



SEP 22 2022

Leicester Zoning Board of Appeals
Special Permit & Variance Application Form

Town of Leicester
Development & Inspectional Services

PERMIT TYPE: Special Permit Variance

Date: May 24, 2022
ZBA 22-14

CONTACT INFORMATION			
Property Owner:			
Name:	Matthew + Erin Waterman		
Company Name:			
Signature:			
Address:	11 Glen Ellen Ln. Rochdale, MA 01542		
Phone:	774-239-7430	Email:	waterman.erin@yahoo.com
Applicant:			
Name:	Matthew + Erin Waterman		
Company Name:			
Signature:			
Address:	11 Glen Ellen Ln. Rochdale, MA 01542		
Phone:	774-239-7430	Email:	waterman.erin@yahoo.com
Primary Contact Person: (The person that will be contacted by Town staff during the application process.)			
Name:	Erin Waterman		
Company Name:			
Address:	11 Glen Ellen Ln. Rochdale, MA 01542		
Phone:	774-239-7430	Email:	waterman.erin@yahoo.com
PROJECT INFORMATION			
Project Address:	11 Glen Ellen Ln. Rochdale	Zoning District:	
Assessors Map & Parcel #	43-B2.6		
Deed Reference (Book/Page):	48501 / 367		
Size of Proposed Structures:	26'x28' & 12'x9'	Total Lot Area:	
Water Source:	Well water	Sewer Source:	Town Sewer
Applicable Zoning Bylaw Section(s):			
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.)]			
Construction of a 26' x 28' garage with 10ft (unfinished) for storage. built next to existing home. garage will be attached to house by a 12' x 9' breezeway			

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.

We are asking for a Variance to build a garage on our property for the following reasons that we believe to be a hardship for us.

1st I own a painting business here in town, the business is thriving and with that comes more equipment and materials. Our basement has run out of storage space. We no longer have enough room for storage and it keeps getting worse year in and year out. I need a warm place to store paint, as if it freezes, its rendered unusable. I often buy certain ~~the~~ paints in bulk and need adequate storage (warm) space. Another reason for the request is Safety. My wife ended up in our back yard, inches away from an embankment because the pitch of our driveway ^(winter) is too steep for a slippery surface. A garage would mean changing the pitch and increasing safety for my family. Id rather someone hits a building than have to be towed out with a totalled car. The last thing I would like to say is that we've talked with all the neighbors and they all have no problems with our plan. There is no useable or buildable land near where we want to put the garage

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

Submit the full application to the Town Clerk's Office