



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
11/20/08 L.L.

Board Use Only Case # 758A Filing Date Nov. 20, 2008

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 8 Crane Rd *Please print*

B. Assessors' Map and Parcel # R09-28

R Zoning District N0 Aquifer District W0 Water Resource District

C. Deed Reference Book 22535 Page 406

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance _____

B. Special Permit 173-10 B (1)

C. Appeal _____

3. STATE BRIEFLY REASONS FOR THIS PETITION *Use additional sheets, if necessary*

Adding to the size of a pre-existing structure as shown on the attached drawings.

4. PETITIONER(S) Brian Stormwind

Owner Tenant Licensee Agreed Purchaser Agent Other _____

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

Brian Stormwind

Signature

8 Crane Rd, Littleton, MA

Mailing Address

11/19/08

Date

978.952.6627

Telephone #

Town Clerk Use ONLY

Filing Fee Paid \$300.00 #2831

Date 11/20/08 L.L.

REGISTRY FEE PAID #75.00 CK #2833

Cly



BUILDING COMMISSIONER
ZONING OFFICER
P.O. BOX 1305
LITTLETON, MA 01460
VOICE (978) 952-2308
FAX (978) 952-2321

December 1, 2008

TO: **Board of Appeals**
FROM: Zoning Officer, Roland Bernier
RE: 8 Crane Road

Pursuant to MGL Chapter 40A, §15, please accept the attached documents and papers constituting the record of the case in which the above noted appeal is being taken.

8 Crane Road

Applicant seeking to increase an existing non-conforming structure...specifically to remove an existing open deck that is shown to be 14.2 feet from the side lot line and replace with a new enclosed unheated porch, increasing the encroachment into the required setback to approximately 13.8 feet. The required setback is 15 feet.

No further comment

FREDERICK D.FIELD, JR., Trustee of K & F REALTY TRUST, Also known as K AND F REALTY TRUST, Under a Declaration of Trust dated December 10, 1969 and recorded with Middlesex South District Registry of Deeds in Book 11787, Page 285, as amended and extended,

of 442 King Street Littleton, Middlesex County, Massachusetts,
in consideration of \$179,400.00

grant to JOANNIE L. ARMSTRONG and BRIAN L. STORMWIND, ~~both~~ joint tenants with right of survivorship both

of 8 Crane Road, Littleton, MA 01460
with ~~quitclaim~~ covenants
the land in

THE LAND IN LITTLETON, WITH THE BUILDINGS THEREON SITUATED IN THE SOUTHERLY PART THEREOF, CONTAINING ABOUT ONE-HALF ACRE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING at the southwest corner thereof at land now or formerly of Edward Loring and at the road leading from Taylor Street to the road from Boxborough Station to Priest Crossing on the Fitchburg Railroad, also known as Crane Road, at a stone wall;

THENCE northeasterly by the wall on said Loring land two hundred sixty-seven (267) feet;

THENCE turning and running southerly by land now or formerly of one Furbush two hundred and twenty-six (226) feet to the said road leading from Taylor Street;

THENCE westerly by said road one hundred and ninety-eight (198) feet to the place of beginning.

BEING the same premises conveyed to the Grantor by deed dated February 19, 1993 and recorded with said Deeds in Book 22929, Page 133.

SUBJECT to a restriction as contained in an instrument recorded with said Deeds at Book 25358, Page 302, that the buildings and improvements shall not contain in excess of 3 bedrooms until further approval is obtained from the regional and local Boards of Health for septic expansion.

MASS. EXCISE TAX: 818.52 **
MSD 08/01/95 12:23:10 687 25.00

Executed as a sealed instrument this 31st

day of July, 1995

K & F Realty Trust
 K AND F REALTY TRUST, a/k/a
 K & F REALTY TRUST

BY: *Frederick D. Field, Jr.*, TRUSTEE

Frederick D. Field, Jr.

The Commonwealth of Massachusetts

MIDDLESEX, ss.

July 31, 19 95

Then personally appeared the above named

FREDERICK D. FIELD, JR., TRUSTEE

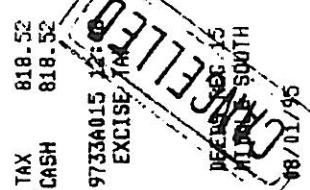
and acknowledged the foregoing instrument to be the

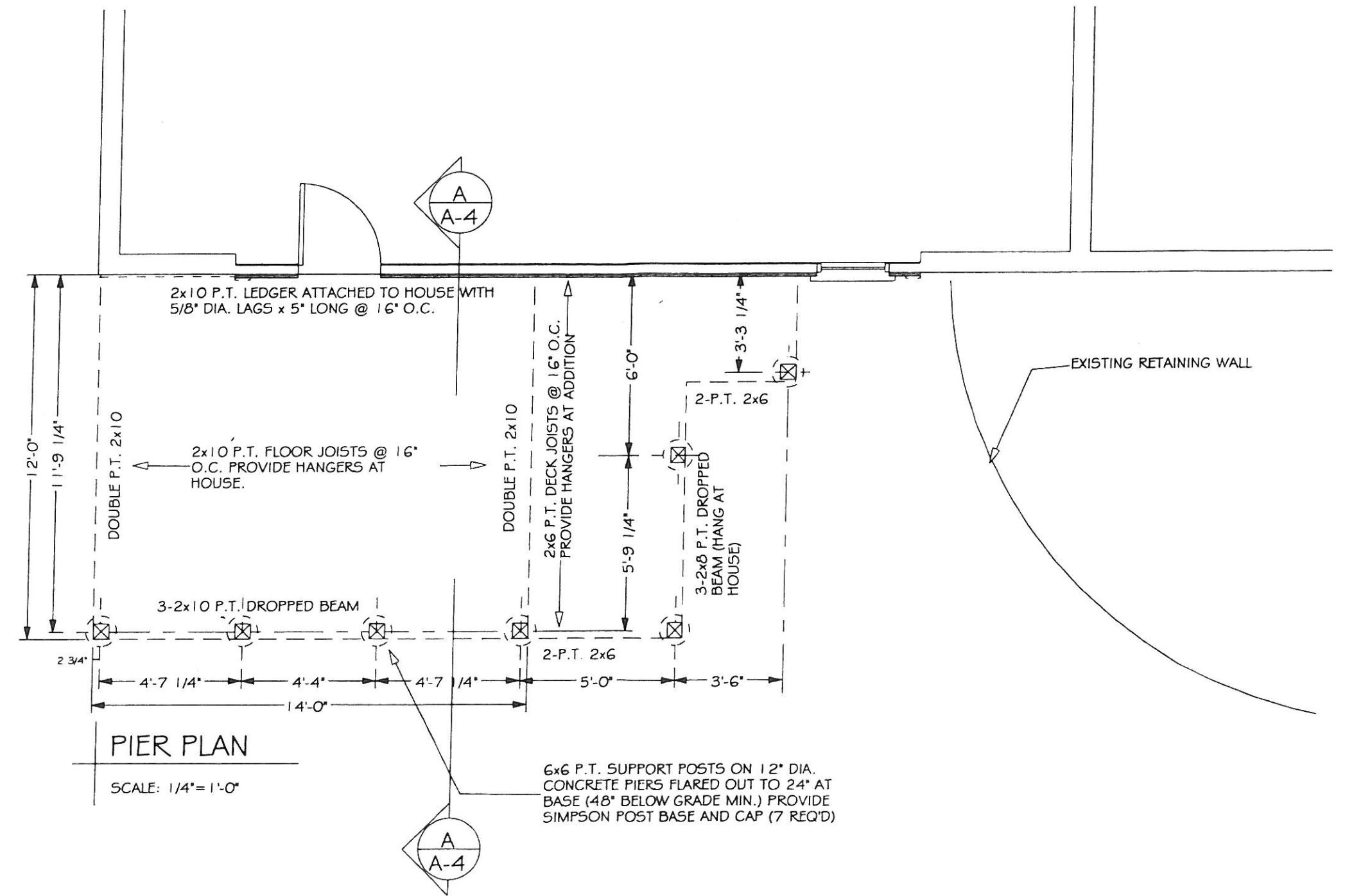
free act and deed of the Trust,

Before me,

Sherill R. Gould
 SHERILL R. GOULD
 Notary Public
 My commission expires

6/18 19 99





CUSTOM ADDITION
8 CRANE ROAD - LITTLETON, MA
PIER PLAN

CLIENT:
DATE:
SHEET TITLE:

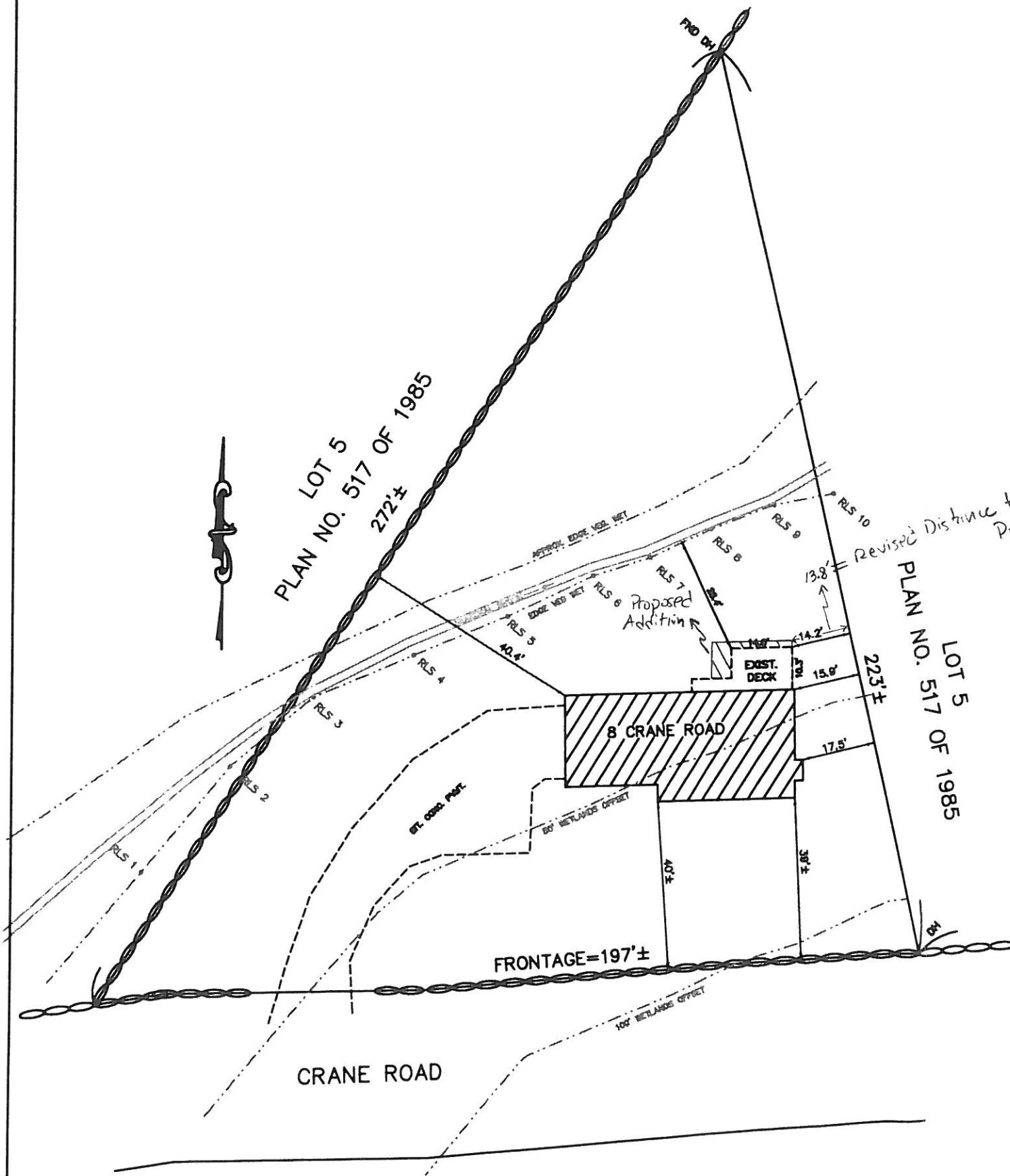
JOB NO.: JOH-139
DRAWN BY: L. MELVIN
SCALE: AS NOTED

REVISIONS

Sheet No.

A-2
© Copyright 2008
RESIDENTIAL DESIGN
SOLUTIONS BY LM

TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH OWNERS AND / OR BUILDERS SPECIFICATIONS. ANY CHANGES MADE AFTER THE PLANS HAVE BEEN ISSUED WILL BE AT THE EXPENSE AND RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERTICALLY AND HORIZONTALLY DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR CONFORMING TO ALL LOCAL AND STATE BUILDING CODES. CONTRACTOR SHALL VERIFY ALL STRUCTURAL MEMBERS WITH LUMBER YARD AND / OR MANUFACTURERS PRIOR TO CONSTRUCTION AS THERE ARE NUMEROUS COMPANIES PRODUCING SIMILAR STRUCTURAL PRODUCTS. HE / SHE SHOULD ALSO CONSULT WITH A LICENSED STRUCTURAL ENGINEER AND / OR STRUCTURAL CONCRETE PRIOR TO STARTING CONSTRUCTION.



See Attached Drawing "Custom Addition"
for detailed dimensions of the proposed
Addition

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS, OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



SEPTEMBER 4, 2008
DATE

P.L.S. NO. 32090

ORIGINAL SCALE: $1''=20'$

Hand-drawn edits:
"Proposed Additiv"
§
"Revised Distance to
Property"
by Brian Stormwind
11/17/08

PLAN OF LAND IN
LITTLETON, MASS.
FOR
JOANNIE ARMSTRONG
& BRIAN STORMWIND

SCALE: 1" = 20' SEPTEMBER 4, 2008

ROSE LAND SURVEY
P.O. BOX 384
WEST GROTON, MASS. 01472
978-433-9320