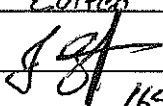


Leicester Zoning Board of Appeals

Special Permit & Variance Application Form

 PERMIT TYPE: ☒ Special Permit ☐ Variance

 Date: 6/25/20

CONTACT INFORMATION			
Property Owner:			
Name:	<u>Justin Zuffante</u>		
Company Name:	<u>Zuffan LLC</u>		
Signature:			
Address:	<u>1655 Main St. LEICESTER MA 01524</u>		
Phone:	<u>774-289-5344</u>	Email:	<u>Seamlesscustom@gmail.com</u>
Applicant:			
Name:	<u>Same</u>		
Company Name:			
Signature:			
Address:			
Phone:		Email:	
Primary Contact Person: (The person that will be contacted by Town staff during the application process.)			
Name:	<u>Same</u>		
Company Name:			
Address:			
Phone:		Email:	
PROJECT INFORMATION			
Project Address:	<u>1655 Main St. LEICESTER</u>		Zoning District:
Assessors Map & Parcel #			
Deed Reference (Book/Page):			
Size of Proposed Structures:		Total Lot Area:	
Water Source:		Sewer Source:	
Applicable Zoning Bylaw Section(s):			
Brief Project Description:			
<p>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.)] <u>I purchased the property in November 2018 which included 2 existing carports on the property. After closing I moved one of the carports from the middle of the parking area to behind the building where a carport had previously been as shown in the aerial view included. The second carport was moved back to its previous location as shown in the google street view image. After several incidents involving vandalism and theft from the property it became</u></p>			

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 2020 JUN 25 PM 3:46
TOWN CLERK'S OFFICE
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.

apparent something needed to be done to protect customer's property. Over the summer I extended the walls and brought the siding down to the ground. I also added a roll up door to be able to secure customer's belongings. Several months later I contracted an electrician about adding lights/plugs to the building. Barrows Electric contacted MR. Markley about the project several weeks before any work took place in order to verify how he would like things to be done. After the work was completed a permit was applied for and was denied.

When the carports were originally put up there was no permit required by the town as they are considered temporary structures. They have moved several times over the years to meet the previous owners needs without issue. After purchasing the property the building inspector, electrical inspector, fire department etc had all been to the property and inspected/signed off on everything that was done. My intentions were keep any clutter out of public view and secure things to prevent any further problems. I take great pride in the presentation of my business and my property and have tried to increase the curb appeal along Route 9. I have cleaned up this property and added evergreen trees to the abutting lot line.

I appreciate your help and consideration with this matter.

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

Leicester Zoning Board of Appeals

Special Permit & Variance Application Form

 PERMIT TYPE: ☐ Special Permit ☐ Variance

 Date: 7/7/20

CONTACT INFORMATION

Property Owner:

Name:	Justin Zuffante		
Company Name:	Seamless Custom LLC		
Signature:			
Address:			
Phone:	774-289-5394	Email:	SeamlessCustom@gmail.com

Applicant:

Name:			
Company Name:	Zuffco LLC		
Signature:			
Address:			
Phone:		Email:	

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:		Zoning District:	4/B-1
Assessors Map & Parcel #	18A-A5-0		
Deed Reference (Book/Page):	59700/140		
Size of Proposed Structures:	1,000	Total Lot Area:	60,113 sq ft.
Water Source:	N/A	Sewer Source:	N/A
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.)] Existing Carport is being used as an accessory building. The Carport is 45.8' from Route 9.

05/26/2020

9:48:34AM

Town of Leicester

Page 1 of 1

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
17 B4 0	1666 MAIN ST	SOOJIAN MARGUERITE I		1666 MAIN ST	LEICESTER	MA	01524
17 B4.2 0	1656 MAIN ST	SOOJIAN ROBERT K		1656 MAIN ST	LEICESTER	MA	01524
18 A7 0	1675 MAIN ST	JOSEPH HANNA J		P O BOX 291	LEICESTER	MA	01524-0291
18A A16 0	REAR MAIN ST	HOPKINS MARIA	HOPKINS SEANNA CHRISTC	23 LAKEVIEW DRIVE	SPENCER	MA	01562
18A A2 0	1671 MAIN ST	NASAR LLC		6 JUNIPER ROAD	MEDWAY	MA	02053
18A A4 0	1669 MAIN ST	JOSEPH HANNA J		P O BOX 291	LEICESTER	MA	01524-0291
18A A6 0	MAIN ST	GUERIN JOHN A	GUERIN ELIZABETH A	1653 MAIN ST	LEICESTER	MA	01524
18A A7 0	1653 MAIN ST	GUERIN JOHN A	GUERIN ELIZABETH A	1653 MAIN ST	LEICESTER	MA	01524

End of Report

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.
 Subject property: 1655 Main Street, Assessors Map 18A-A5-0, Deed Ref. 59700/140
 Subject owner: Zuffco LLC

John Prescott, Principal Assessor

Prepared by: Kathleen Asquith, Assistant



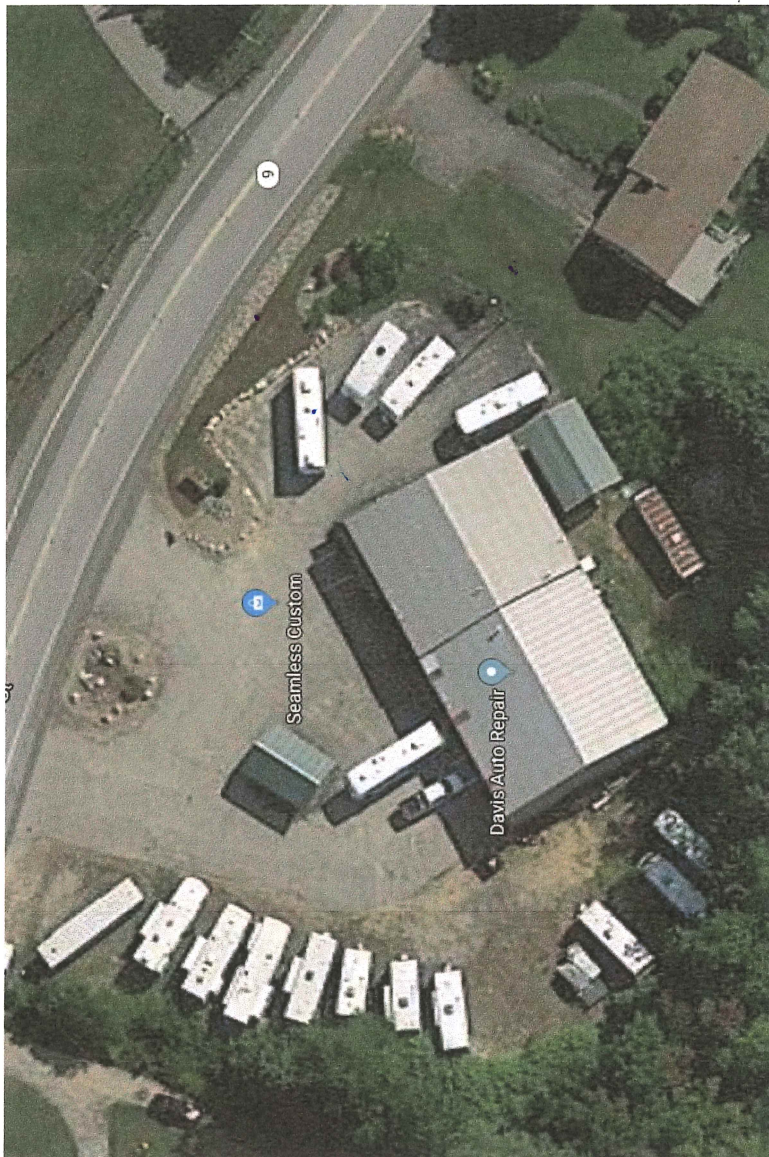
Image capture: Aug 2011 © 2020 Google

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TOWN CLERK'S OFFICE
LEICESTER, MASS.

Leicester, Massachusetts



Street View



1655 MAIN > 2017

Massachusetts Interactive Property Map

Details

To access parcel information:

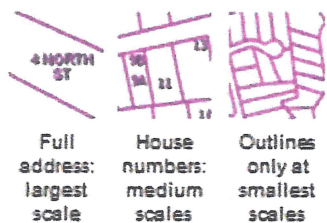
- **Enter an address or zoom in** by using the +/- tools or your mouse scroll wheel. **Parcels will draw when zoomed in.**
- **Click on a parcel** to display a popup with information about that parcel.

Click the "**Basemap**" button to display background aerial imagery.

From the "**Layers**" button you can turn map features on and off.

[Complete Help](#) (PDF)

Parcel Legend:



[Full Map Legend](#)

About this Viewer

The map displays land property boundaries from assessor parcel maps across Massachusetts. Parcel information is from local assessor databases. Boston's data are



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TOWN CLERK'S OFFICE
LEICESTER, MASS.

Breezy Bend RV Center, Inc.

P.O.Box 316

Leicester, MA 01524

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2020 JUN 25 PM 3:45
TOWN CLERK'S OFFICE
LEICESTER, MASS

Mr. Justin Zuffante

February 24, 2020

Seamless Custom L.L.C.

1655 Main Street

Leicester, MA 01524

Re: Carports and enclosed carports

The carports that were sold to you at the same time as your purchase of my former business location, 1655 Main Street, have been on that property since 2003. I was a dealer of American Carports, a nationwide carport manufacturer. The two carports were my demonstrator carports to show the product to potential customers. The carports could be anchored down to any surface using the proper anchors to which the carport would be resting on, being asphalt, concrete or dirt.

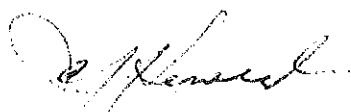
Because the carport was not a permanent structure and could be moved from one location to another, a building permit was not required.

I have sold approximately 100 carports manufactured by American Carports in Central Massachusetts without any building permits needed.

I have resigned from selling the carports since 2013 as I have changed the direction of my company.

Any questions, please feel free to give me a call.

Thank you.

A handwritten signature in cursive script, appearing to read "J. Senecal", written in dark ink.

Jeff Senecal

President

Breezy Bend RV Center, Inc.

2/18/2020

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2020 JUN 25 PM 3:45

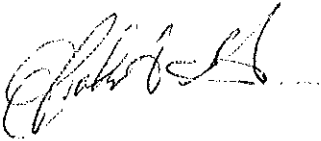
To whom it may concern;

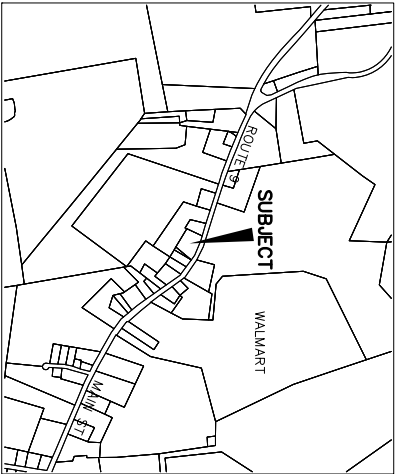
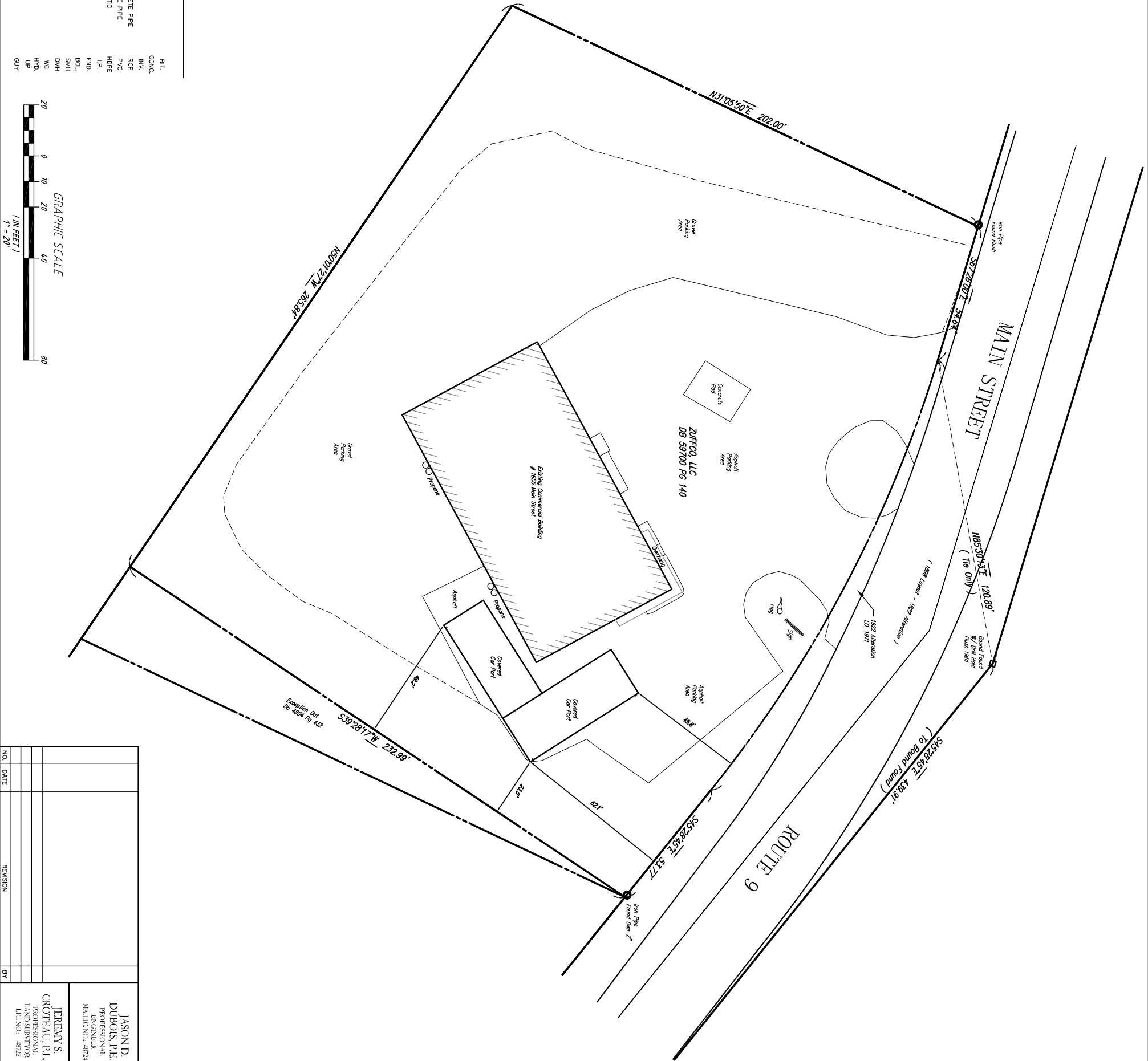
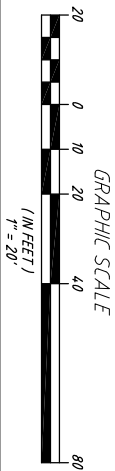
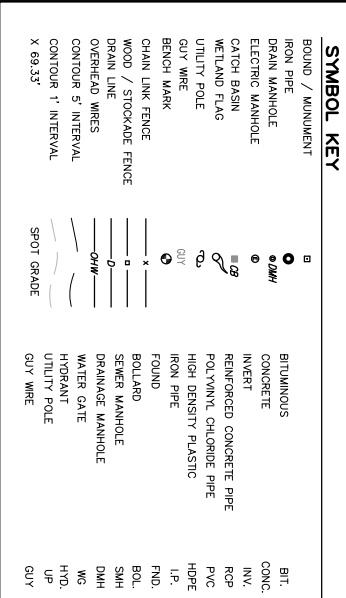
I am the abutting neighbor to Seamless Custom at 1655 Main st. Leicester. Since moving in they have done nothing but clean up the property and make it more presentable from the street as well as from our property. They have cleaned up the grounds to the rear of the building and planted evergreen trees along the lot line. There has been an existing carport between our house and the building for close to 20 years. They have added siding and doors to the carport since moving in, which keeps all of their work and customers vehicles inside and out of public view. This has had no negative impact on us, and created a better buffer between their commercial business and our residence next door.

TOWN CLERK'S OFFICE
LEICESTER, MASS

Thank you

John Guerin
1653 Main St
Leicester Ma 01524





LOT LOCUS

SCALE: 1"=1000'

RECORD OWNERS

ZUFFCO, LLC
DB 59700 PG 140

DB 39/00 PG 140

TAX MAP REFERENCES:
TAX MAP PARCEL ID: 18A-A5

PLAN REFERENCES:

(WORCESTER COUNTY REGISTRY OF DEEDS)

PLAN BOOK 41 PLAN 43

LEICESTER 1898 LAYOUT

LEICESTER 1922 ALTERNAT
LEICESTER 1982 ALTERNAT

LEICESIER 2007 ALIERA

TOWN OF LEICESTER

TOWN OF LEICESTER ZONING

ZONE - HB-1
AREA - 60,000 S.F.
CONTACT 300'
NO DETERMINATION OF COMPLIANCE
WITH ZONING REQUIREMENTS HAS

FRONT - 50 F

SIDE - 50 FT.
REAR - 50 FT.

GENERAL NOTES:

1. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AGREEMENTS, AND RIGHTS OF WAY. AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.

2. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APERTURES AND ACCESSIBLE MANHOLES. DIG SAFE SHALL BE NOTIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

4. HORIZONTAL DATUM BASED ON PLAN BOOK 509
PLAN 50.

[illegible]



TOWN OF LEICESTER

3 Washburn Square

Leicester, MA 01524

Phone: (508)892-7003 Fax: (508)892-1163

Building & Zoning Enforcement

May 14, 2020

Certified Mail #: 7017 2400 0000 2831 7349

Regular Mail

Justin Zuffante
Zuffco, LLC.
1655 Main Street
Leicester, MA 01524

Some time has passed since we last communicated about the accessory building you erected at 1655 Main St. without a building permit, a State Building Code violation 780 CMR Section R105, and a violation of Leicester zoning bylaw Section 1.5.01. On 2/5/20 the structure was reported to the building department, since then I suggested you get the property surveyed and try to apply at the Zoning Board of Appeals for a Special Permit, bylaw Section 6.4.02. to possibly keep the structure. I suggest you start an appeal within the next 30 days of receipt of this letter or I will be forced to issue an order to remove the structure in a specified time. The situation is out of my hands, your only hope is Leicester Zoning Board of Appeals.

If you are aggrieved by this notice, you may appeal to the Board of Building Regulations and Standards, Building Code Appeals Board (BCAB) in accordance 780 CMR, Section 113.

Thank you for your consideration in this matter. Please feel free to contact me @ 508-892-7003 if you have any questions or concerns.

David McRae, Building and Zoning Official
3 Washburn Square
Leicester, MA 01524
508-892-7003

cc: Leicester Board of Appeals (ZBA)



TOWN OF LEICESTER

3 Washburn Square

Leicester, MA 01524

Phone: (508)892-7003 Fax: (508)892-1163

Building & Zoning Enforcement

February 5, 2020

Certified Mail # 7017 2400 0000 2831 5895
& Regular Mail

Zuffco LLC
1655 Main Street
Leicester, MA 01524

It is highly recommended that the owner, Zuffco LLC get the property at 1655 Main Street surveyed A.S.A.P. and all structures on said property be accurately dimensioned as to their location from all property boundaries. This action is the first step in seeing if this problem with the unlawful erection and wiring of the large metal building structure can be remedied. Thank you for your cooperation in this matter.

Also, please be advised the application for an Electrical Permit is being denied at the moment because the large metal building structure at 1655 Main Street has been erected and wired without acquiring the proper Permits and possible approval from the Planning Board. The application and fee are being returned to contractor (Barrows Electric).

Thank you,

David McRae, Building Official
3 Washburn Square
Leicester, MA 01524
(508) 892-7003
mcraed@leicesterma.org

cc: Barrows Electrical, enclosure
John Markley