



Office of the
LITTLETON BOARD OF APPEALS
Littleton, Massachusetts 01460

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[Signature]

Petitioner: JOSEPH ZAGARELLA
Case No: 838A
Date Filed: September 4, 2014

The Littleton Board of Appeals conducted a public hearing on September 18, 2014, at 7:45 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a special permit pursuant to Section 173-68 to convert a single family residential dwelling into a two family dwelling at 123 King Street, Littleton, Ma. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on September 4, and 11, 2014, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Jeff Yates, John Cantino, Cheryl Hollinger and William Farnsworth, Members. Present but not voting were Alan Bell, Patrick Joyce, Marc Saucier and Rod Stewart, Alternates.

The Petitioner presented a proposal to convert a single family dwelling at 123 King Street, Littleton to a two family structure. The conversion is allowed by special permit if the house was in existence prior to March 5, 1951. Petitioner presented evidence that the house was built in 1950 and that it has been used and assessed as a two family dwelling. There was a special permit issued in 1999 to the prior owner to convert the dwelling, but no rights were exercised under that Special Permit so it lapsed. A letter from the building inspector indicated that the rights would have to be exercised through a building permit, and none had been issued. The petitioner explained that there would be no additional space or footprint, but he would comply with the necessary building requirements for a two family dwelling. No abutters appeared in opposition to the petition.

FINDINGS: The Board found that the house was built prior to March 5, 1951 and satisfied the requirements for a Special Permit for conversion to a two family dwelling.

DECISION: The Board voted unanimously to GRANT a Special Permit under Section 173-68 to allow conversion of the single family dwelling at 123 King Street, Littleton, Ma. to a two family dwelling.

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: _____

Book: 30211, Page: 133

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