

Leicester Zoning Board of Appeals

Special Permit & Variance Application Form

PERMIT TYPE: ☐ Special Permit ☒ Variance

Date: 11/21/2020

CONTACT INFORMATION			
Property Owner:			
Name:	Nathan Doggart		
Company Name:			
Signature:			
Address:	1A Hammond Street Rochdale, MA 01542		
Phone:	508.864.3563	Email:	nathan.doggart@gmail.com
Applicant:			
Name:	Nathan Doggart		
Company Name:			
Signature:			
Address:	1A Hammond Street Rochdale, MA 01542		
Phone:	508.864.3563	Email:	nathan.doggart@gmail.com
Primary Contact Person: (The person that will be contacted by Town staff during the application process.)			
Name:	Nathan Doggart		
Company Name:			
Address:	1A Hammond Street Rochdale, MA 01542		
Phone:	508.864.3563	Email:	nathan.doggart@gmail.com
PROJECT INFORMATION			
Project Address:	1A Hammond Street Rochdale, MA 01542	Zoning District:	SA
Assessors Map & Parcel #	Parcel # 49 B5.3 0		
Deed Reference (Book/Page):	BK 53093 PG 34		
Size of Proposed Structures:	31'x26'	Total Lot Area:	1.36 Acres
Water Source:	Well	Sewer Source:	Septic
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.)]</p> <p>Construction of a 31' x 26' connected addition to existing home, two car garage below with living space above.</p>			

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 an addition onto our existing home. The addition will be a two car garage on the ground level and a living space above on the second floor. The addition will be connected to the current structure.

We are pursuing building this addition in order to allow our parents to move in with us. It is important to our family that they are located close to us and live comfortably. This is preferred at the current time as they are the primary source of childcare for our children, and of course extremely important in the future as they age so they can be cared for in the best way possible, as needed.

While working closely with our architect and engineers, we went through multiple options and revisions for our difficult lot. We had originally hoped for a full separate two car garage set farther back in the lot and connected by breezeway, but realized it was most likely too close to the property lines and septic to be approved. After much consideration and compromise, we decided on the current proposed size and location to fit the lot as best as possible. With the location of the front of the house and driveway, wetlands on the far end of the house, the 40' Agricultural Zone offsets, and with septic system and runoff locations in the back, we feel that this is the only available option while being as nonintrusive as possible.

Thank you for your time and consideration,
Nathan & Juli Doggart

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 checked="" 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