



TOWN OF LEICESTER ZONING BOARD OF APPEALS

LEICESTER, MA 01524-1333

Phone: 508-892-7007 Fax: 508-892-7070

www.leicesterma.org

The Zoning Board of Appeals of the Town of Leicester, Ma. will hold a public hearing on **Wednesday, December 7, 2016** at 7:30PM in Room 3, Bottom Floor, Town Hall, Washburn Square, Leicester, Ma. on the petition of Lori Wilkesman of 524 Main Street, Danielson, Ct. for a Special Permit for placement of a Utility Shed on a pre-existing non-conforming lot located at 1 Wildwood Lane, Leicester, MA.

All those wishing to express their opinion on this petition are urged to attend this meeting or express their views in writing to the Board of Appeals no later than December 7, 2016.

PLEASE RUN IN THE WORCESTER TELEGRAM

WEDNESDAY, NOVEMBER 23RD AND WEDNESDAY, NOVEMBER 30TH

David Kirwan, Chair
Leicester, ZBA

Leicester Zoning Board of Appeals

PERMIT TYPE: ☒ Special Permit ☐ Variance

Date: _____

Owner Information			
Owner Name:		Vivian Cheney	
Owner Signature:		Vivian Cheney (Signature)	
Address:		524 Main St Danvers CT 06239	
Phone:	802-422-7123	Fax:	
Email:		Studentdusty3@aol.com	
Applicant Information			
Applicant Name:		Vivian Cheney, Lori Wilkerson, Dustin Wilkerson	
Applicant Signature:		Vivian Cheney, Lori Wilkerson, Dustin Wilkerson (Signatures)	
Address:		524 Main Street Danvers CT 06239	
Phone:	802-422-7123	Fax:	
Email:			
Project Information			
Project Address:		1 Wildwood Lane, Leicester MA 01524	
Assessors Map & Parcel #		283 - 87	
Deed Reference (Book & Page):		390 / 418	
Applicable Zoning Bylaw Section(s):		1.4	
Brief Description of Application:		RECEIVED	

OCT 25 2016

Town of Leicester
Development & Inspectional Services

② police report ✓
 - Replaced old antique Franklin ~~Tool Shed, Barn~~ Utility change into Swim Suit
 Used for "Up-Keeping land and Beach"

State Briefly Reasons for Variance or Special Permit:

Our Family Has Owned this property Since 1949
 and We have the first ever deed on this property.
 Our ^{my} father Russell Warren Cheney put his Antique Camper
 there for the children to change into there Swim Suits,
 And We ~~go~~ to go to the lake and swim And We
 Care for the "Up Keep" of the Beach as it is
 Deeded to Us We Keep it Clean. This Camper was
 vandalized by Bad ~~people~~ at the lake. The Utility Shed
 Was the replacement!

Attach additional pages as necessary to fully describe the application.

Filing a Variance or Special Permit Petition with the Leicester ZBA

Page 3 of 3

lost Value - Camper \$25,000 rare
 \$14,000 / great hardship



Town Of Leicester
OFFICE OF THE INSPECTOR OF CODES
3 Washburn Square
Leicester, Massachusetts 01524-1333
Phone: (508) 892-7003 Fax: (508) 892-1163
Building & Zoning Enforcement
Jeff Taylor

Plumbing & Gas Inspector

John P. Dolen

Wiring Inspector

Paul A. Sarro

Date: October 11, 2016

Lori Wilkesman
524 Main Street
Danielson, Ct. 06239

Re: Wildwood Lane shed issue

Dear Ms. Wilkesman;

It was brought to my attention you have switched from a camper located at Wildwood Lane map# 28B Parc. B7 to a shed; as you labeled the structure. The previous unit; "a camper" was located on the lot for the past 13 years that I have been the building inspector for the town of Leicester and recently was switched out because of vandalism. Even though the camper was never an allowed use to be put on the property, the town did not make you remove the unit, as you stated; it was for changing into bathing suits etc. and never used as a dwelling unit. The statute of limitations is 6 years for zoning to act on non-conformities, it has been over 13 years and before I was hired as the building inspector and zoning officer.

The lot is a pre-existing non-conforming lot because of its size .13 acres and frontage consisting of 50'. At this time I cannot issue a permit for the shed because of the non-conformity.

You will need to apply to the zoning board of appeals for a Special Permit to keep the shed on the property. Even though the shed is a bit longer than the camper by a few feet it meets the setback requirement of 40' from the rear so no variance is required, however a special permit is required because you changed the size of the unit to a larger structure.

The shed can never be used as a dwelling unit.

Jeff Taylor, CBO
Inspector of Buildings
Zoning Enforcement Officer

Cc
Zoning Board of Appeals

RECEIVED

OCT 21 2016

Town of Leicester
Development & Inspectional Services

FOR TAX PURPOSES ONLY

MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT TO BE USED FOR LEGAL DESCRIPTION OR CONVEYANCE.

PROPORTIONAL DATA IS THE SOLE RESPONSIBILITY OF THE USER.

FOR MORE INFORMATION, CONTACT THE TOWN OF LEICESTER, MASS.

PRODUCED IN 2014 BY

CMPPG

2 WASHINGTON SQUARE, JUNCTION STATION
WORCESTER, MA 01604

LEGEND

PROPERTY LINES

WATER

WETLANDS

RAILROAD

ROAD

STREET

DRIVE

TRAIL

POUND

WATER

WETLANDS

RAILROAD

ROAD

STREET

DRIVE

TRAIL

POUND

TOWN OF LEICESTER

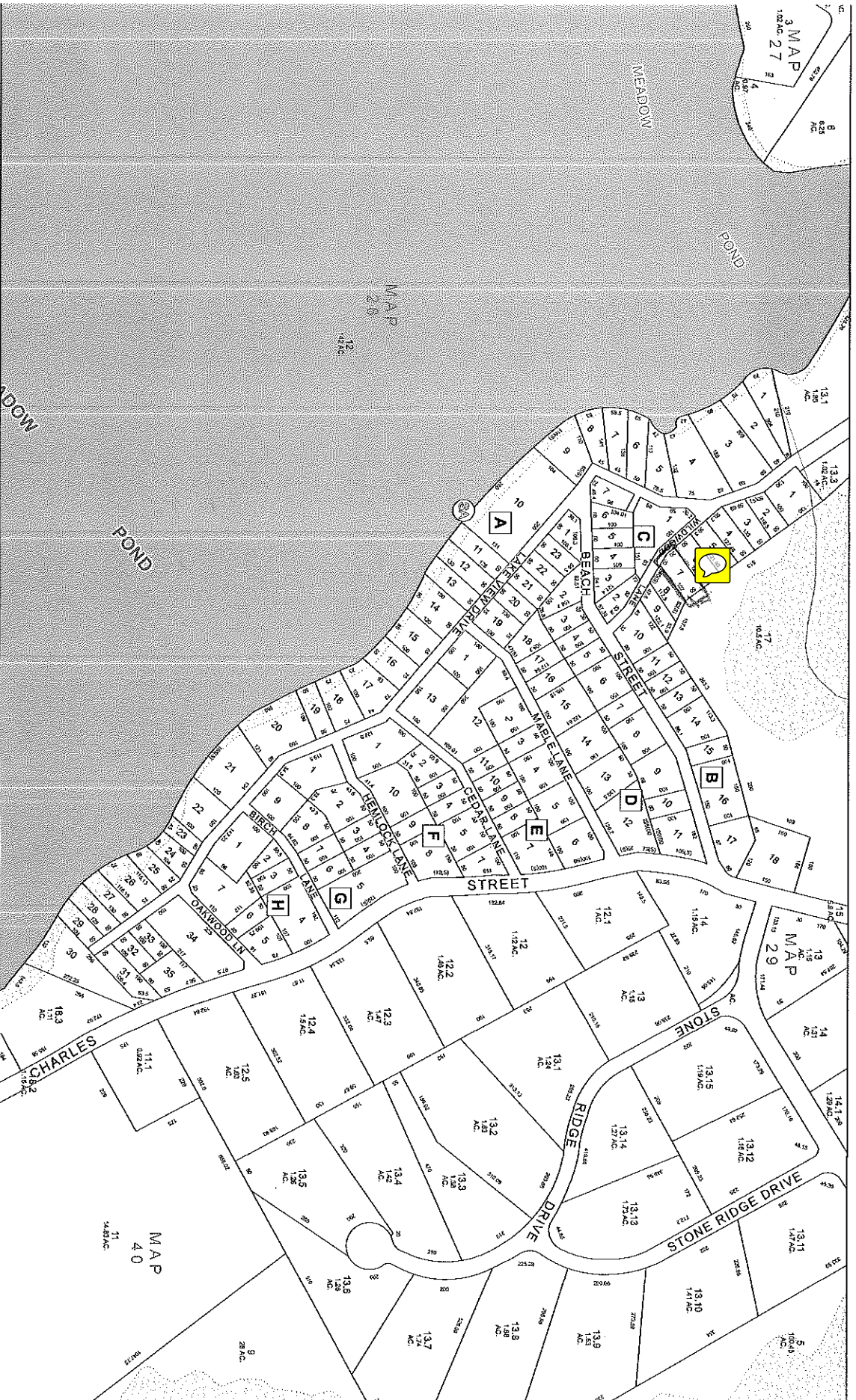
BOARD OF ASSESSORS

LEICESTER, MASS.

MAP NO. **28B**

SCALE 1" = 100' ±

REVISED TO: JANUARY 1, 2014



HOME

SEARCH

SUMMARY

INTERIOR

EXTERIOR

SALES

| Printable Record Card | Previous Assessment | Condo
Info | Sales | Zoning | Comments |

WebPro

Card 1 of 1

Location WILDWOOD LN

Property Account Number

Parcel ID 28B B7 0

Old Parcel ID --

Current Property Mailing Address

Owner CHENEY VIVIAN

City DANIELSON

Address 524 MAIN STREET

State CT

Zip 06239

Zoning SA

Current Property Sales Information

Sale Date 6/9/1949

Legal Reference 3190-418

Sale Price 0

Grantor(Seller) RUSSELL EDITH

Current Property Assessment

Card 1 Value

Year 2016

Building Value 0

Xtra Features Value 0

Land Area 0.128 acres

Land Value 8,200

Total Value 8,200

Narrative Description

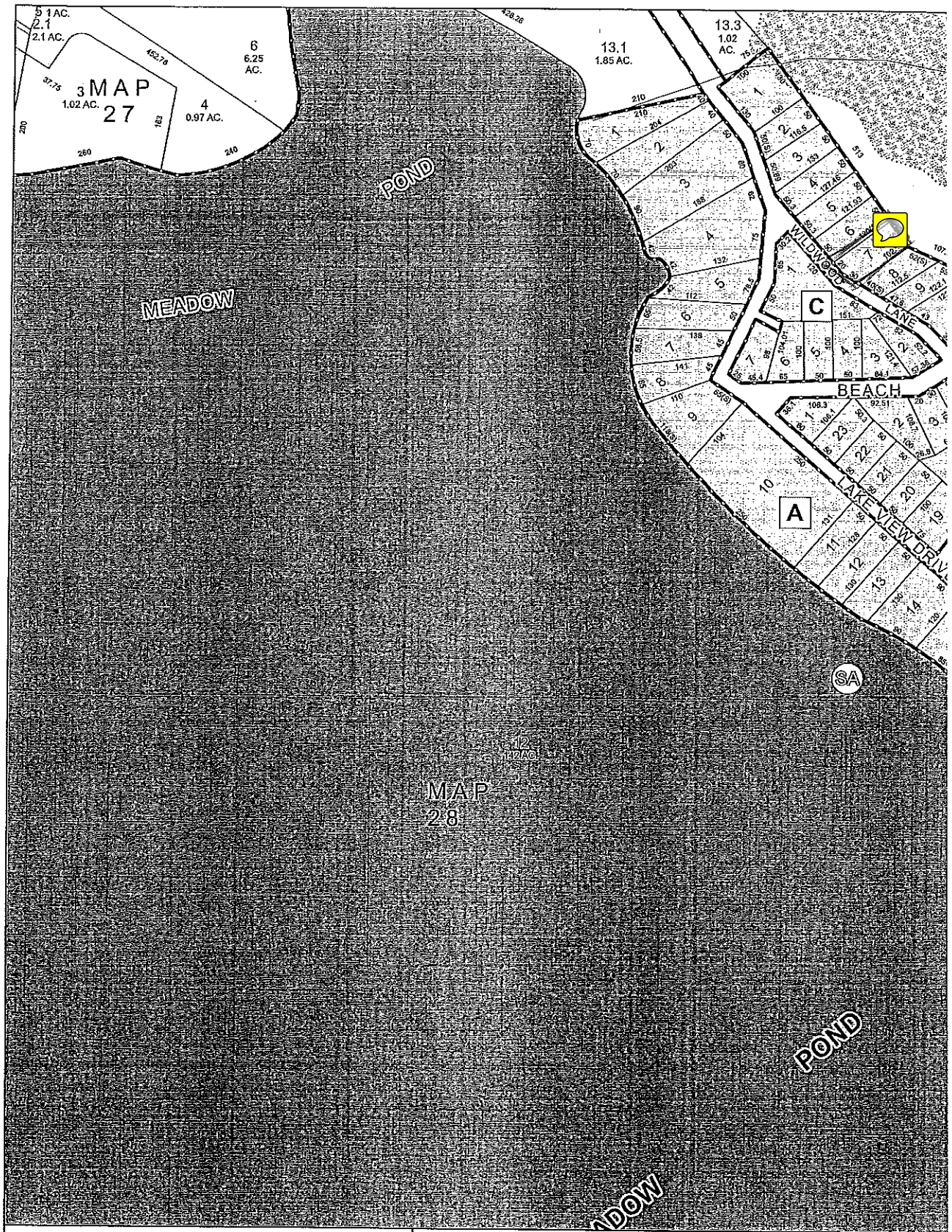
This property contains 0.128 acres of land mainly classified as N/A with a(n) N/A style building, built about , having N/A exterior and N/A roof cover, with 0 unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

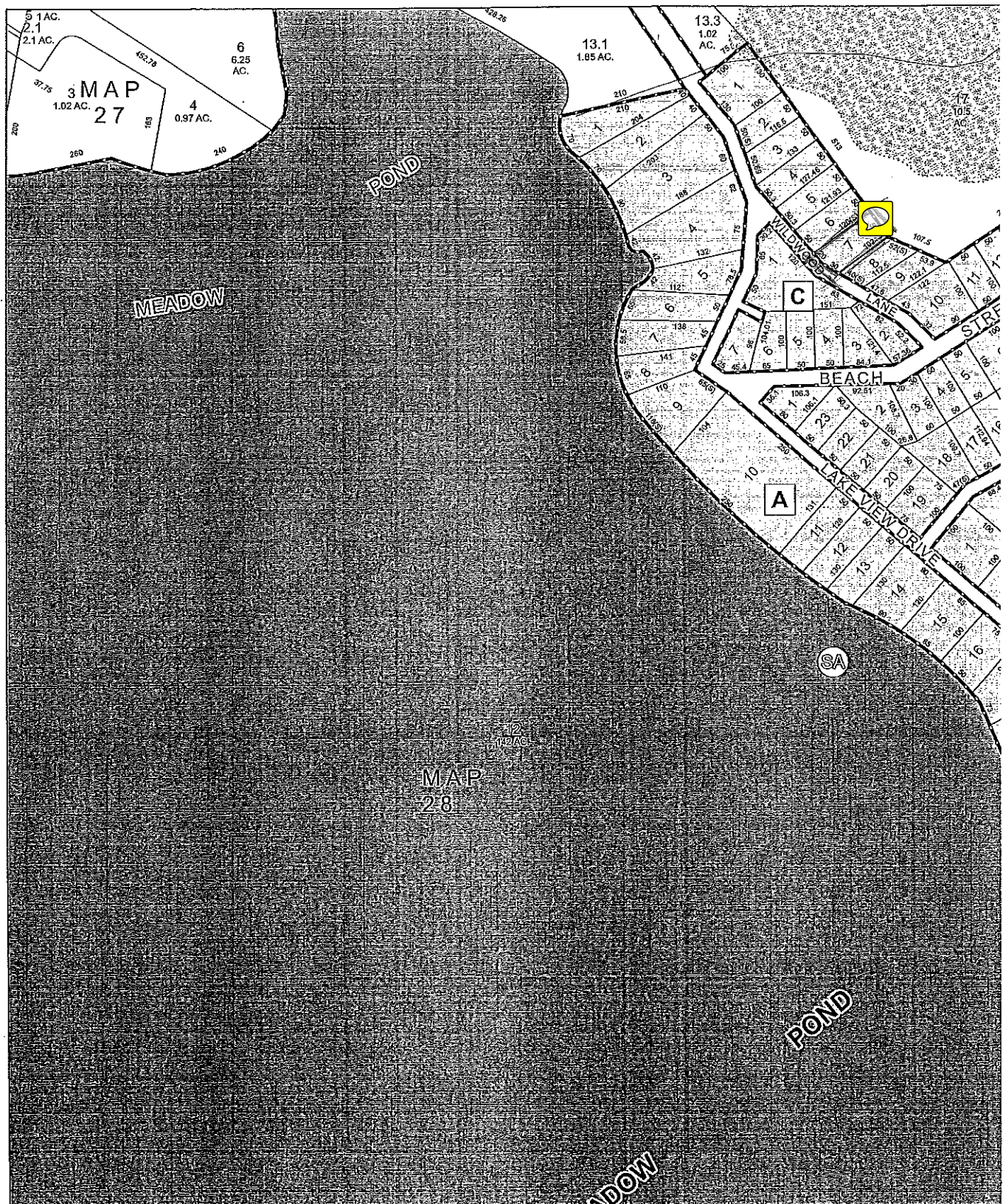
Click Property Images to Enlarge

No Sketch

Available



<p align="center">FOR TAX PURPOSES ONLY</p>	<p align="center">PRODUCED IN 2015 BY</p> <p align="center">CMRPC</p> <p align="center"><small>Central Massachusetts Regional Planning Commission</small></p> <p align="center">2 WASHINGTON SQUARE, UNION STATION WORCESTER, MA 01604</p>	<p align="center">LEGEND</p> <table border="0"> <tr> <td> PROPERTY LINES</td> <td> MAP FOCUS</td> <td> W</td> </tr> <tr> <td> EASEMENTS</td> <td> BLOCK LETTER</td> <td> ST</td> </tr> <tr> <td> EXEMPT PROPERTY</td> <td> TOWN BOUNDARY</td> <td> WE</td> </tr> </table>	PROPERTY LINES	MAP FOCUS	W	EASEMENTS	BLOCK LETTER	ST	EXEMPT PROPERTY	TOWN BOUNDARY	WE
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Date: 3/3/2015 Path: H3Project\0_Leicester_GIS\Leicester_Assessor_Maps_24x35.mxd