
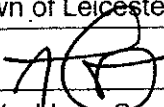


Leicester Zoning Board of Appeals Special Permit & Variance Application Form

PERMIT TYPE: Special Permit Variance

Date: 10/13/2022

ZBA 22-11

CONTACT INFORMATION			
Property Owner:			
Name:	Town of Leicester, MA		
Company Name:			
Signature:			
Address:	3 Washburn Square, Leicester, MA 01524		
Phone:	508-892-7077	Email:	vitalec@leicesterma.org
Applicant:			
Name:	Chris Vitale, Assistant Town Administrator		
Company Name:	Town of Leicester, MA		
Signature:			
Address:	3 Washburn Square		
Phone:	508-892-7077	Email:	vitalec@leicesterma.org
Primary Contact Person: (The person that will be contacted by Town staff during the application process.)			
Name:			
Company Name:			
Address:			
Phone:		Email:	
PROJECT INFORMATION			
Project Address:	1812 House (961 Main Street, Lot 4, Leicester, MA 01524)	Zoning District:	R2
Assessors Map & Parcel #	20C A13		
Deed Reference (Book/Page):	Book 966 Plan 64		
Size of Proposed Structures:		Total Lot Area:	15,856 SF
Water Source:	Leicester Water Sewer District	Sewer Source:	Leicester Water Sewer District
Applicable Zoning Bylaw Section(s):	Section 4.2 Schedule of Dimensional Requirements		
Brief Project Description:			
Please include a brief description on this form (i.e. do not write "see attached"). [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.)]			
The Town of Leicester is seeking the following variances for the 1812 House, Located at 961 Main Street, Leicester, MA 01524:			
1) A variance for the parcel size of 15,876 SF, 4,124 SF less than the minimum for a parcel in a R2 zone (20,000 SF). 2) A variance for the 1812 House's front setback of 17.5', which does not meet the 25' front setback requirement in an R2 zone. 3) A variance for the 1812 House's rear setback of 17.1', which does not meet the 25' rear setback requirement in an R2 zone.			

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.

The 1812 House is a historic property formerly owned by Becker College. On December 29th, 2021, the Town took full ownership of Becker College's Leicester campus. Following its purchase, the Town subdivided the campus to provide additional reuse options for the various buildings. However, due to the configuration of the campus, the 1812 House parcel can not meet the dimensional requirements of a R2 zone as outlined in Section 4.2 Schedule of Dimensional Requirements.

The approval of these variances will allow the Town to rearrange lot lines, separating multiple structures on one lot, and allowing 1812 House to be independent from Barrett Hall. Approval of these variances will allow the Town to take into consideration the historical significance of the preexisting structure, and allow the Town to explore opportunities for redevelopment that respect and preserve the character of the neighborhood.

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 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 type="checkbox"/> Fee (\$175) - check payable to the Town of Leicester <i>N/A</i>	<input checked="" type="checkbox"/> .pdf copy of <u>all</u> submitted documents (CD or USB Drive)

Submit the full application to the Town Clerk's Office