



**TOWN OF LEICESTER  
ZONING BOARD OF APPEALS**

LEICESTER, MA 01524-1333

Phone: 508-892-7007 Fax: 508-892-7070

[www.leicesterma.org](http://www.leicesterma.org)

RECEIVED

2017 MAY -4 AM 9:51

10000 GLE WOOD OFFICE  
LEICESTER, MASS.

The Zoning Board of Appeals of the Town of Leicester, Ma. will hold a public hearing on **Wednesday, June 7, 2017** at 7:30PM in Room 3, Bottom Floor, Town Hall, Washburn Square, Leicester, Ma. on the petition of Michael Lombardozzi of 26 Crestwood Drive, Leicester, MA for two variances from the Leicester Zoning Bylaw to construct a 768s.f. addition to an existing home for an accessory apartment: 1) to exceed the 700s.f. limit for accessory apartments (Section 1.3), and 2) to construct the addition 12.7 feet and 36 feet from the south and west boundary lines, respectively (40 foot setbacks required in the SA Zoning district).

All those wishing to express their opinion on this petition are urged to attend this meeting or express their views in writing to the Board of Appeals no later than June 7, 2017

**PLEASE RUN IN THE WORCESTER TELEGRAM**

**WEDNESDAY, MAY 24<sup>TH</sup>, 2017 AND WEDNESDAY, MAY 31<sup>ST</sup>, 2017**

David Kirwan,  
Chair Leicester, ZBA

Leicester Zoning Board of Appeals

PERMIT TYPE:  Special Permit  Variance

Date: 5/3/2017  
 2017 MAY -3 PM 3:05

<b>Owner Information</b>			
Owner Name:	Michael Lombardozzi		
Owner Signature:	<i>Michael Lombardozzi</i>		
Address:	26 Crestwood Road		
Phone:	774 239 1115	Fax:	
Email:	mikelom@charter.net		
<b>Applicant Information</b>			
Applicant Name:	Michael Lombardozzi		
Applicant Signature:	<i>Michael Lombardozzi</i>		
Address:	26 Crestwood Road		
Phone:	774 239 1115	Fax:	
Email:	mikelom@cler.net		
<b>Project Information</b>			
Project Address:	26 Crestwood Road	Zoning District:	R-1 S-A
Assessors Map & Parcel #	30B D-14	Deed Reference (Book & Page):	47362 pg 327
Applicable Zoning Bylaw Section(s):			
<b>Brief Description of Application:</b>			
<p>Respectfully request allowance to build in law-addition onto my existing house. I do not have necessary setbacks. My neighborhood is completely residential and the agricultural zoning does not apply to over half the residences in area.</p>			
<b>State Briefly Reasons for Variance or Special Permit:</b>			
<p>I would like to be able to have my elderly parents move in. This neighborhood is perfect for their needs and it would allow me to take care of them. They are not happy where they reside and no one should be forced to live where they are not happy, not at this stage of their lives. This would give me the ability to care for them and take them to appointments as needed more efficiently.</p>			

Attach additional pages as necessary to fully describe the application.



**Town Of Leicester**  
**OFFICE OF THE INSPECTOR OF CODES**  
3 Washburn Square  
Leicester, Massachusetts 01524-1333  
Phone: (508) 892-7003 Fax: (508) 892-1163  
**Building & Zoning Enforcement**  
Jeff Taylor

**Plumbing & Gas Inspector**

John P. Dolen

**Wiring Inspector**

John Markley

RECEIVED

2017 MAY -3 PM 3:05

LEICESTER MASS.

Date: April 27, 2017

Michael Lombardozzi  
26 Crestwood Road  
Leicester, Ma. 01524

Re: addition

Dear Mr. Lombardozzi,

You have applied to add to your existing home at the aforementioned address an addition for an in-law apartment. Your property is split in two zoning districts; R-1 and Suburban Agricultural. The Majority of the addition will be in the SA zoning district. In this district the required setbacks from the boundary lines are forty (40) feet in all directions.

The survey plan shows the south side to be 12'7" and the frontage or west side will be 36' from the respective boundary lines. At this time I must deny your application based on the 40' set back requirement.

You will need to apply with the Zoning Board of Appeals for a Variance to the setback requirements. Please see the town clerk for an application for a variance and follow the directions.

If you have any questions regarding this letter, please direct them to this office.

Jeff Taylor, CBO  
Inspector of Buildings  
Zoning Enforcement Officer

Cc  
Zoning Board of Appeals