



# **TOWN OF LEICESTER ZONING BOARD OF APPEALS**

**LEICESTER, MA 01524-1333**

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

**[www.leicesterma.org](http://www.leicesterma.org)**

## **PUBLIC HEARING NOTICE**

The Zoning Board of Appeals of the Town of Leicester, MA will hold a public hearing on **Wednesday, March 30, 2016 at 7:30PM** in Room 3, Bottom Floor, Leicester Town Hall, 3 Washburn Square, Leicester, MA on the petition of Christopher Hallen of 19 Achley Drive, Rochdale, Ma. for a Variance to build an addition onto home within the side and rear setbacks and for a Special Permit to extend a pre-existing nonconforming structure.

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 March 30, 2016.

**PLEASE RUN IN THE WORCESTER TELEGRAM ON:**

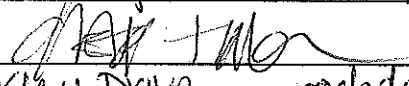

**WEDNESDAY, MARCH 16<sup>TH</sup>, 2016 AND WEDNESDAY, MARCH 23<sup>RD</sup>, 2016**

David Kirwan, Chair  
Leicester ZBA

## Leicester Zoning Board of Appeals

PERMIT TYPE: ☒ Special Permit ☒ Variance

Date: Feb 10, 2016

<b>Owner Information</b>			
Owner Name:		Christopher D Hallen	
Owner Signature:			
Address:		19 Ackley Drive rochdale, 01542	
Phone:	5083042878	Fax:	
Email:		ROWMRFISHERMAN@aol.com	
<b>Applicant Information</b>			
Applicant Name:		Christopher D Hallen	
Applicant Signature:			
Address:		19 Ackley Drive rochdale, 01542	
Phone:	5083042878	Fax:	
Email:		SAME ↑	
<b>Project Information</b>			
Project Address:		19 Ackley Drive	
Zoning District:			
Assessors Map & Parcel #		Deed Reference (Book & Page):	49512 PG 159
Applicable Zoning Bylaw Section(s):			
<b>Brief Description of Application:</b>			
<p>To build an attached addition onto our house to fit our family. Financially it is more affordable than moving.</p> <p>We need "sp" and "variance" to meet requirements to build.</p>			
<b>State Briefly Reasons for Variance or Special Permit:</b>			
<p>We got denied because of the "set back", we need "sp" to extend the pre-existing non-forming structure and a variance to the rear setback requirements.</p>			

Attach additional pages as necessary to fully describe the application.

RECEIVED  
 2016 FEB 22 AM 11:41  
 TOWN CLERK'S OFFICE  
 LEICESTER, MASS.



**Town Of Leicester**

**Plumbing & Gas Inspector**

**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

John P. Dolen

**Wiring Inspector**

Paul A. Sarro

Date, January 26, 2016

Cristopher Hallen  
19 Ackley Drive  
Rochdale, Ma. 01542

Re: addition denial

Dear Mr. Hallen;

You have applied to build a new addition to your existing home. Your property lies in the Neighborhood Business zoning district. In this district you need 25 feet from front and rear for property line setbacks and 15 foot setbacks on the sides. I have received a property plan and on this plan it depicts 8 feet at the existing house to the side property line and no other measurements are available on the side, however it does not get closer to the property line, and it also shows 18 feet on the closest rear measurement and no other measurements are shown on the plan

At this time I must deny your application based on the set back information. You will need to apply to the zoning Board of Appeals for a Special Permit to extend the pre-existing non-forming structure and also A variance to the rear setback requirements.

Please see the town clerk for the applications and follow the instructions included on those forms. If you have any questions regarding this letter, please direct them to this office.

Jeff Taylor, CBO  
Inspector of Buildings  
Zoning Enforcement Officer

CC Zoning Board of Appeals

# PROPOSED ADDITION PLAN

FOR: LOT --- STREET 19 ACKLEY DRIVE

ASSESSOR'S MAP 47A LOT 3

TOWN: LEICESTER, MASSACHUSETTS

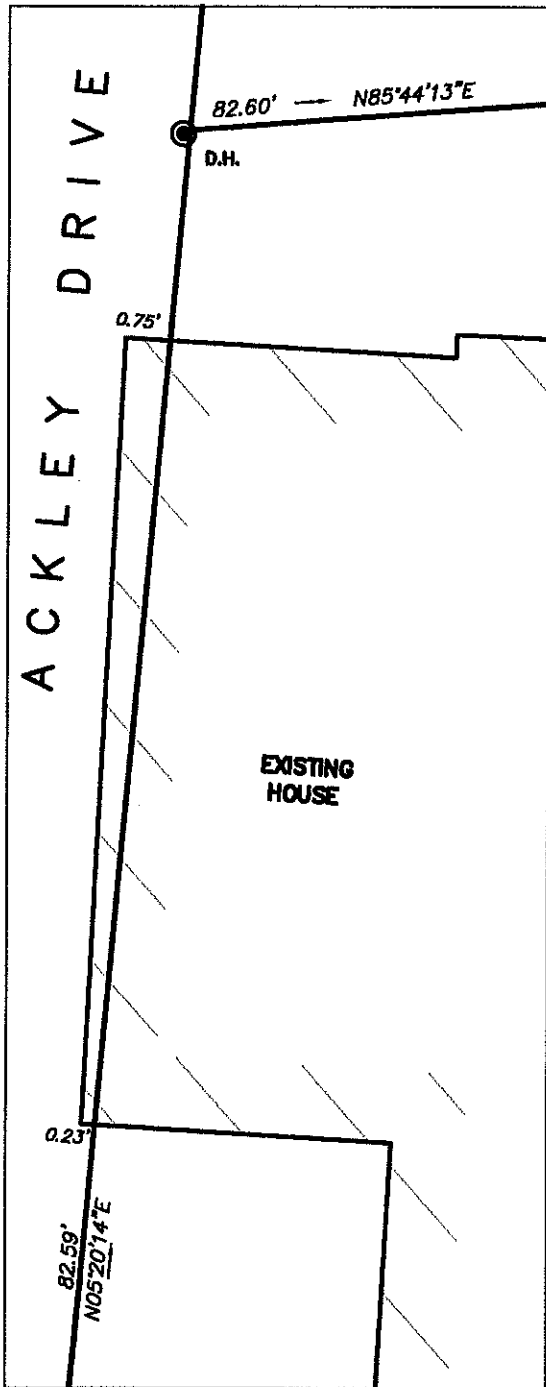
DESIGNED FOR

CHRISTOPHER & MARGARET HALLEN

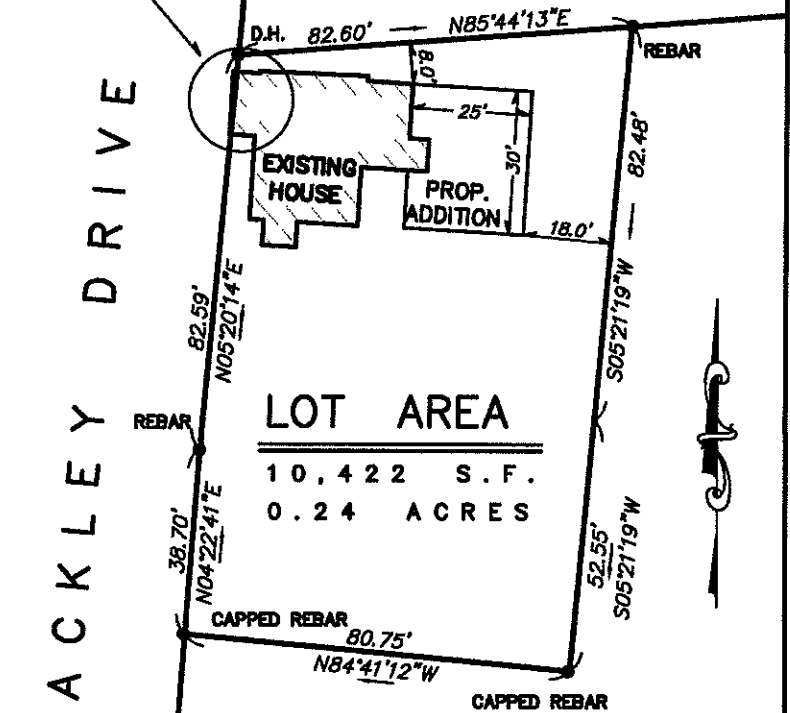
SCALE: 1" = 40'

JANUARY 12, 2016

## DETAIL (NOT TO SCALE)



SEE DETAIL



ZONING DISTRICT: N.B.  
FRONT SETBACK: 25 FEET  
SIDE SETBACK: 15 FEET  
REAR SETBACK: 25 FEET

## LOT AREA

10,422 S.F.  
0.24 ACRES

DEED REF: BK. 49512 PG. 159  
PLAN REF: BK. 896 PG. 27

**SETH L. LAJOIE & ASSOCIATES, INC.**

REGISTERED SANITARIANS, TOPOGRAPHIC SURVEYS  
PERCOLATION TESTING, ENVIRONMENTAL CONSULTANTS

P.O. BOX 506 CHARLTON CITY, MA 01508

CELL: (774) 230-7029

JOB NO. 0803

SHEET 1 OF 1

PLAN NO. L-577