

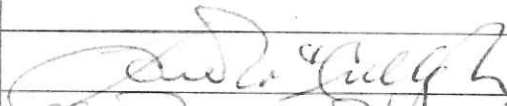
Leicester Zoning Board of Appeals Special Permit & Variance Application Form

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SEP 20 2022

PERMIT TYPE: Special Permit Variance

Date: 9/21/22
Town of Leicester
Development & Inspectional Services

CONTACT INFORMATION			
Property Owner:			
Name:	Lawrence M ^c Collough		
Company Name:			
Signature:			
Address:	29 Parker St. Rockdale		
Phone:	508-450-7099	Email:	LEMCCULLOUGH@COURR.NET
Applicant:			
Name:	(SAMS)		
Company Name:			
Signature:			
Address:			
Phone:		Email:	
Primary Contact Person: (The person that will be contacted by Town staff during the application process.)			
Name:	(SAMS)		
Company Name:			
Address:			
Phone:		Email:	
PROJECT INFORMATION			
Project Address:	29 Parker St. Rockdale	Zoning District:	SA
Assessors Map & Parcel #	48-34		
Deed Reference (Book/Page):	Bk 12860 Pg 162		
Size of Proposed Structures:	16 X 24	Total Lot Area:	2.1 ac
Water Source:	WELL	Sewer Source:	SEPTIC
Applicable Zoning Bylaw Section(s):	1.5.01		
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.)]			
See following page			

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LEICESTER, MASS

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.

Looking to build a 16 by 24 single garage with oversize door on the left front corner of my lot to store a 2 place snowmobile trailer.

Currently I store my trailer in a garage that is at the bottom of my driveway near the house. However, the new trailer I am looking at will not fit in the existing garage. I believe it would be possible to, with a lot of work, to modify the front of the garage to put in the larger door. However, it does not appear that there is enough headroom in the 1st floor of the garage for the track system to open the door. The new door will be 2' taller than the existing door and the track for the current door is less than a foot from the rafters for the 2nd floor

The original building on the lot (when purchase by my parents) was down off the road about 115' from the lake. It was built as a camp, thus it was built down by the water. Additionally, it would have been very difficult to build up closer to the street due to the steepness of terrain off the street. The current A frame was built by my father as an addition and modification of the existing "camp". Back in the 90's I got a permit to convert it to a full-time home. The house was lifted, moved to the right, a full foundation built and the house moved back onto the foundation. In the mid 2000's I moved permanently into the A frame. Shortly thereafter I got a building permit for the garage that is currently on the property. This garage is itself closer to the street than the house. I checked with the builder and no variance was needed at that time. With the house being build so far off the street (down by the lake and because of the steepness of the lot), 75% of the lot is not eligible for the garage without the variance I am requesting. The only spot place that I could build the garage, and be further from the street than the house would be at the bottom of the driveway, however that is where my septic system, thus ruling out that location.

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 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)

Submit the full application to the Town Clerk's Office