

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	
<i>RECEIVED</i> <i>9/4/15 RR</i>	
The filing is not official until stamped by the Town Clerk	
Filing Fee paid: \$ <u>350</u> Check # <u>493</u>	

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.

L. Lord 9/4/15
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 Rush Date: 8-25-15
Print Name Lorna + Raymond Rush
Address 26 Snow Drive
Town, State, Zip Littleton MA 01460
Phone # 978-758-8731
Email Address Lorna@lets gohome.com
Deed Reference: Bk 44406 Page 305

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

Signature Lorna + Raymond Rush Date 978-486-0377
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 AQUIFER DISTRICT
applicable

WATER RESOURCE DISTRICT

ZBA Case No. 862A Site address 26 Snow Drive

FILING FEES		ADDITIONAL FEES (all applications)	
Residential Property	\$200 to Town of Littleton	\$75 to Comm of Mass-recording fee	
Commercial Property	\$350 to Town of Littleton	\$25 to Town of Littleton-abutter list	
Comprehensive Permit	\$1000 + \$100/unit over 10 units	Legal Notice publication fee due prior to opening hearing	

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.*

Raymond A. Rush
Signature

Raymond A. Rush
Print name
Lorna C. Rush

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:
 - metes and bounds of the subject land
 - adjacent streets and other names and readily identifiable landmarks and fixed objects
 - dimensional layout of all buildings
 - distances and setbacks from the various boundaries
 - exact dimensions, setbacks and specifications of any new construction, alterations, additions or installations
 - direction of North
 - 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.

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.



2004 00325821
Bk: 44408 Pg: 305 Doc: DEED
Page: 1 of 2 12/31/2004 11:13 AM

26 Snow Drive, Littleton, MA 01460

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

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.

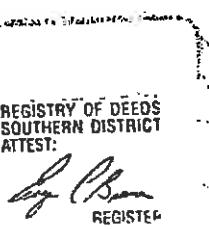

Raymond A. Rush


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



Leslie S. Madge, P.C.
457 Great Road
Acton, MA 01720
(978) 635-1408



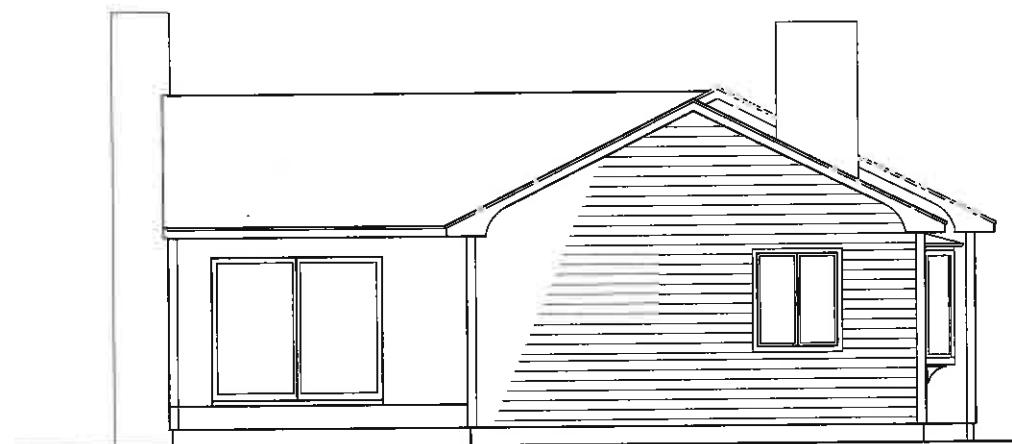
2 RIGHT SIDE ELEVATION - AS BUILT

SCALE: R = 1'-0"



1 FRONT ELEVATION - AS BUILT

SCALE: R = 1'-0"



3 RIGHT SIDE ELEVATION - AS BUILT

SCALE: R = 1'-0"



4 REAR ELEVATION - AS BUILT

SCALE: R = 1'-0"

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

Elise Stone, Architect
Terry Rourke, Architect
203 Old Marlboro Road
Concord, Massachusetts 0142

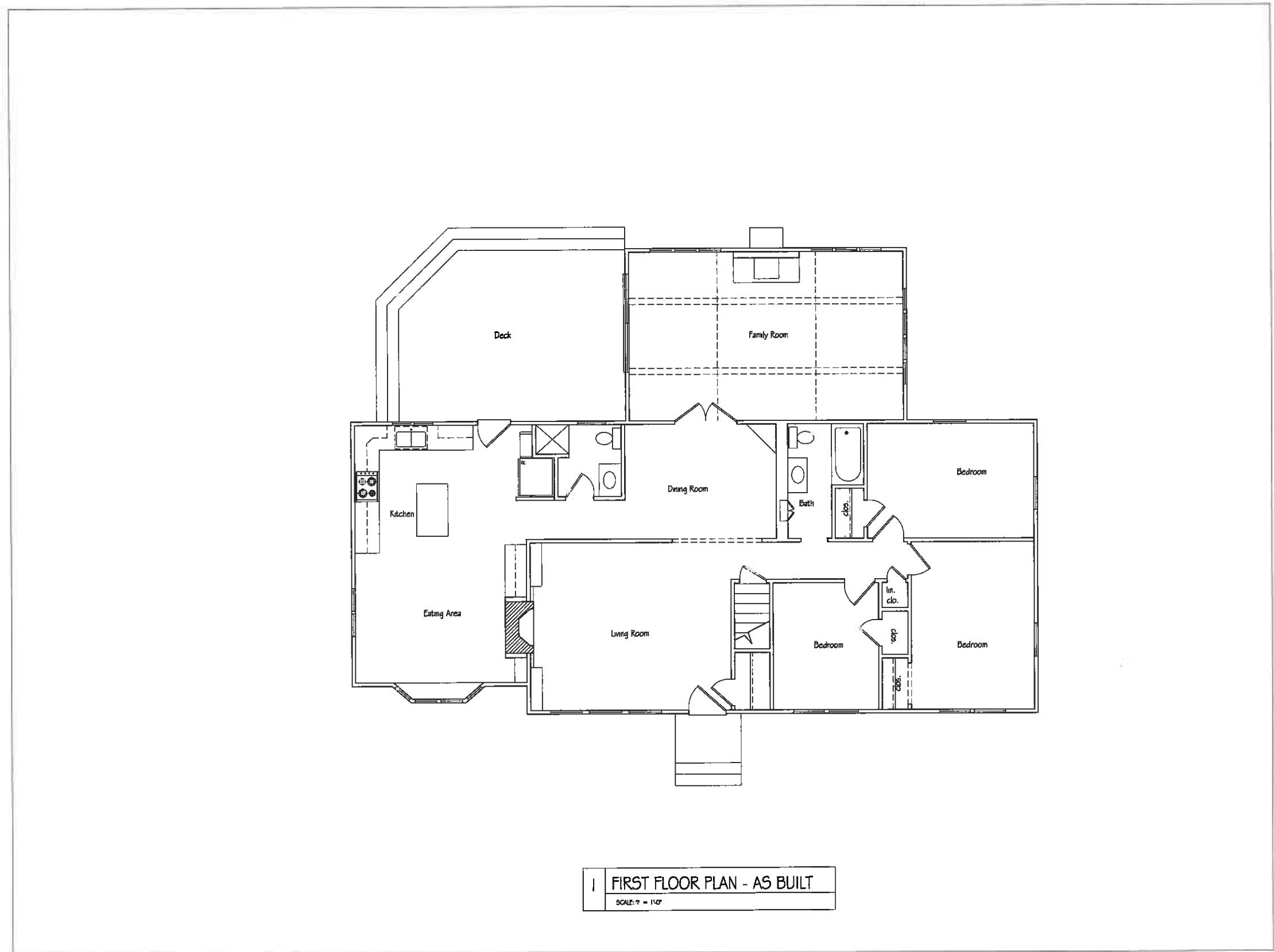
978-471-1612

APRIL 30, 2015

REV No	DATE

ELEVATIONS
AS - BUILT

A



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

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

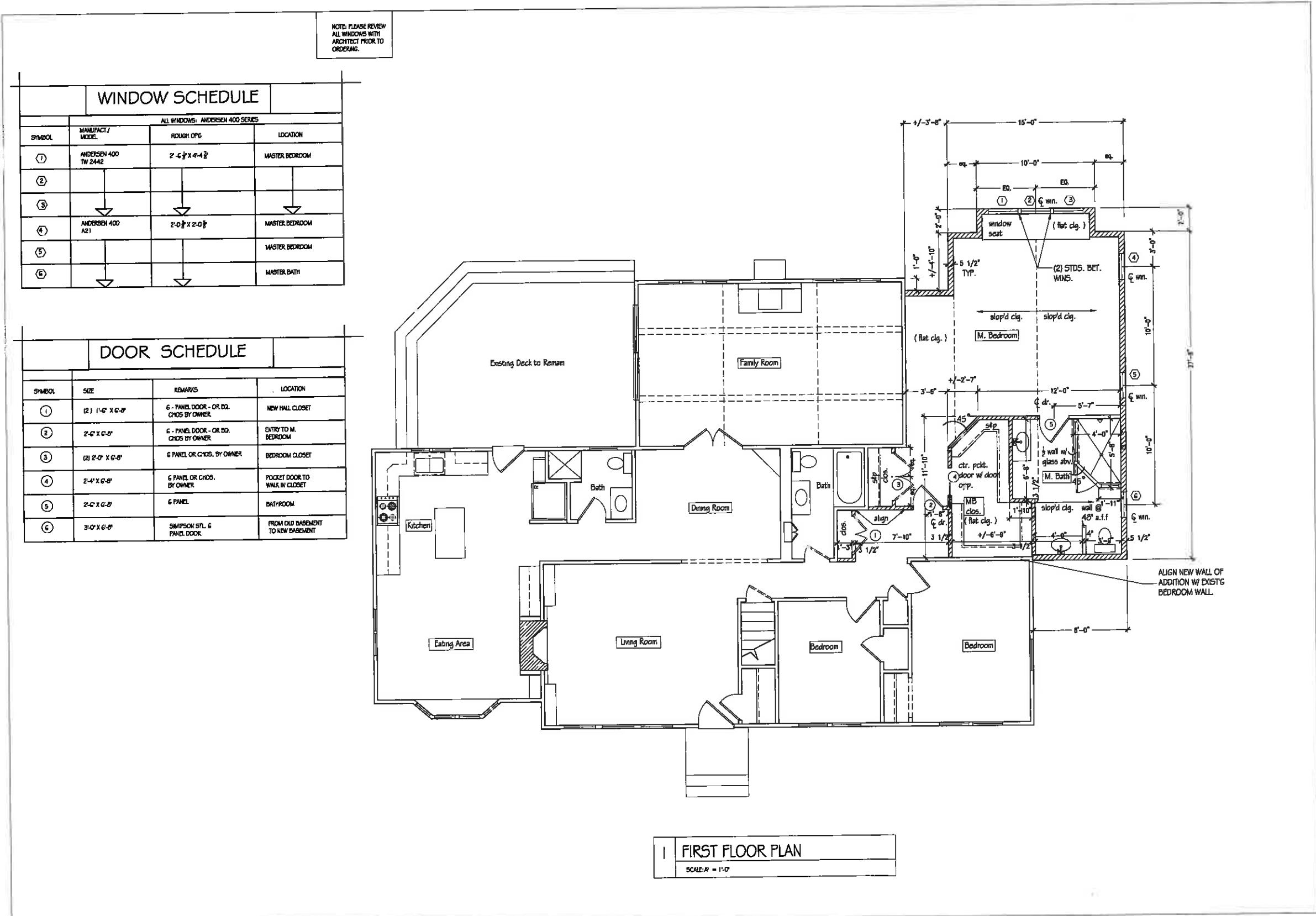
Elise Stone, Architect
Terry Rourke, Architect
263 Old Marlboro Road
Concord, Massachusetts 01742
978-241-1512

APRIL 30, 2015

REV. No. DATE

FIRST FLOOR PLAN
AS - BUILT

A



Elise Stone, Architect
Terry Rourke, Architect
288 Old Marlboro Road
Concord, Massachusetts 01742
978-471-4812

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

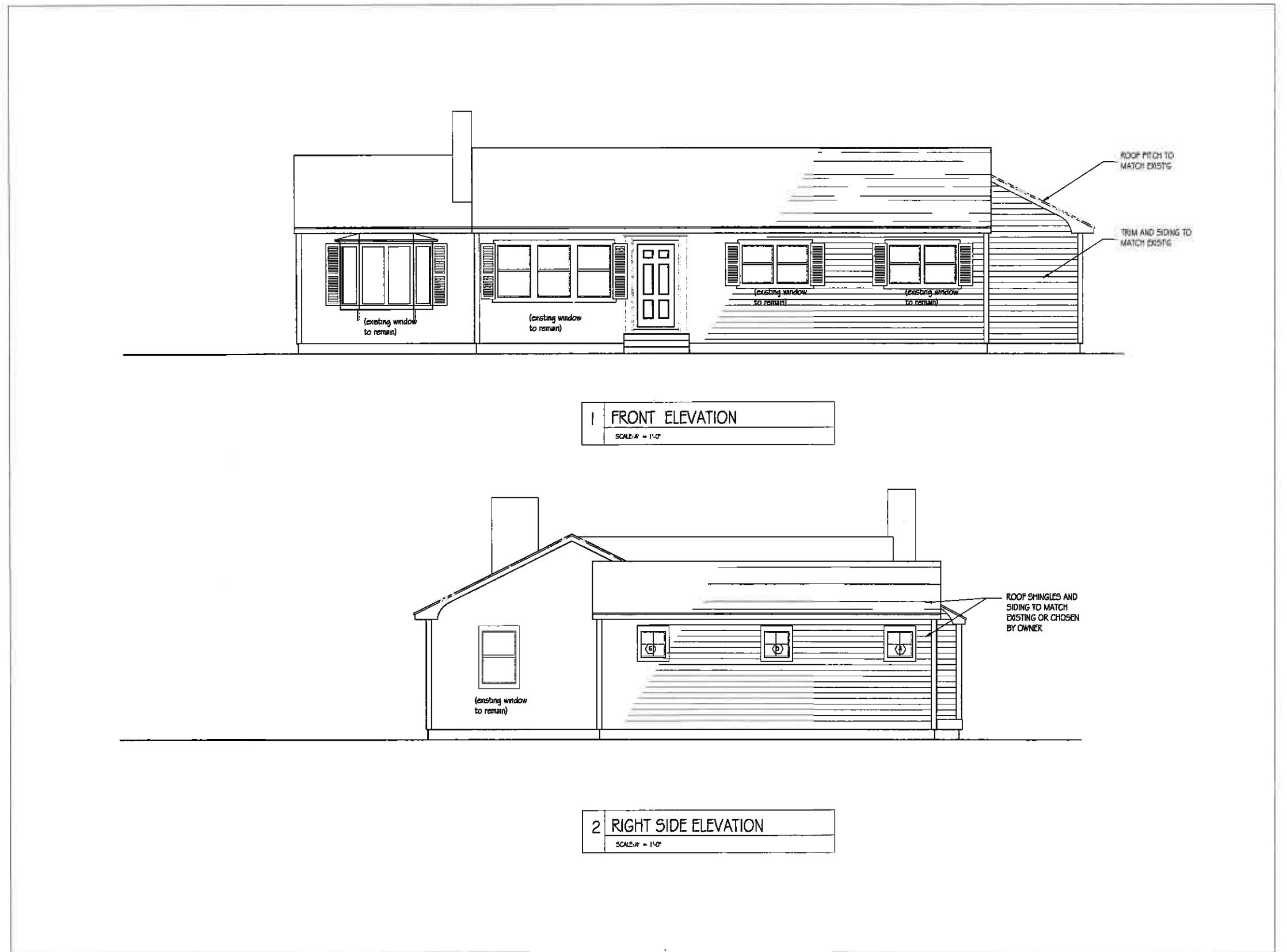
JUNE 26, 2015

REV. No. DATE

1

FIRST FLOOR PLAN

A1



Elise Stone, Architect
Terry Rourke, Architect

203 Old Meadow Road
Concord, Massachusetts 01742
978-371-4812

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

JUNE 26, 2015

REV No	DATE

ELEVATIONS 1

A2



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

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

JUNE 26, 2015

REV. No. DATE

ELEVATIONS 2

A3

Chiswick, London W4 1JZ
285 Old Windsor Road

U.S. Patent and Trademark Office

288 DA

978-171-1512

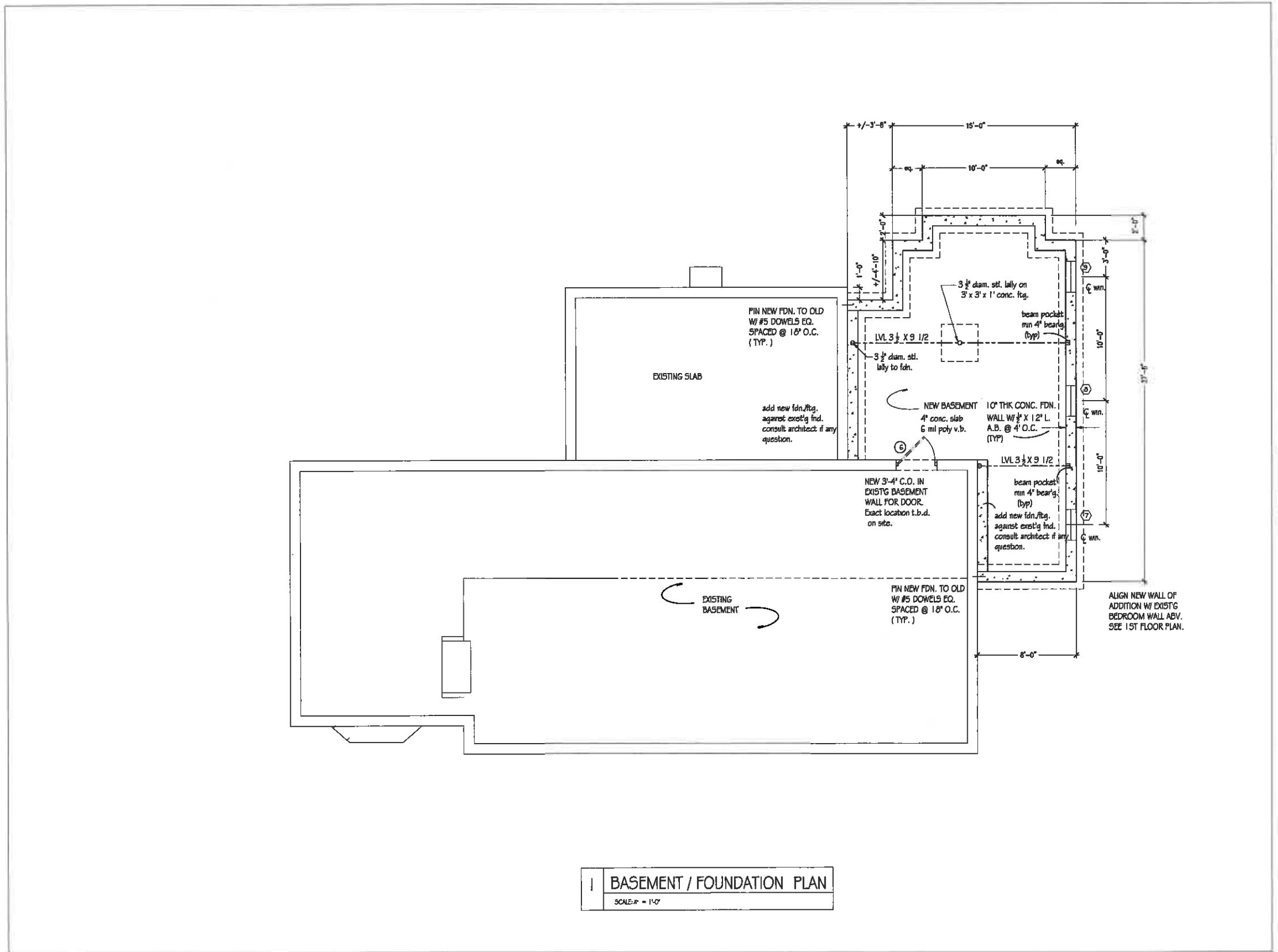
WINTER CONVENTION
26 SNOW DRIVE
LITTLETON, MA

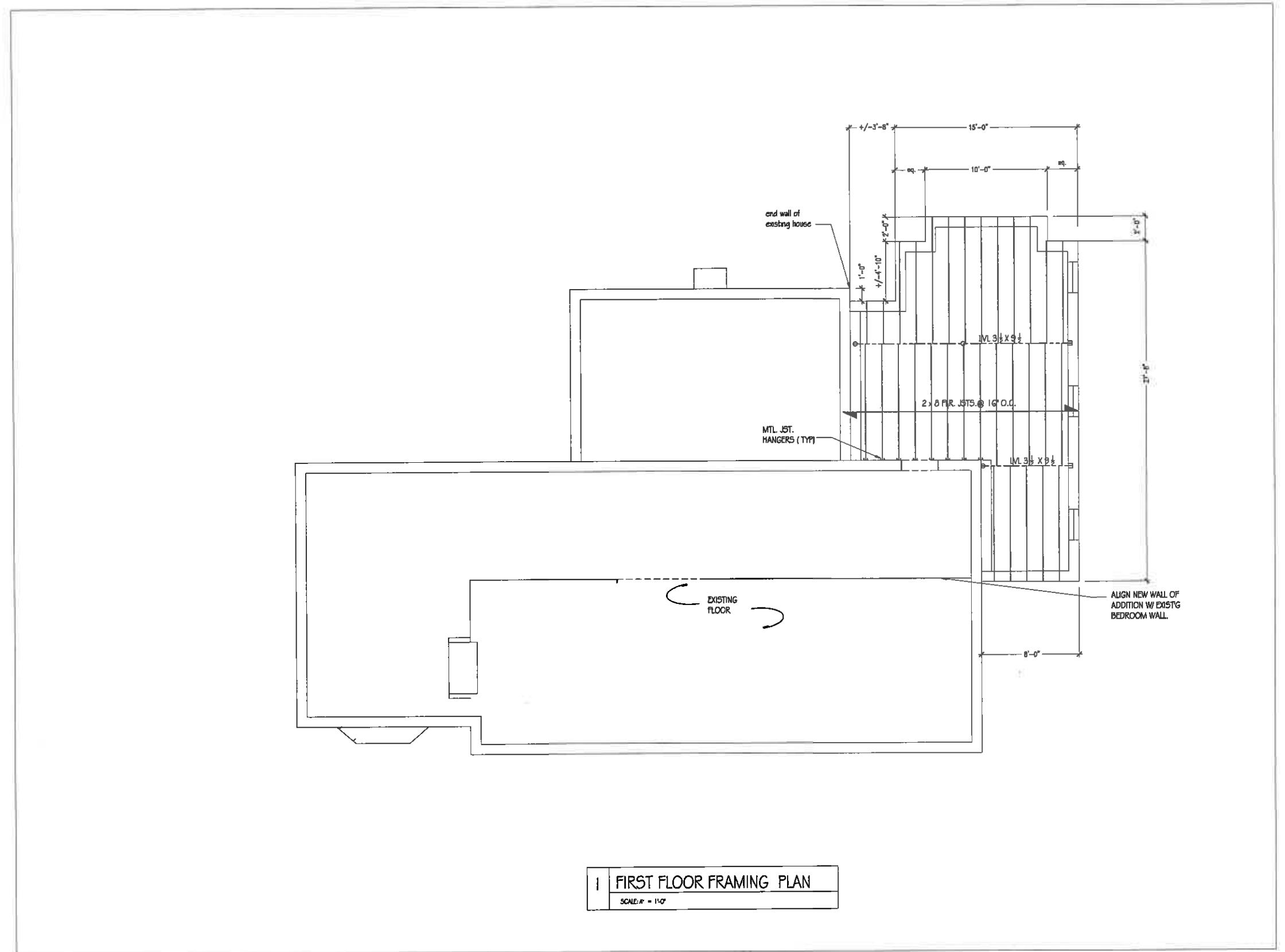
E 25 2015

DATE

FOUNDATI

1 | BASEMENT / FOUNDATION PLAN

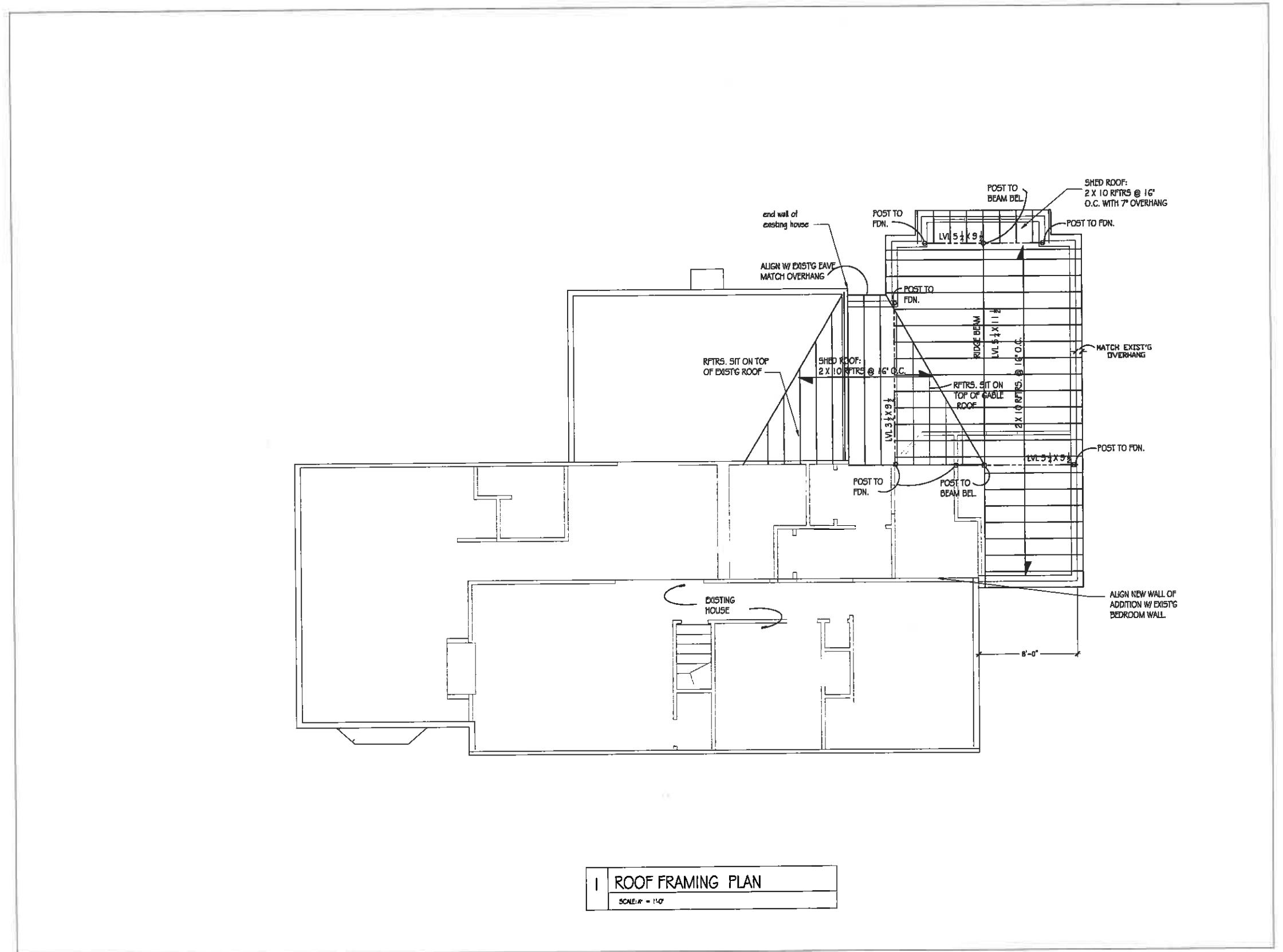




REV. No. DATE

FLOOR FRAMING PLAN

A5



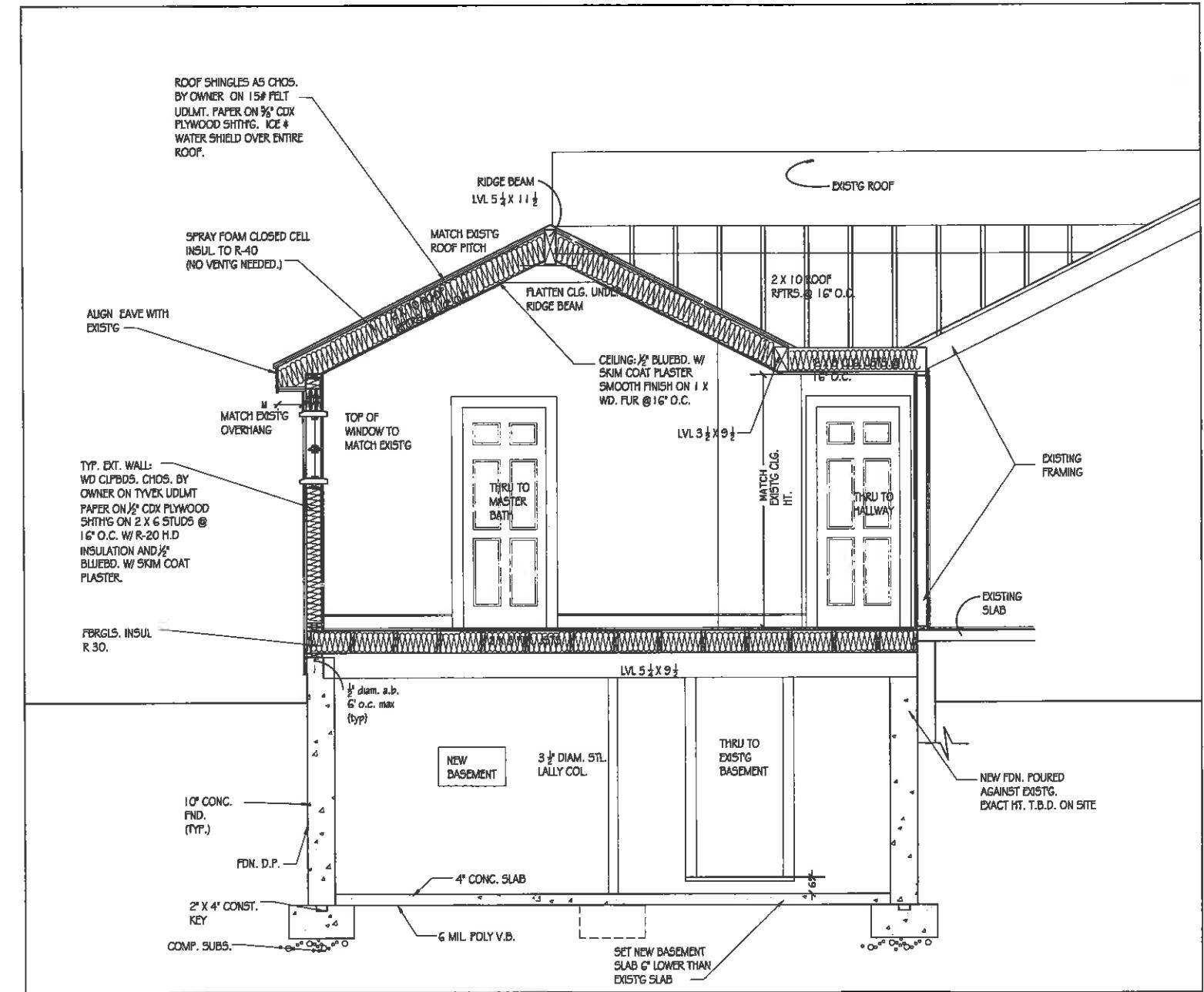
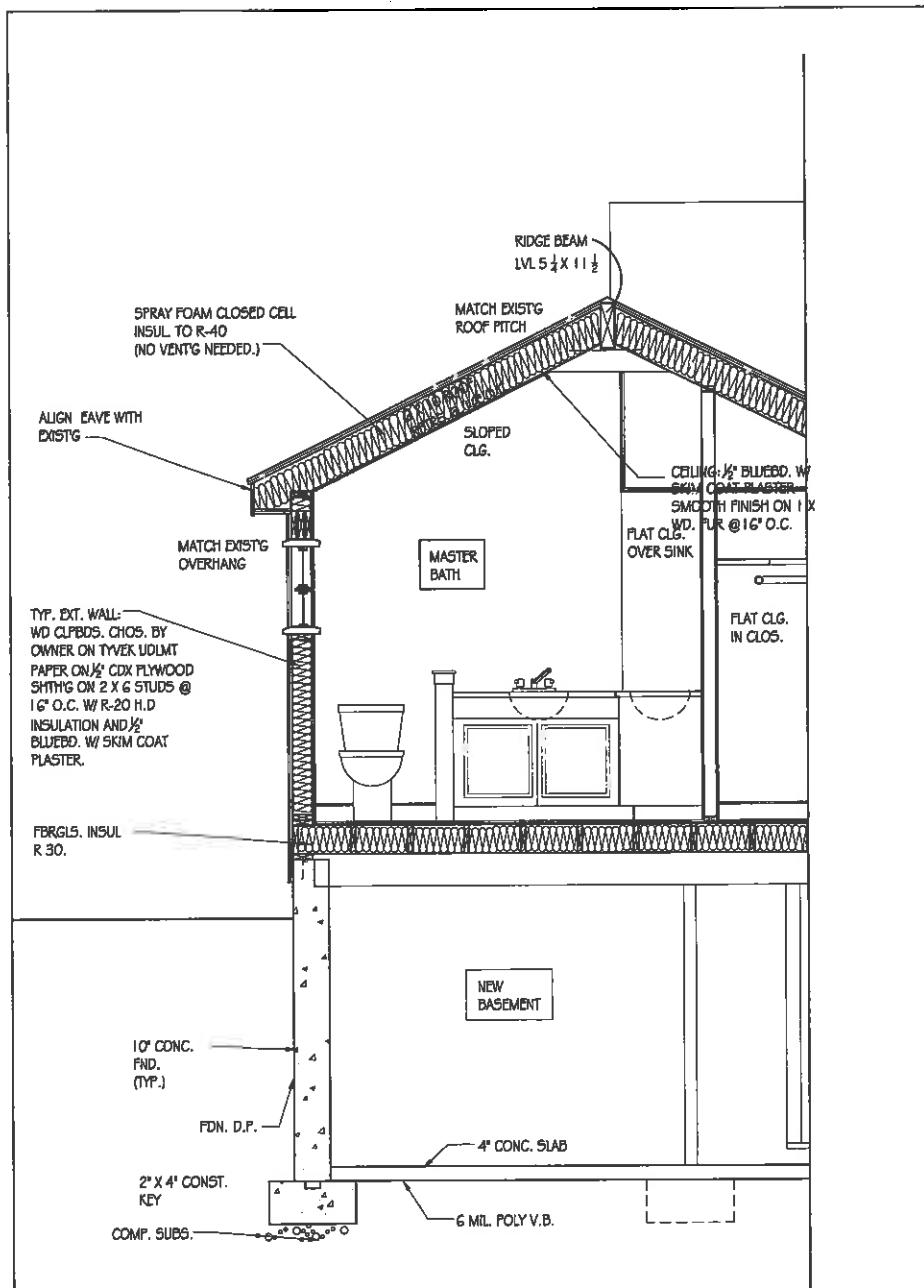
Elise Stone, Architect
Terry Rourke, Architect

26 SNOW DRIVE
Littleton, MA
978-371-1812

REMODEL/ADDITION:
RUSH RESIDENCE

RAY AND LORNA RUSH
26 SNOW DRIVE
LITTLETON, MA
978-371-1812

A6



2 SECTION THRU M. BATH

SCALE: $\frac{1}{4}$ -

1 SECTION THRU M. BEDROOM

SCALE: $\frac{1}{2}$ = 1'-0"

UJNE 26, 2015

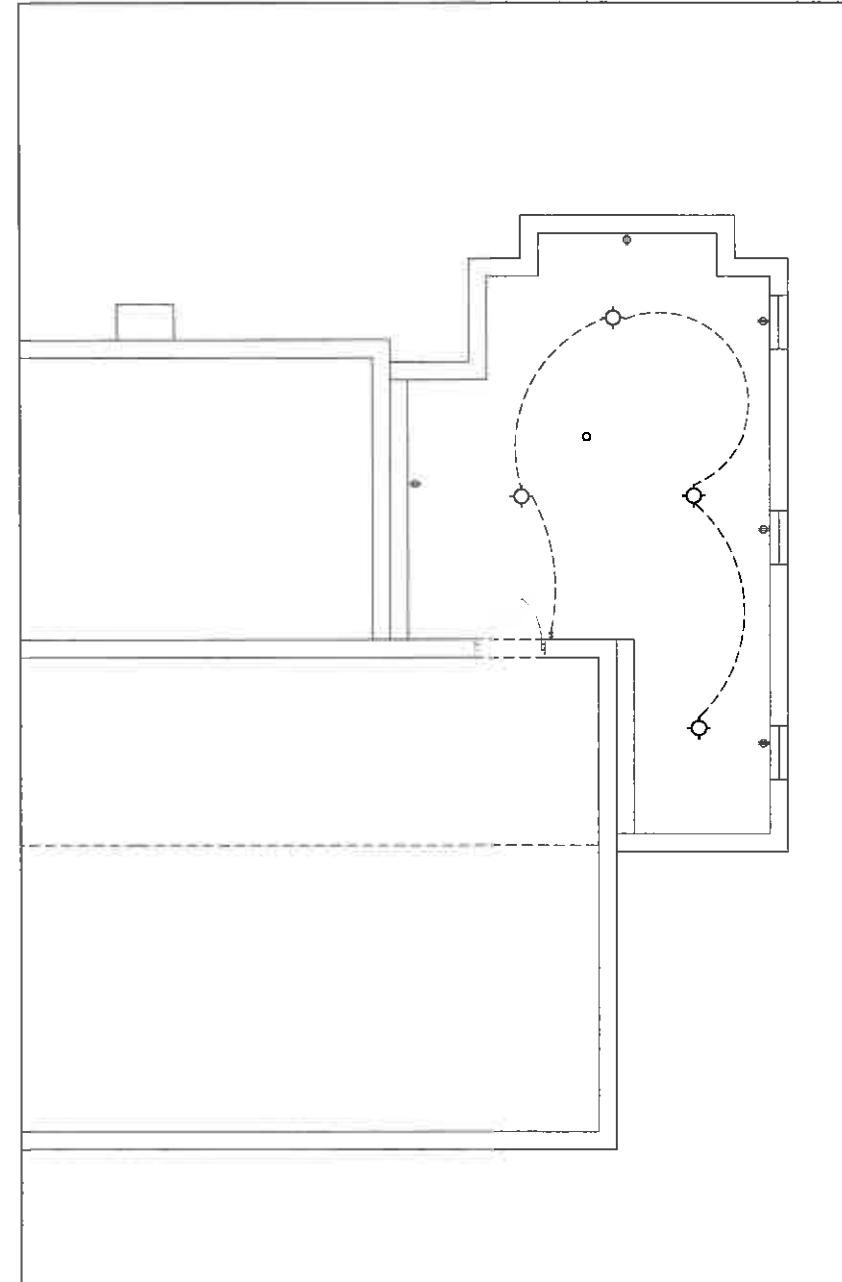
REV. NO. _____ DATE _____

SOLUTIONS

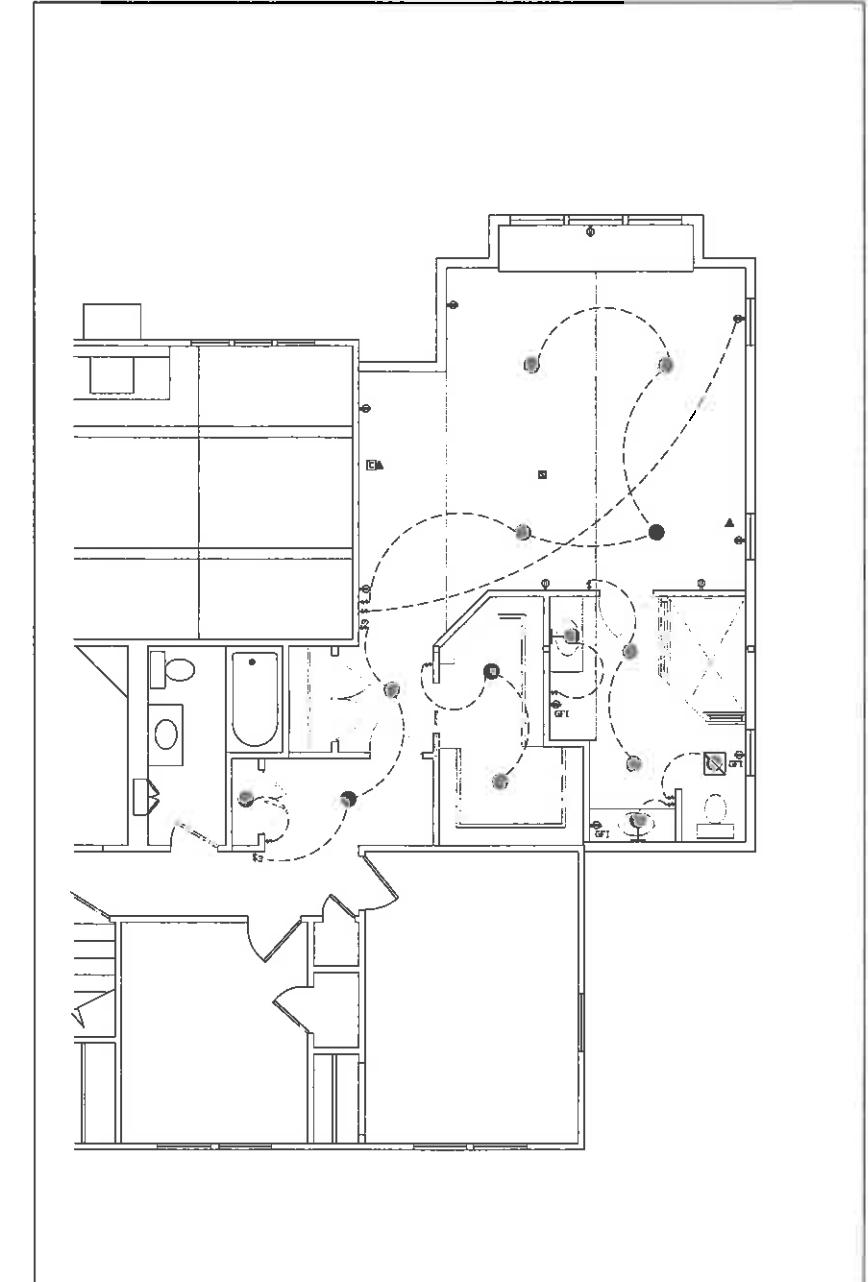
A7

ELECTRICAL SYMBOLS	
CEILING MOUNTED LIGHT FIXTURE	○
WALL MOUNTED LIGHT FIXTURE	○
CEILING RECESSED LIGHT FIXTURE	●
CEILING RECESSED WALL WASHER	○
UNDER CABINET HOCKEY PUCK LIGHT	○
FAN W/ LIGHT	○
FLUORESCENT	—
SMOKE DETECTOR	□
GAS OUTLET	○
TELEPHONE	▲
CABLE	□
SPEC. PURPOSE GND	○
FLOOR OUTLET	○
DUPLEX	○
TRIPLEX	○
BSRV	○
SWITCHED DUPLEX	○
DUPLEX GROUND FAULT INTERRUPT	○
EXHAUST FAN ALARM	□

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



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



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

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

Elise Stone, Architect
Terry Rourke, Architect
213 Old Northern Road
Concord, Massachusetts 01742
978-371-1512

JUNE 26, 2015

REV. No. DATE

ELECTRICAL LAYOUT
PLANS

E1