



# Town of Leicester

## ZONING BOARD OF APPEALS

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### ZONING BOARD OF APPEALS AGENDA

Wednesday, December 27, 2023 at 6:00 PM  
Meeting Room 3

#### ORDER OF BUSINESS\*

#### 1. Call to Order

#### 2. 6:05 PM - Public Hearing (Continued)

##### V-2023-12 – Tim and Denise Wells, 69 Burncoat Lane, 27A-E34 and 27A-E35

The petitioners are seeking a Variance relating to the side yard setback requirement to construct an addition and garage as per Section 4.2 Schedule of Dimensional Requirements – Table I, and pursuant to MGL Chapter 40A.

#### 3. 6:10 PM – Public Hearing

##### ZBA SP 2023-11 - Tim and Denise Wells, 69 Burncoat Lane, 27A-E34 and 27A-E35

The petitioners are seeking a Special Permit to add an addition, garage, and porch to a pre-existing non-conforming single family home per Leicester Zoning Bylaws Chapter 1.4.02 Alteration And Extension Of Nonconforming Structures Or Uses: 1.4.02.1, and pursuant to MGL Chapter 40A.

#### 4. Minutes:

- 1/25/23
- 4/26/23
- 5/17/23
- 6/28/23
- 7/26/23
- 8/30/23
- 10/25/23
- 11/29/23

#### 5. General Discussion/Miscellaneous

#### 6. Adjourn

*\*Agenda items may be taken out of order.*

“The listings of matters are those reasonably anticipated by the Chair 48 hours before said meeting, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law”

*Applications, plans, and supporting documents are available for viewing at [www.Leicesterma.org/ZBA](http://www.Leicesterma.org/ZBA)*