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Leicester Zoning Board of Appeals
Special Permit & Variance Application Form

SEP 15 2022

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Town of Leicester
Development & Inspection Services

PERMIT TYPE

Special Permit

Variance

2022 SEP 15 PM 1:09

Date: 9-6-22

TOWN CLERK'S OFFICE
LEICESTER, MASS.

ZBA 22-06

CONTACT INFORMATION			
Property Owner:			
Name:	Teresa Kopec		
Company Name:			
Signature:			
Address:	PO Box 70534, Worcester, MA 01607		
Phone:	508-335-1238	Email:	termakopec@gmail.com
Applicant:			
Name:	same		
Company Name:			
Signature:			
Address:			
Phone:		Email:	
Primary Contact Person: <i>(The person that will be contacted by Town staff during the application process.)</i>			
Name:	Liz Dupre		
Company Name:	Clear Water Environmental		
Address:	87 Bartlett RD, Kittery Point, ME 03905		
Phone:	508-868-0838	Email:	liz@clearwater-env.com
PROJECT INFORMATION			
Project Address:	20/22 Lake Drive	Zoning District:	SA
Assessors Map & Parcel #	27A Parcels E4 & E5		
Deed Reference (Book/Page):	52582/211 & 214		
Size of Proposed Structures:	See SF PROP Below	Total Lot Area:	11,525SF
Water Source:	Burncoat Pond	Sewer Source:	Private
Applicable Zoning Bylaw Section(s):	6.4.03 Variances and Section 4.2 Dimensional Setbacks		
Brief Project Description: Reconstruction of a previously developed lot.			
Please include a brief description on this form (i.e. do not write "see attached"). <i>[Examples: construction of a 10' x 20' shed in the front yard of an existing home; installation of a 60s.f. freestanding sign (special permit required to exceed 50 s.f.)]</i>			
The proposal includes the construction of a new home that requires variance from dimensional setbacks. Specifically 26.5' and 32.7' from sidelines, 20.7' porch and 28.5' house from rear lot line. The preexisting homes on 20 and 22 Lake Drive were located 17.5' and 21.3' from sidelines and 27.09' from the rear lot line as depicted on the proposed plan.			
SQUARE FOOTAGE PROPOSED			
First Floor 1,432 s.f. + Second Floor 923 s.f. + Lower Level 807 s.f. = Total 3,162 S.F.			

PROJECT INFORMATION, Continued

State Briefly Reasons for Variance or Special Permit:

See Zoning Board of Appeals Instructions for Variance and Special Permit Applications. You may use the space below and/or attach additional pages as necessary to fully describe the application and reasons for the variance or special permit.

APPLICATION CHECKLIST:

*Use this checklist to ensure you have provided all required information.
Three (3) copies of all paper submittals are required except where noted.*

<input checked="" type="checkbox"/> Application Form	<input checked="" type="checkbox"/> Any supplemental information where applicable (letters, detailed project information, etc.)	<input checked="" type="checkbox"/> Plans (1-full-size & 2 11"x17")
<input checked="" type="checkbox"/> Certified Abutters List (1 copy)	<input checked="" type="checkbox"/> Fee (\$175) - check payable to the Town of Leicester	<input checked="" type="checkbox"/> .pdf copy of <u>all</u> submitted documents (CD or USB Drive)

CK# 328

Submit the full application to the Town Clerk's Office