

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:

A. Street Address 52 Powers Rd. *Please print*

B. Assessors' Map and Parcel # J04 - 10 - 0

R 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. Briege, AIA (978-443-4775)

Owner Tenant Licensee Agreed Purchaser Agent Other _____

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

Willie Tyl

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.

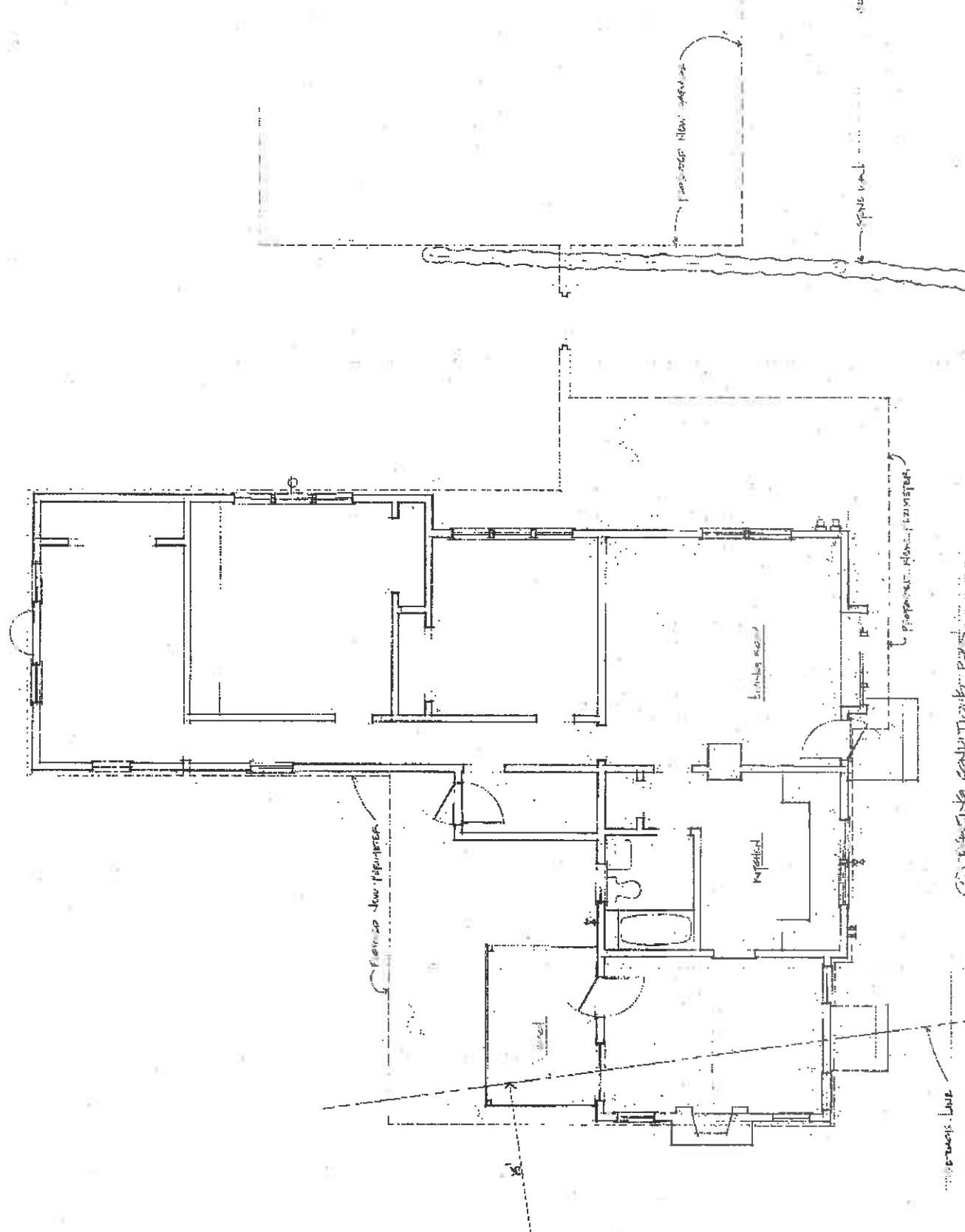
The proposed design will enlarge the footprint of the house, including porches, by a factor of 35% from 1280 SF to 1731 SF and add a garage with a footprint of 720 SF. The corner of the house closest to the south property line will not move but the screened porch on the south side will be enlarged within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





Building Arts
FRANK W. RIEPE/ARCHITECT

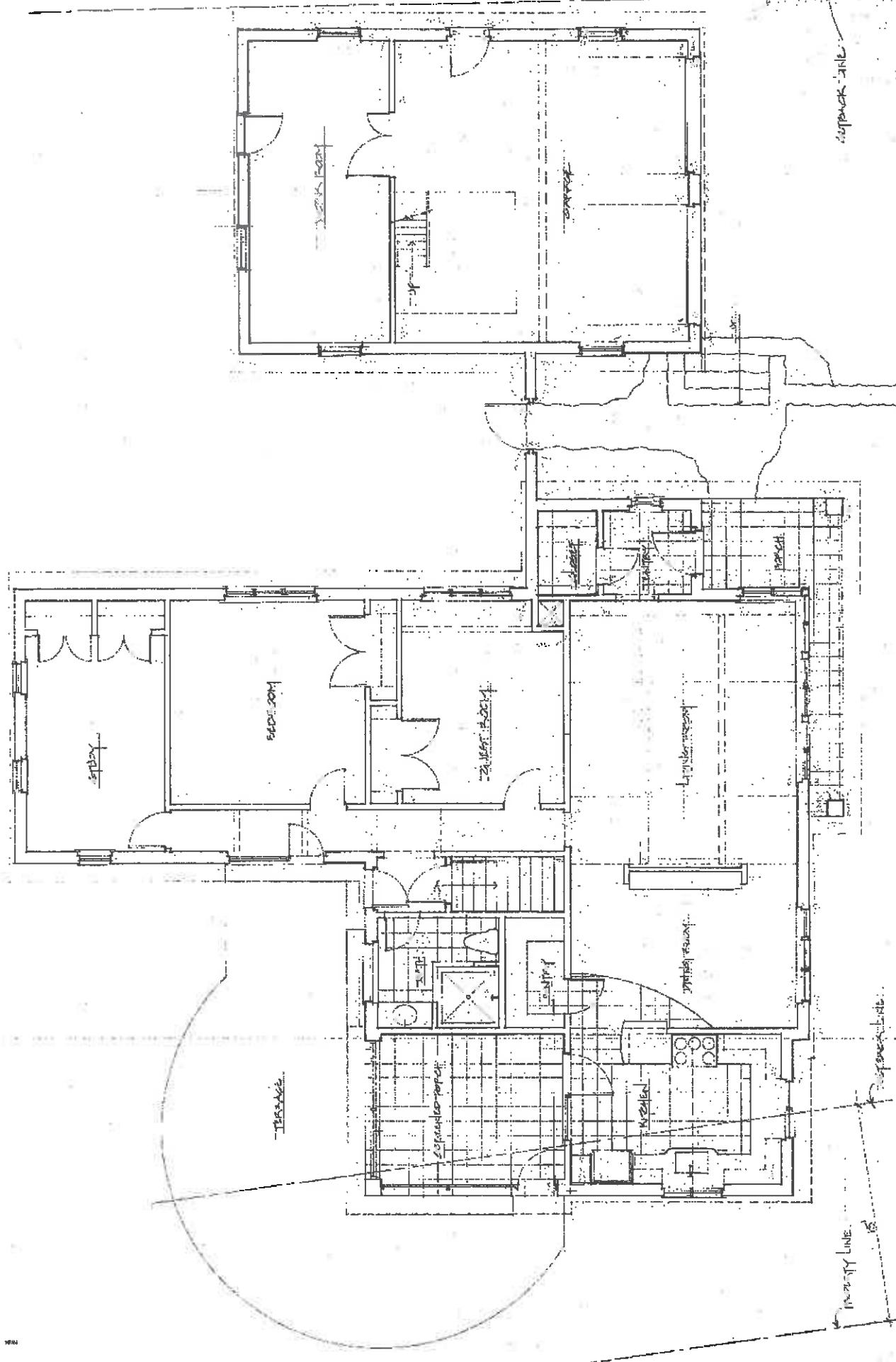
Sudbury, Massachusetts 01776 978-443-4775

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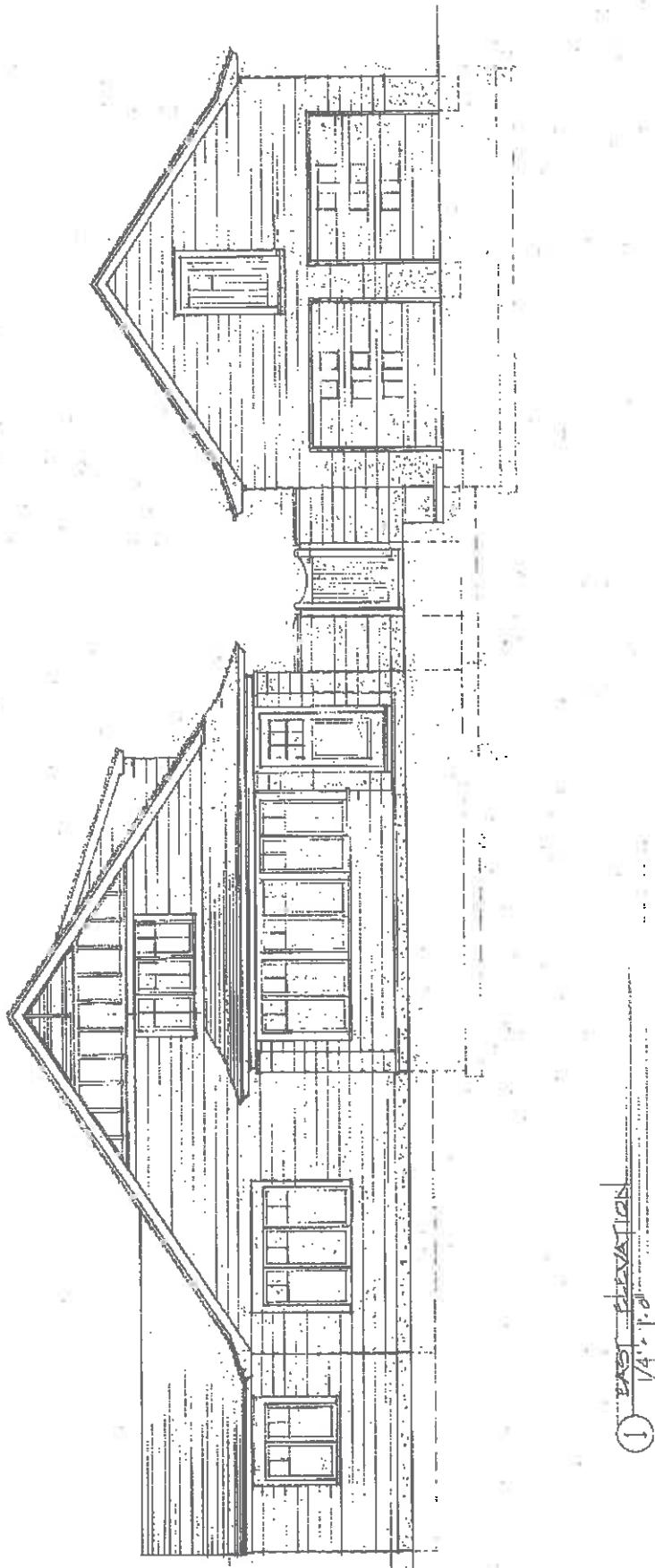
Building Arts

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FRANK WIEPE/ARCHITECT

Sudbury, Massachusetts 01776 978-443-4775

سیمین شاهزاده شیراز

مکتبہ مذہبیہ علامہ مولانا مسیح



Building Arts
FRANK W. REPE / ARCHITECT

Sudbury, Massachusetts 01776 978-443-4775

10-10404

✓ 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

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

7/31/01

CANCELLED
CANCELLATION
07-01-2007
07-01-2007