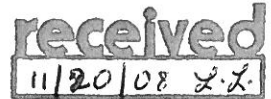




OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460



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: Please print

A. Street Address 8 Crane Rd

B. Assessors' Map and Parcel # R09-28

R Zoning District N0 Aquifer District N0 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 # 2721 Date 11/20/08 L. Ford  
REGISTRY FEE PAID # 75.00 ck#2833 clp



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 88/81/95 12:23:10 687 25.00

8 Crane Road, Littleton

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.*  
*Trustee*

## 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,

*Sherrill R. Gould*  
SHERRILL R. GOULD

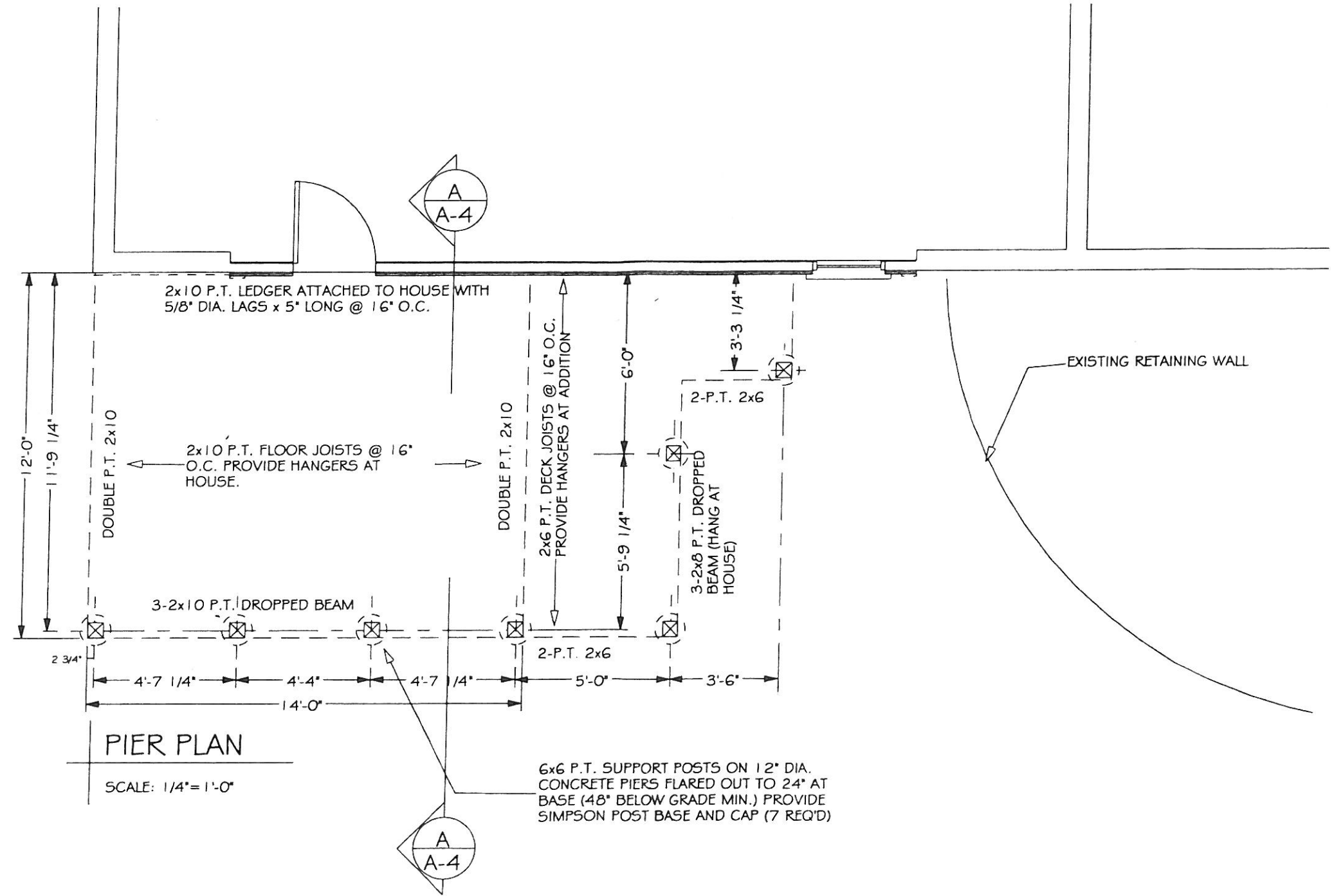
Notary Public, Commonwealth of Massachusetts

My commission expires

6/18

19 99

TAX 818.52  
CASH 818.529733A015 12-06  
EXCISE TAXRECEIVED  
DEC 15  
11 PM '95  
68/01/95



PIER PLAN

SCALE: 1/4" = 1'-0"

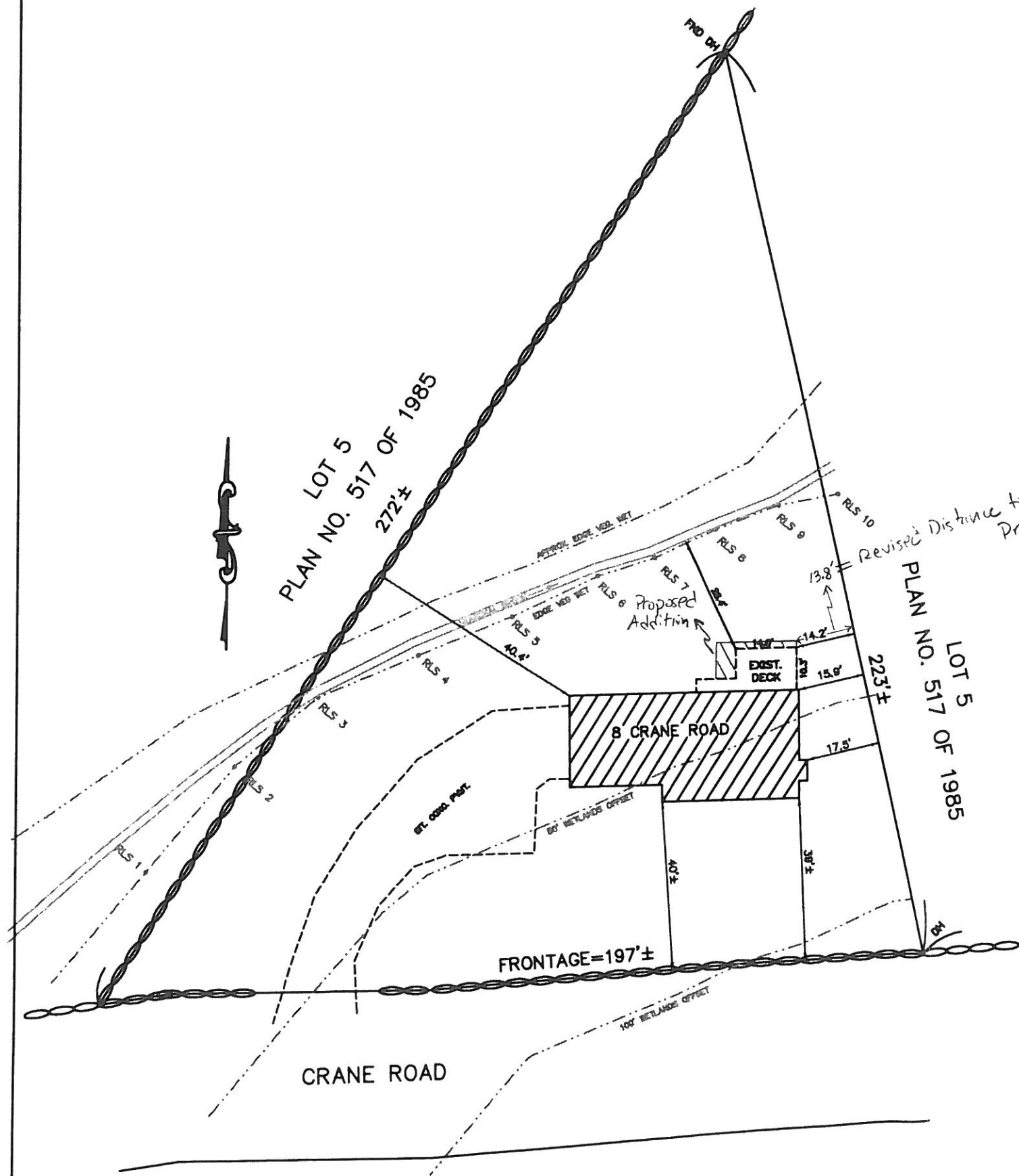
TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. ANY CHANGES MADE AFTER THE DATE OF ISSUANCE OF THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES AND OR MANUFACTURER PRIOR TO CONSTRUCTION AS THERE ARE NUMEROUS OR MANUFACTURER PROVIDING SIMILAR STRUCTURAL BUILDING PRODUCTS. HE/SHE SHOULD CONSULT WITH A LICENSED STRUCTURAL ENGINEER ABOUT ANY STRUCTURAL CONCERNS BEFORE STARTING CONSTRUCTION.

CUSTOM ADDITION  
8 CRANE ROAD - LITTLETON, MA

PIER PLAN

REVISIONS		JOB NO.	DATE	DATE	DRAWN BY	SCALE
		JOH-139	9/22/08		L. MELVIN	AS NOTED

SHEET NO  
A-2  
© COPYRIGHT 2008  
RESIDENTIAL DESIGN  
SOLUTIONS BY L.M.



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

Revised Distance to Property from edge of 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 Addition" & "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 JOB NO. R-197      PLAN NO. M-616