



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460
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Board Use Only ... Case # 798A Filing Date 10/20/11

The undersigned, having standing in this matter, hereby petitions the Littleton Board of Appeals for a VARIANCE ☒ SPECIAL PERMIT and/or APPEAL (Check all that apply)
as specified below and as provided by the Town of Littleton Zoning Bylaw

1. LOCATION OF THE PROPERTY: *Please print*
A. Street Address 52 POWERS RD.
B. Assessors' Map and Parcel # U04-10-0
B Zoning District Aquifer District Water Resource District
C. Deed Reference BOOK 33379 PAGE 102
2. LITTLETON ZONING BYLAW SECTION(S)
A. Variance
B. Special Permit 173-10-A(4)
C. Appeal
3. STATE BRIEFLY REASONS FOR THIS PETITION *Use additional sheets, if necessary*
SEE ATTACHED.

4. PETITIONER(S) FRANK W. BIEFE, AIA (978-443-4775)

 Owner Tenant Licensee Agreed Purchaser ☒ Agent Other

NOTE: If petitioner is not the owner, furnish written authorization from owner below.

Walter T. Biefe

Signature
52 Powers Rd. Littleton, MA 01460
Mailing Address

15-Oct-2011
Date
617-909-9034
Telephone #

.....
Town Clerk Use ONLY Filing Fee Paid \$ 200.00
Registry Fee Paid \$ 75.00 Date

52 Powers Rd, Littleton, MA

In application for Special Permit:

The owner wishes to renovate the existing house improving the structure and its livability. It was built in approximately the year 1950. It will remain a one-storey, 3-bedroom, 1-bath house. The lot size is 33,158 SF and the bylaw requires 40,000 SF. The lot frontage is 100.57 feet and the bylaw requires 150 feet. The bylaw requires a sideyard setback of 15 feet but the existing structure has a setback of 9.8 feet on the south side tapering to 12.2 feet.

The proposed design will enlarge the footprint of the house, including porches, by a factor of 35% from 1280 SF to 1731 SF and add a garage with a footprint of 720 SF. The corner of the house closest to the south property line will not move but the screened porch on the south side will be enlarged within the 15-foot setback zone.

The existing non-conformance has 92 SF of the house beyond the setback line and the proposed non-conformance will have 100 SF beyond the setback line. This increase will be unnoticeable to the casual observer and have no deleterious effect on abutters or the public interest. In fact, these interests will be satisfied that the property is vastly improved.

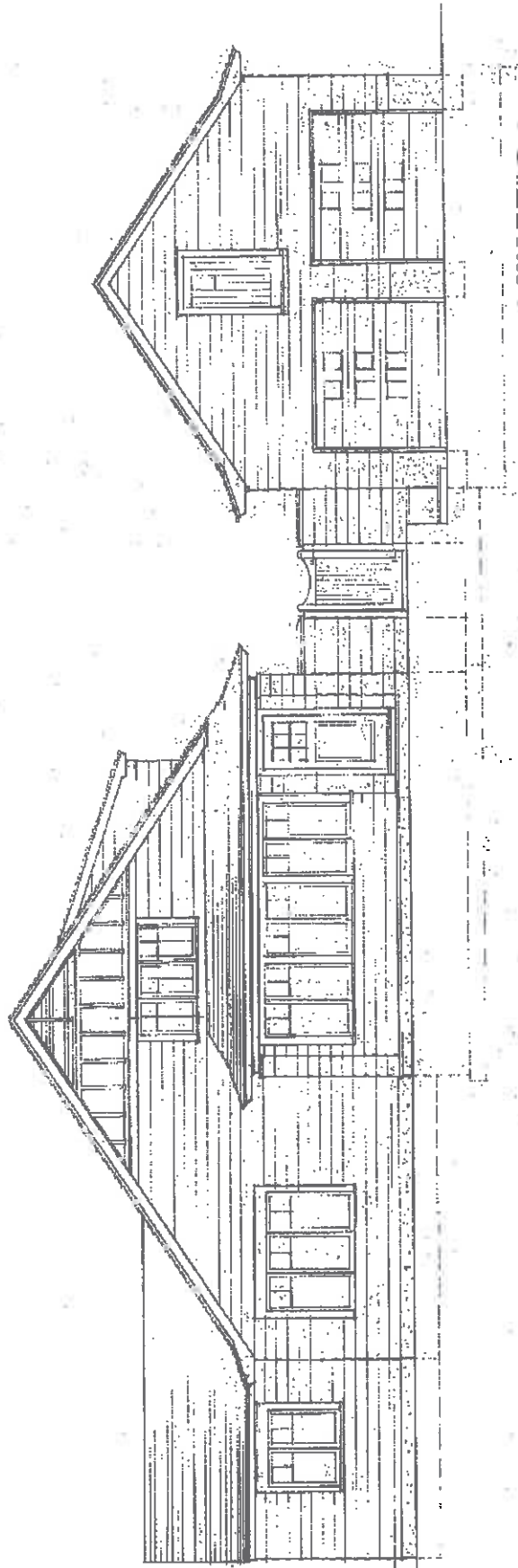
Existing Conditions

52 Powers Rd., Littleton, MA



Sudbury, Massachusetts 01776 978-443-4775

AS OF 1950 - 1951



① EAST ELEVATION
1/4" = 1'-0"

10-10-2011

Building Arts
FRANK W. RIEPE / ARCHITECT

Sudbury, Massachusetts 01776 978-443-4775

TAYLOR RESIDENCE
52 PARKER RD., LITTLETON, MA

✓
Adele Karas Sullivan, formerly known as Adele C. Karas of Groton,
Middlesex County, Massachusetts

for consideration paid and in full consideration of Two Hundred
Fifty-One Thousand and 00/100 Dollars (\$251,000.00)

grants to William Taylor and Maureen Taylor, husband and wife as
tenants by the entirety

of 52 Powers Road, Littleton, Massachusetts

with quitclaim covenants

The land in Littleton, Middlesex County, Massachusetts with the
buildings thereon, situated on the Northwesterly side of Powers
Road, containing 27,000 square feet, more or less, and bounded
and described as follows:

BEGINNING on the Northwesterly boundary of said Powers Road
at land now or formerly of Charles Still, the line
runs Northeasterly by said Powers Road, one
hundred (100) feet to an iron pipe;

THENCE runs Northwesterly by other land now or formerly
of John J. Troupe et ux., two hundred forty six
(246) feet, more or less, to an iron pipe located
at a stone wall;

THENCE runs in a curved line by said stone wall, one
hundred seventy (170) feet, more or less, to the
corner of the wall at aforesaid land of Charles
Still;

THENCE runs Southeasterly by said land of Charles Still
and said stone wall, two hundred seventy (270)
feet, more or less, to Powers Road and the point
of beginning.

For title reference see deed of Lauren Jennings dated March 18,
1997 and recorded with the Middlesex County South District
Registry of Deeds in Book 27143 at Page 484.

MSD DB/01/01 D3:26:48 13:40 45.00
144.56 ***
Property Address: 52 Powers Road, Littleton, Massachusetts
Grove

Witness my hand and seal on this 31st day of July, 2001.

Adele Karas Sullivan
Adele Karas Sullivan, formerly
known as Adele C. Karas

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

July 31, 2001

Then personally appeared the above named Adele Karas Sullivan, formerly known as Adele C. Karas who acknowledged the execution of the foregoing instrument to be her free act and deed, before me

Kathryn L. Schmitzer
Notary Public Kathryn L. Schmitzer
My Commission Expires May 10, 2007

NOTARY PUBLIC
MASSACHUSETTS
CANCELLED
JUL 31 2001
NOTARY PUBLIC