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Office of the
LITTLETON BOARD OF APPEALS
Littleton, Massachusetts 01460

Petitioner: JEANNINE GUILBAULT
Case No: 23-967
Date Filed: June 14, 2023

The Littleton Board of Appeals conducted a public hearing on July 27, 2023, continued from July 20, 2023 at 7:10 P.M. at the Shattuck Street Municipal Building, 37 Shattuck Street, Littleton, for a Variance pursuant to Section 173-31, of the Littleton Zoning Code, to allow the replacement of the front steps entry at 10 Florence Street, within the 30' front setback. Notice of the hearing was given by publication in the Lowell Sun, a newspaper circulated in Littleton, on July 8 and 13, 2023, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairperson, Cheryl Hollinger, Rod Stewart, John Sewell, and John Field, Members. Present and not voting were Kathleen O'Connor and Daryl Baker, Alternates.

The Petitioner presented a proposal to replace her front steps which had been demolished and removed, with new steps which will be 2 feet wider than the original. The reason for the greater width is to comply with the requirement to have a landing under the present building code. The steps originally met the front setback of 30 feet, but this replacement will be at 28 foot setback from the front property line. The property is unique in that Florence Street makes a curve around the property creating frontage on two sides; and the lot is undersized. There is no other location for front entry steps. There is also an existing non-conformity in the garage setback from the sideline so this will create a new non-conformity, however slight.

No abutters appeared in opposition.

FINDINGS: The Board found that the lot was unique due to the size and placement of the house on the lot; and that it would create a hardship for the Petitioner if she could not replace her entry steps in conformity with the building code. Further the desired relief is not detrimental to the neighborhood and will not substantially derogate from the intent of the zoning bylaw.

DECISION: The Board voted unanimously to GRANT a Variance from Section 173-31 to allow the replacement of the front entry steps with steps approximately 7' wide by 9' deep extending no more than 10' from the house.

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:

Date: July , 2023

JOHN SEWELL, CLERK

Book: 71828, Page 462.

I hereby signify that twenty (20) 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: _____
DIANE CRORY, TOWN CLERK

Town Clerk, Littleton, Massachusetts