



OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

received  
7/18/08

Petitioners:	Robert R. Roy and Josephine A Roy 34 Jennifer Street
Case No:	746A
Date Filed:	May 12, 2008

The Littleton Board of Appeals conducted a public hearing on June 19, 2008, at the Shattuck Street Municipal Building, Shattuck Street, for a special permit pursuant to Section 173-10B(1) to allow an extension of a pre-existing non-conforming structure which would result in encroachment into the front yard setback at 34 Jennifer St., Littleton, Massachusetts. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Concord and circulated in Littleton, on June 5, 2008, and June 12, 2008, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Julia Adam, Clerk, John Cantino, and Jeff Yates, Members and Cheryl Cowley Hollinger, Alternate. Present but not voting was Rod Stewart, Alternate.

The Petitioners, Robert R. Roy and Josephine A Roy, presented a plan showing that the property consists of a pre-existing house at 34 Jennifer St, Littleton, Ma, on a lot of just over 20,000 square feet. The lot is undersized; the house currently meets all setback requirements. The Petitioner proposes to add a farmer's porch of 8'x 18' and steps to the front of the house. The proposed addition would not decrease the side setbacks, being located at approximately 30' feet, but would encroach into the front setback requirement by approximately 18 inches. The new addition would be approximately 28 feet from the front property line. Jennifer Street is located near the town common area in the town of Littleton, and the houses along the road are well established.

No abutters appeared in opposition to the petition. Several letters of support from the abutters were presented by the petitioners.

**FINDINGS:** The Board found that the property is nonconforming in that the lot is under-sized and that the encroachment of the porch into the front line setback would not be inconsistent with other properties in the neighborhood. The Board found that such extension would not be substantially more detrimental to the neighborhood than the existing nonconformity.

**DECISION:** The Board voted unanimously to GRANT a Special Permit under Section 173-10B(1) to permit extension of the dwelling at 34 Jennifer St, substantially as shown on the plan prepared and submitted with the application, of 8' x 18' to the existing front of the house, provided that said addition remain a farmer's porch and not be enclosed.

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 Adam, Clerk

Date: 7/17/08

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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: \_\_\_\_\_  
Town Clerk, Littleton, Massachusetts

Date: \_\_\_\_\_