



Office of the

LITTLETON BOARD OF APPEALS

received
3/30/15 (JY) 10:30 AM

Petitioner: JOANNE COLEMAN and FRANCIS MAGURN

Case No: 849A

Date Filed: March 4, 2015

The Littleton Board of Appeals conducted a public hearing on March 19, 2013 at 7:30 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a Special permit pursuant to Section 173-10B (1), or a Variance from Section 173-31, to allow change or extension of a pre-existing non-conforming structure at 6 Whitcomb Avenue, Littleton, Ma, to construct a porch/entry addition within the front setback. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on March 5, and March 12, 2015, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, William Farnsworth, Jeff Yates, and John Cantino, Members, and Marc Saucier, Alternate. Present and not voting were Patrick Joyce, Alan Bell and Rod Stewart, Alternates.

The Petitioners presented a request to construct a porch addition on their home at 6 Whitcomb Avenue, Littleton, Massachusetts. The Petitioner submitted plans showing that their existing porch extends into the front setback and sits approximately 23 feet from Whitcomb Avenue. The proposed addition would be for a porch approximately 6' by 14' and would encroach an additional 2.5 feet into the setback. The main portion of the home is 27 feet from the street. The lot is 31,000 square feet, non-conforming as to size. No abutters appeared in opposition to the petition.

FINDINGS: The Board found that the porch addition as proposed would not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

DECISION: The Board voted unanimously to GRANT a Special Permit to construct a porch addition, as shown on the site plan submitted with the petition, provided that the front setback would not be less than 21 feet.

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: _____

Date: March 30, 2015

Book: 22777, Page 371.

I hereby signify that twenty (20) 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