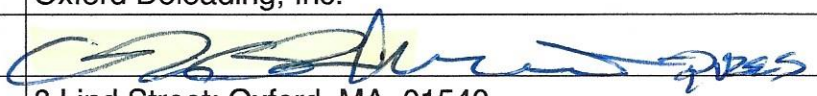



# Leicester Zoning Board of Appeals

## Special Permit & Variance Application Form

**PERMIT TYPE:** ☒ Special Permit ☐ Variance

**Date:** October 12, 2020

<b>CONTACT INFORMATION</b>			
<b>Property Owner:</b>			
<b>Name:</b>	Ron Rheault		
<b>Company Name:</b>	Oxford Deleading, Inc.		
<b>Signature:</b>			
<b>Address:</b>	8 Lind Street; Oxford, MA 01540		
<b>Phone:</b>	(508) 987-0092	<b>Email:</b>	ron.rheault@verizon.net
<b>Applicant:</b>			
<b>Name:</b>	Stephen W. Hart		
<b>Company Name:</b>	SWH Consulting		
<b>Signature:</b>			
<b>Address:</b>	101 Osceola Avenue; Worcester, MA 01606		
<b>Phone:</b>	(978) 407-7225	<b>Email:</b>	stephenwhart@charter.net
<b>Primary Contact Person:</b> <i>(The person that will be contacted by Town staff during the application process.)</i>			
<b>Name:</b>	Stephen W. Hart		
<b>Company Name:</b>	SWH Consulting		
<b>Address:</b>	101 Osceola Avenue; Worcester, MA 01606		
<b>Phone:</b>	(978) 407-7225	<b>Email:</b>	stephenwhart@charter.net
<b>PROJECT INFORMATION</b>			
<b>Project Address:</b>	25 Pleasant Street	<b>Zoning District:</b>	R2
<b>Assessors Map &amp; Parcel #</b>	20D D13		
<b>Deed Reference (Book/Page):</b>	54338 / 276		
<b>Size of Proposed Structures:</b>	2,216 SF	<b>Total Lot Area:</b>	26,289 SF
<b>Water Source:</b>	Leicester Water & Sewer	<b>Sewer Source:</b>	Leicester Water & Sewer
<b>Applicable Zoning Bylaw Section(s):</b>	1.4 Nonconformity; 6.4.02 Special Permits		
<b>Brief Project Description:</b> Two - family duplex construction on a vacant, non-conforming lot.			
Please include a brief description on this form (i.e. do not write "see attached"). <i>[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.)]</i>			
<p>The previous dilapidated structure was demolished. The applicant proposes to construct a custom, two-family duplex. A zero lot line delineation will be created to separate the duplex into two residential, 3 bedroom properties for sale. A curb cut and second driveway will be added, providing each property access to a single car garage and vehicle turning area located at the rear of the structure.</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.*

The existing lot meets all dimensional requirements for R2 zoning with the exception of frontage. 125 LF is required. The existing lot frontage is 122.5 LF. The Applicant considers the property to be a legally nonconforming lot.

A two-family dwelling in the R2 zoning district requires a Special Permit granted by the Leicester Zoning Board of Appeals. The Applicant considers the proposed construction appropriate for the location and requests granting of the Special Permit for the following considerations;

1. The proposed, custom construction design blends in with the older homes in the area.
2. The width of the lot allows for separate driveways and parking in the rear, also typical of the older properties in the area.
3. Nearby properties include one-(1), two-(2), three-(3) and four-eight-(4-8) unit residences.
4. The Leicester Water and Sewer District has confirmed the availability of water and sewer services to the proposed two-family construction.

**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***