



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

Petitioner: BERNARD AND TRACY LANE
Property address: 7 George Street
Case No: 769A
Date Filed: December 10, 2009

The Littleton Board of Appeals conducted a public hearing on January 21, 2010, at 7:30 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a special permit pursuant to Section 173-10(B)(1) to allow a front porch addition to a pre-existing non-conforming structure which would result in additional encroachment into the front yard setback at 7 George Street, Littleton, Massachusetts. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton, on January 7 and 14, 2010, and by mail to all abutters and parties in interest. The hearing was continued to the February 18, 2010, meeting for decision and vote. Present and voting: Sherrill R. Gould, Chairman; John Cantino, and William Farnsworth, Members; and Rod Stewart and Cheryl Cowley Hollinger, Alternates.

The Petitioner presented a plan showing that his property consists of a pre-existing dwelling at 7 George Street. The Petitioner proposes to add a farmer's porch and entry foyer to the front of the house in the approximate location of the present front stairs, which are measured at between 24 and 28 feet from the street. The new addition will create additional area of front setback nonconformity with the porch being approximately 24 feet from the street and the stairs being approximately 21 feet from the street. No other dimensional setbacks are affected. The house is in an area of non-conforming lot sizes and many of the homes are closer to the street than 30 feet. The property is non-conforming in lot size, frontage, side and front setbacks. No abutters appeared in opposition.

FINDINGS: The Board identified the current non-conforming features of the property and structure and found that the extension of the non-conforming front line setback would not be substantially more detrimental to the neighborhood than the existing non-conforming use.

DECISION: The Board voted unanimously to GRANT a Special Permit from the requirements of Section 173-10(B)(1) to permit the porch and foyer addition to the dwelling at 7 George Street, provided that the porch be no closer to George Street than 23 feet and the stairs no closer than 20 feet, substantially as shown on the plan prepared for the Board and submitted with the application.

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: Julia A. Adam
Julia A. Adam, Clerk

Date: 2/24/10

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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