



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

Petitioner: Harvey Atkins for Yoko Kiser
Property Address: 12 Town Road
Case No: 779A
Date Filed: April 28, 2010

The Littleton Board of Appeals conducted a public hearing on May 17, 2010 at 8:15 P.M. at the Shattuck Street Municipal Building on the petition of Harvey Atkins, Agent for Yoko Kiser, for a Special Permit to expand the pre-existing nonconforming home at 12 Town Road, Littleton, MA, by adding a 6' wide addition to the northwest side of the home. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton, on May 6 and 13, 2010, and by mail to all abutters and parties in interest. Present and voting: Sherrill Gould, Chairman; Julia Adam, John Cantino, and Jeff Yates, Members; Rod Stewart, Alternate.

Harvey Atkins appeared as the agent with Yoko Kiser, the owner of the home, and presented a request for a special permit to add an addition onto the pre-existing non-conforming home and lot at 12 Town Road. He explained that the current living room is only 9 feet wide and the 6' x 22' addition would result in giving the home an attractive entry with a 15' x 20' living area for furniture placement and utility. The property is non-conforming because the lot is less than 40,000 square feet, the frontage is less than 150 feet and the westerly side setback is under 15 feet. The front setback of the home is only 26 feet but the average setback of the homes on either side of 12 Town Road is approximately 14'. The addition would result in a 20.2' front setback. There would be no side setback violation. The home is in an area of Littleton where the homes are generally on lots which are undersized and predate the zoning bylaw. The addition would be a single story addition in keeping with the style of the home.

No abutters appeared in opposition.

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

DECISION: The Board voted unanimously to GRANT a Special Permit to the applicant for a 6' x 22' addition on the northwesterly side of the home substantially as shown on the plot plan and sketch plans presented with the petition.

Appeals, if any, shall be made pursuant to M.G.L. Chapter 40A, Section 17, and shall be filed within twenty (20) days after the date of filing of this Decision in the office of the Town Clerk.

The Special Permit shall not take effect until a copy of the Decision bearing the certificate of the Town Clerk is recorded with the Middlesex District Registry of Deeds in accordance with the provisions of M.G.L. Chapter 40A, Sections 11 and 15, stating that twenty (20) days have

elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed, or if such appeal has been filed it has been dismissed or denied.

If the rights authorized by this Special Permit are not exercised within two (2) years from the date of granting it shall elapse in accordance with the provisions of M.G.L. Chapter 40A, Section 10.

Signed Jolene A. Adam Date 5/27/10
Clerk Zoning Board of Appeals

Book: 45042

Page: 52

I hereby signify that twenty 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 _____ Date _____
Town Clerk, Littleton, Massachusetts