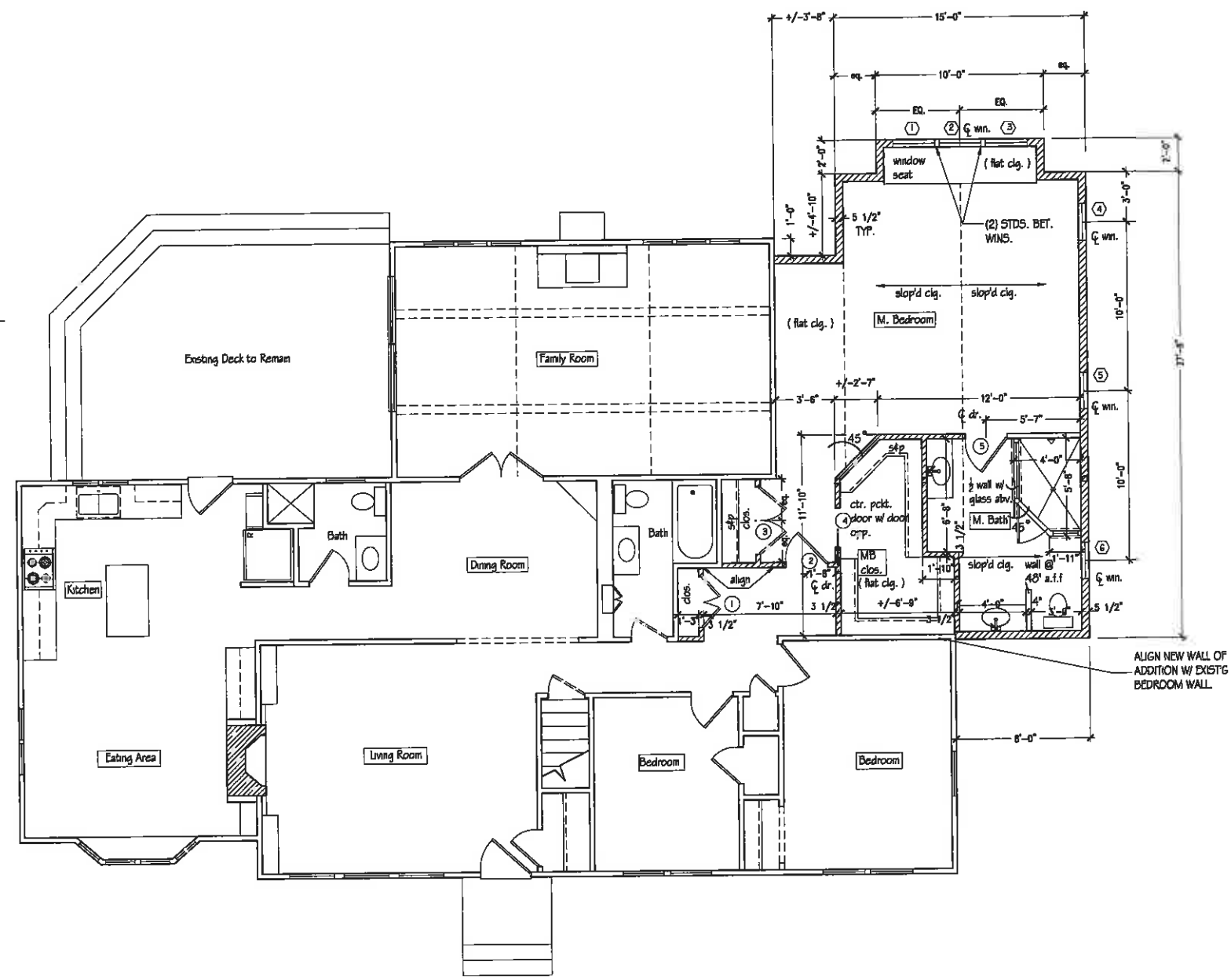
FIRST FLOOR PLAN
AS - BUILT

A

| WINDOW SCHEDULE | | | |
|----------------------------------|----------------------|-----------------------|----------------|
| ALL WINDOWS: ANDERSEN 400 SERIES | | | |
| SYMBOL | MANUFACT./MODEL | ROUGH OPS | LOCATION |
| ① | ANDERSEN 400 TW 2442 | 2'-5 1/2" X 4'-4 1/2" | MASTER BEDROOM |
| ② | | | |
| ③ | | | |
| ④ | ANDERSEN 400 A21 | 2'-0 1/2" X 2'-0 1/2" | MASTER BEDROOM |
| ⑤ | | | MASTER BEDROOM |
| ⑥ | | | MASTER BATH |

| DOOR SCHEDULE | | | |
|---------------|-------------------|---------------------------------------|-----------------------------------|
| SYMBOL | SIZE | REMARKS | LOCATION |
| ① | (2) 1'-6" X 6'-0" | 6 - PANEL DOOR - OR EQ. CHOS BY OWNER | NEW HALL CLOSET |
| ② | 2'-6" X 6'-0" | 6 - PANEL DOOR - OR EQ. CHOS BY OWNER | ENTRY TO M. BEDROOM |
| ③ | (2) 2'-0" X 6'-0" | 6 PANEL OR CHOS. BY OWNER | BEDROOM CLOSET |
| ④ | 2'-4" X 6'-0" | 6 PANEL OR CHOS. BY OWNER | POCKET DOOR TO WALK IN CLOSET |
| ⑤ | 2'-6" X 6'-0" | 6 PANEL | BATHROOM |
| ⑥ | 3'-0" X 6'-0" | SIMPSON STL 6 PANEL DOOR | FROM OLD BASEMENT TO NEW BASEMENT |

NOTE: PLEASE REVIEW ALL WINDOWS WITH ARCHITECT PRIOR TO ORDERING.



1 FIRST FLOOR PLAN
SCALE: R = 1/8"

Elise Stone, Architect
Terry Rourke, Architect

REMODEL / ADDITION:
RUSH RESIDENCE
RAY AND LORNA RUSH
25 SNOW DRIVE
LITTLETON, MA

JUNE 26, 2015

| REV No | DATE |
|--------|------|
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FIRST FLOOR PLAN

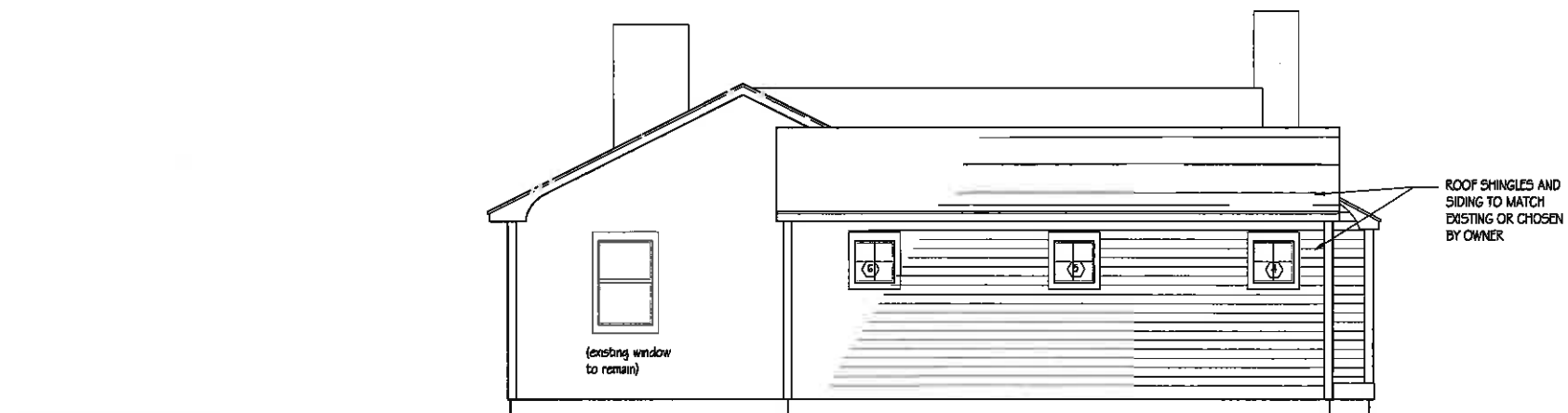
A1

288 Old Marlboro Road
Concord, Massachusetts 01742
978-371-5512



1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

Elise Stone, Architect
Terry Rourke, Architect
231 Old Hudson Road
Concord, Massachusetts 01742
978-371-4512

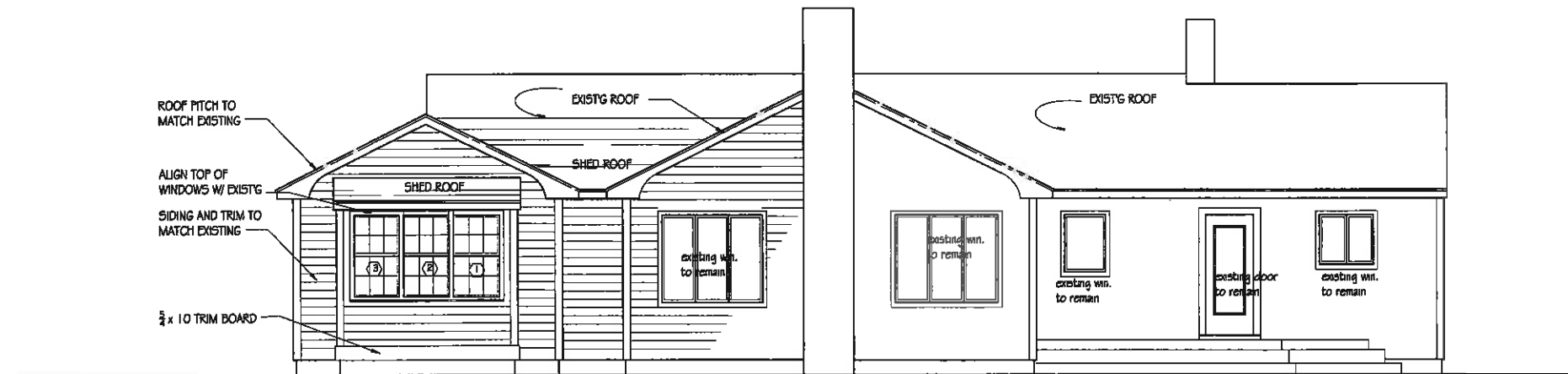
REMODEL / ADDITION:
RUSH RESIDENCE
RAY AND LORNA RUSH
26 SNOW DRIVE
LITTLETON, MA

JUNE 26, 2015

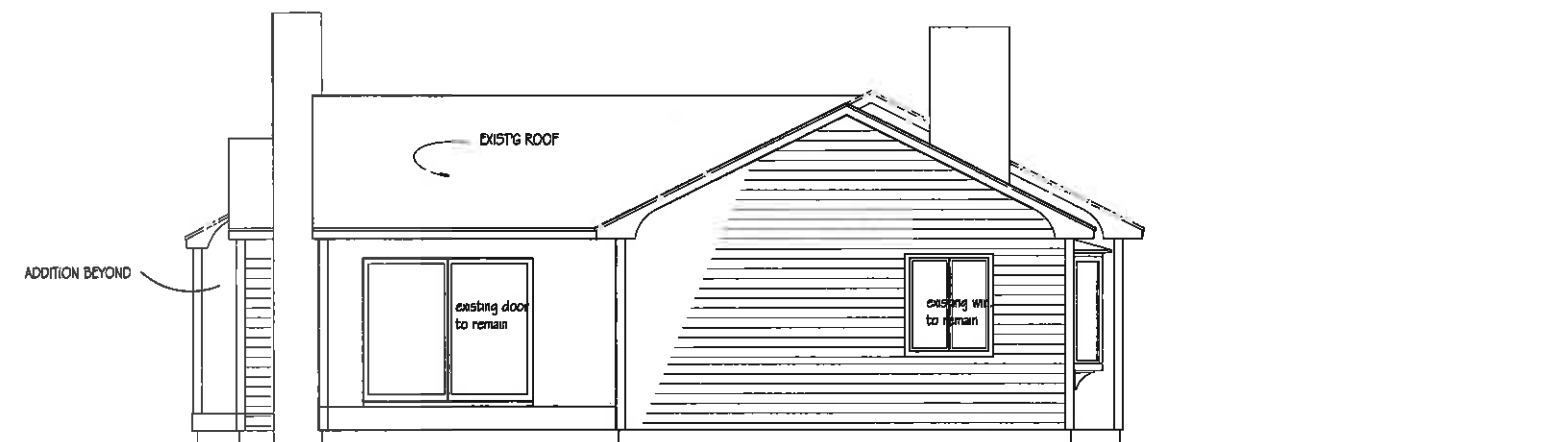
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ELEVATIONS 1

A2



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Elise Stone, Architect
Terry Rourke, Architect

221 Old Marlboro Road
Concord, Massachusetts 01742
978-371-4512

REMODEL / ADDITION:
RUSH RESIDENCE

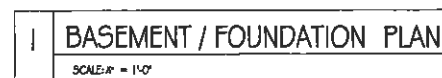
RAY AND LORNA RUSH
26 SNOW DRIVE
LITTLETON, MA

JUNE 26, 2015

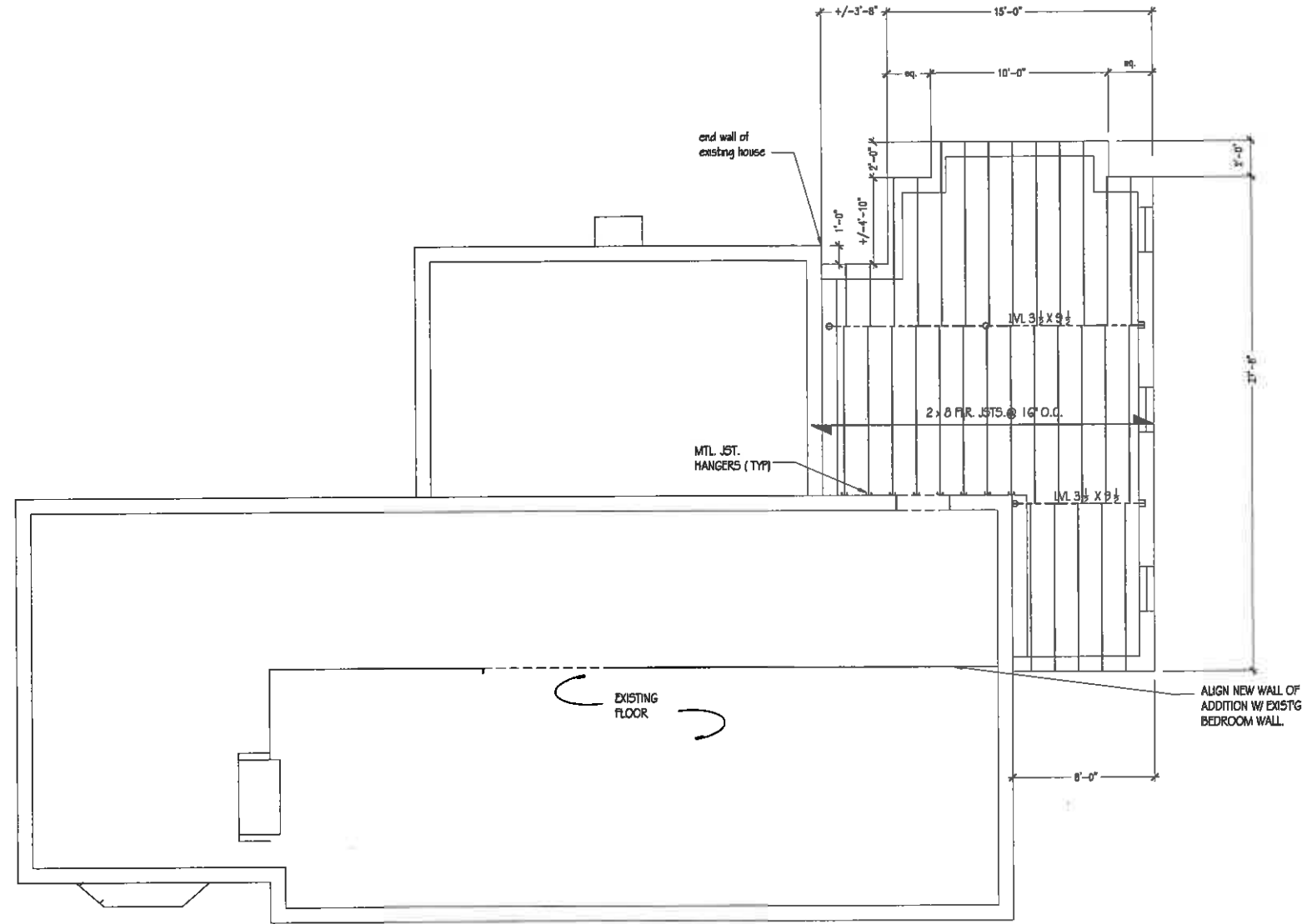
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ELEVATIONS 2

A3



A4



1 FIRST FLOOR FRAMING PLAN
SCALE: R = 1/4"

Elise Stone, Architect
Terry Rourke, Architect
288 Old Marlboro Road
Concord, Massachusetts 01742
978-371-5172

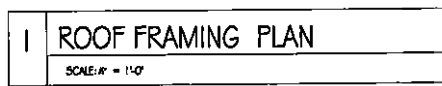
REMODEL / ADDITION:
RUSH RESIDENCE
RAY AND LORNA RUSH
26 SNOW DRIVE
LITTLETON, MA

JUNE 26, 2015

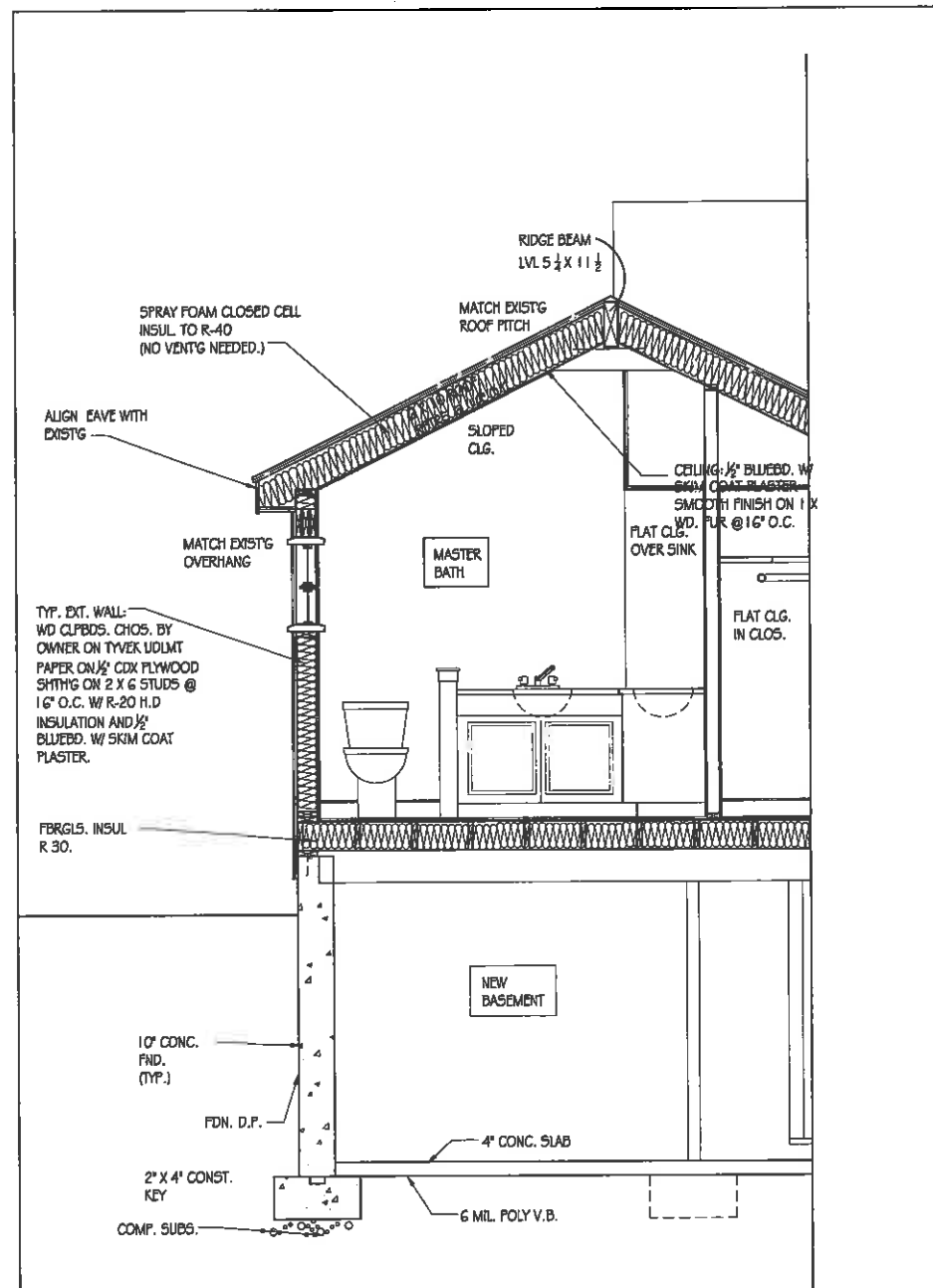
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FLOOR FRAMING PLAN

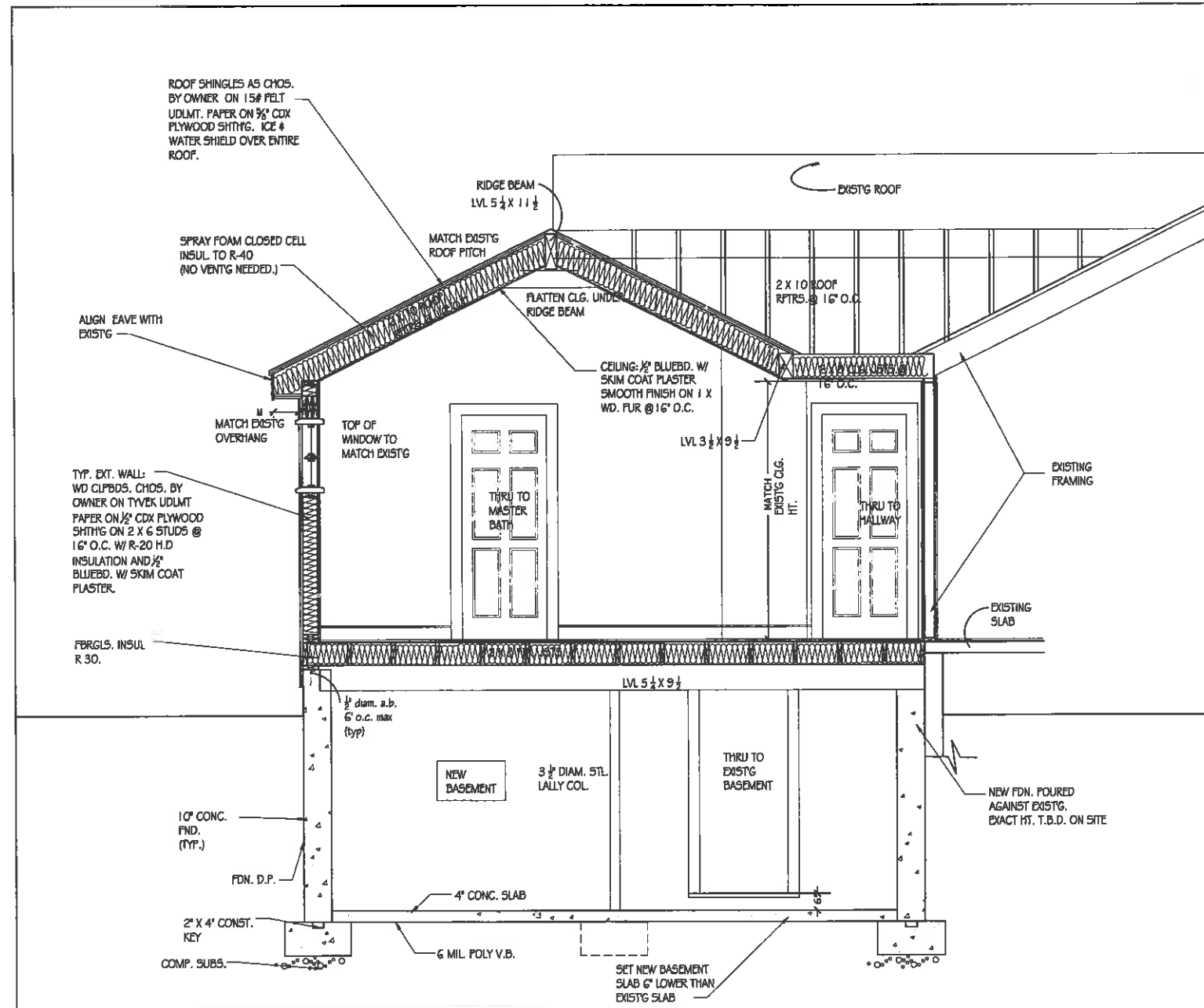
A5



A6



2 SECTION THRU M. BATH
SCALE: 1/4" = 1'-0"



1 SECTION THRU M. BEDROOM
SCALE: 1/4" = 1'-0"

Elise Stone, Architect
Terry Rourke, Architect

REMODEL/ADDITION:
RUSH RESIDENCE

RAY AND LORNA RUSH
26 SNOW DRIVE
LITTLETON, MA

JUNE 26, 2013

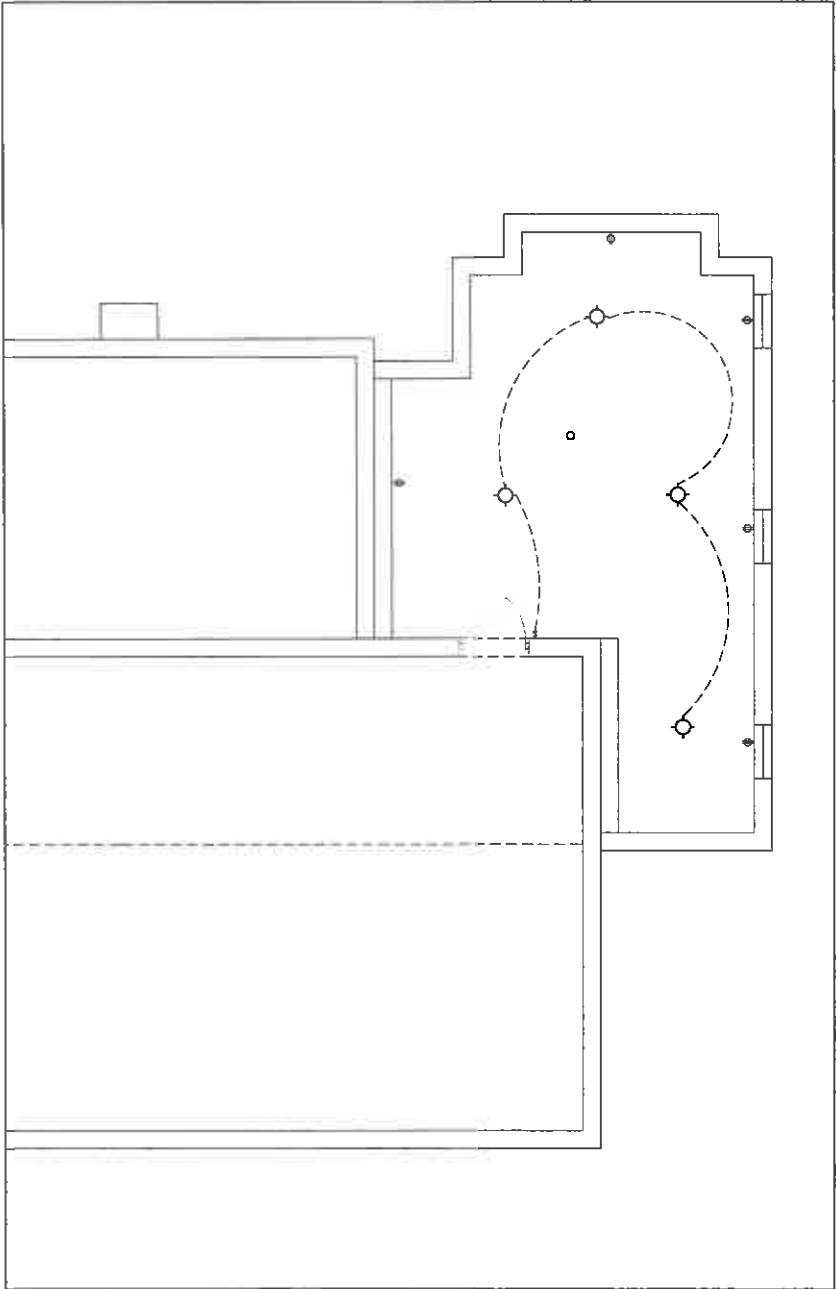
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SECTIONS

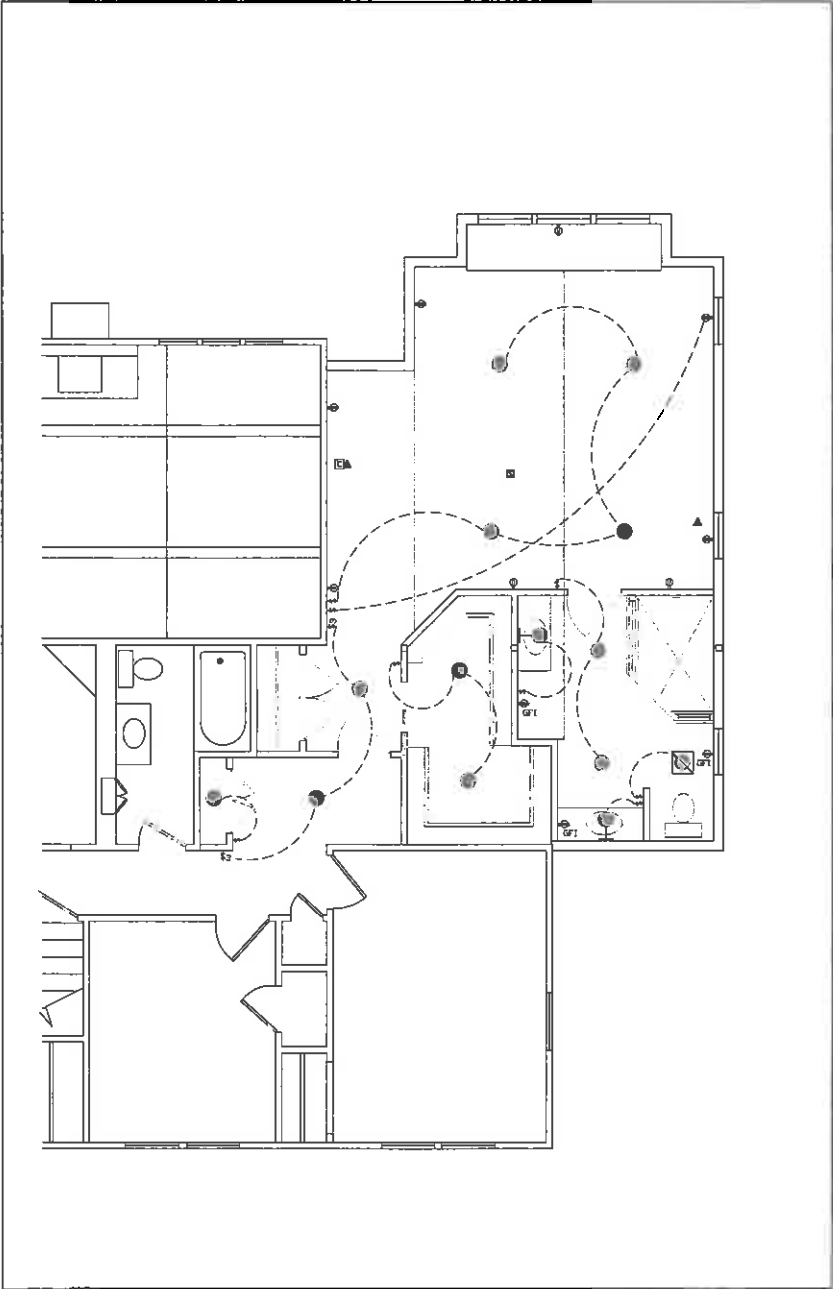
A7

| ELECTRICAL SYMBOLS | |
|----------------------------------|---------------------|
| CEILING MOUNTED LIGHT FIXTURE | SWITCH DETECTOR |
| WALL MOUNTED LIGHT FIXTURE | GAS OUTLET |
| CEILING RECESSED LIGHT FIXTURE | TELEPHONE |
| CEILING RECESSED WALL WASHER | DABLE |
| UNDER CABINET "ROCKY PUCK" LIGHT | SPEC. PURPOSE CONN. |
| FAN V/ LIGHT | FLOOR OUTLET |
| FLUORESCENT | DUPLEX |
| | TRIPLEX |
| | BBV |
| | SWITCHED DUPLEX |
| | DUPLEX GROUND |
| | FAULT INTERRUPT |
| | CONDUIT FAN LIGHT |

NOTE:
CONTRACTOR TO INSPECT
ALL EXISTING ELECTRICAL
FOR LOCATION AND CODE
COMPLIANCE.



2 | ELECT. LAYOUT - BASEMENT
SCALE: R = 1/4"



1 | ELECT. LAYOUT - FIRST FLOOR
SCALE: R = 1/4"

Elise Stone, Architect
Terry Rourke, Architect

223 Old Marlboro Road
Concord, Massachusetts 01742
978-371-1512

REMODEL/ADDITION:
RUSH RESIDENCE

BAY AND LORNA RUSH
26 SNOW DRIVE
LITTLETON, MA

JUNE 26, 2015

| REV No | DATE |
|--------|------|
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ELECTRICAL LAYOUT
PLANS

E1