

Leicester Zoning Board of Appeals

PERMIT TYPE: ☐ Special Permit ☒ Variance

Date: _____

2018 MAY -1 PM 5:02

Owner Information			
Owner Name:		Vincent J Tiscione	
Owner Signature:		<i>[Signature]</i>	
Address:		25 Rawson Drive	
Phone:	508-892-4832	Fax:	
Email:	Vincent@macworld-electric.com		
Applicant Information			
Applicant Name:		Vincent J Tiscione	
Applicant Signature:		<i>[Signature]</i>	
Address:		25 Rawson Drive	
Phone:	508-892-4832	Fax:	
Email:			
Project Information			
Project Address:		25 Rawson Drive	
Zoning District:			
Assessors Map & Parcel #	28A D8	Deed Reference (Book & Page):	49933/115
Applicable Zoning Bylaw Section(s):			
Brief Description of Application:			
<p>This application is for permission to build a deck on the above property.</p>			
State Briefly Reasons for Variance or Special Permit:			
<p>My application was denied for the setback requirements of 40' and my property 21' 7". I would like to apply for a variance to build my deck.</p>			

Attach additional pages as necessary to fully describe the application.

RAWSON DRIVE

N 38°02'00" E
150.00'

GARAGE

HOUSE

PROPOSED DECK

100 YEAR FLOOD
ELV: 885.70

2018 MAY -1 PM 5:02

40' SETBACK LINE

100 YEAR FLOOD
ELV: 885.70

N 51°58'00" W
125.00'

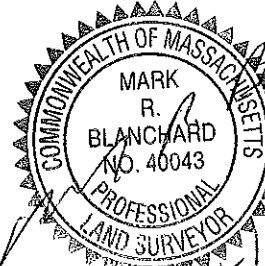
CEDAR MEADOW POND



THE INTENDED USE OF THIS PLAN IS TO
SHOW THE PROPOSED DECK LOCATION FOR
THE BUILDING/ZONING DEPARTMENT AND
IS LIMITED TO THAT PURPOSE



APRIL 16, 2018



MARK R. BLANCHARD PLS
MA. REG #40043

DEED BK:46062 PG:223
MBL:28 A D8

PLOT PLAN OF DECK
25 RAWSON DRIVE
LEICESTER MA.

OWNED BY:

VINCENT J. TISCIONE
25 RAWSON DRIVE
LEICESTER MASSACHUSETTS 01524

PREPARED BY:

"BLANCHARD SURVEY"
MARK R. BLANCHARD PLS
1631 NORTH BROOKFIELD ROAD
OAKHAM MASSACHUSETTS 01068
508-847-2897

LAND SURVEYORS

2018 MAY -1 PM 5:02

FOR TAX PURPOSES ONLY

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

THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83

PRODUCED IN 2014 BY

CMAP

210 WASHINGTON SQUARE, LYNN STATION
WORCESTER, MA 01604

LEGEND

☐ PROPERTY LINES

☐ WATERS

☐ WAD FOCUS

☐ BLOCK LETTER

☐ RAILROAD

☐ SOUND DISTRICT

☐ TOWN BOUNDARY

☐ WETLANDS

TOWN OF LEICESTER

BOARD OF ASSESSORS

LEICESTER, MASS.

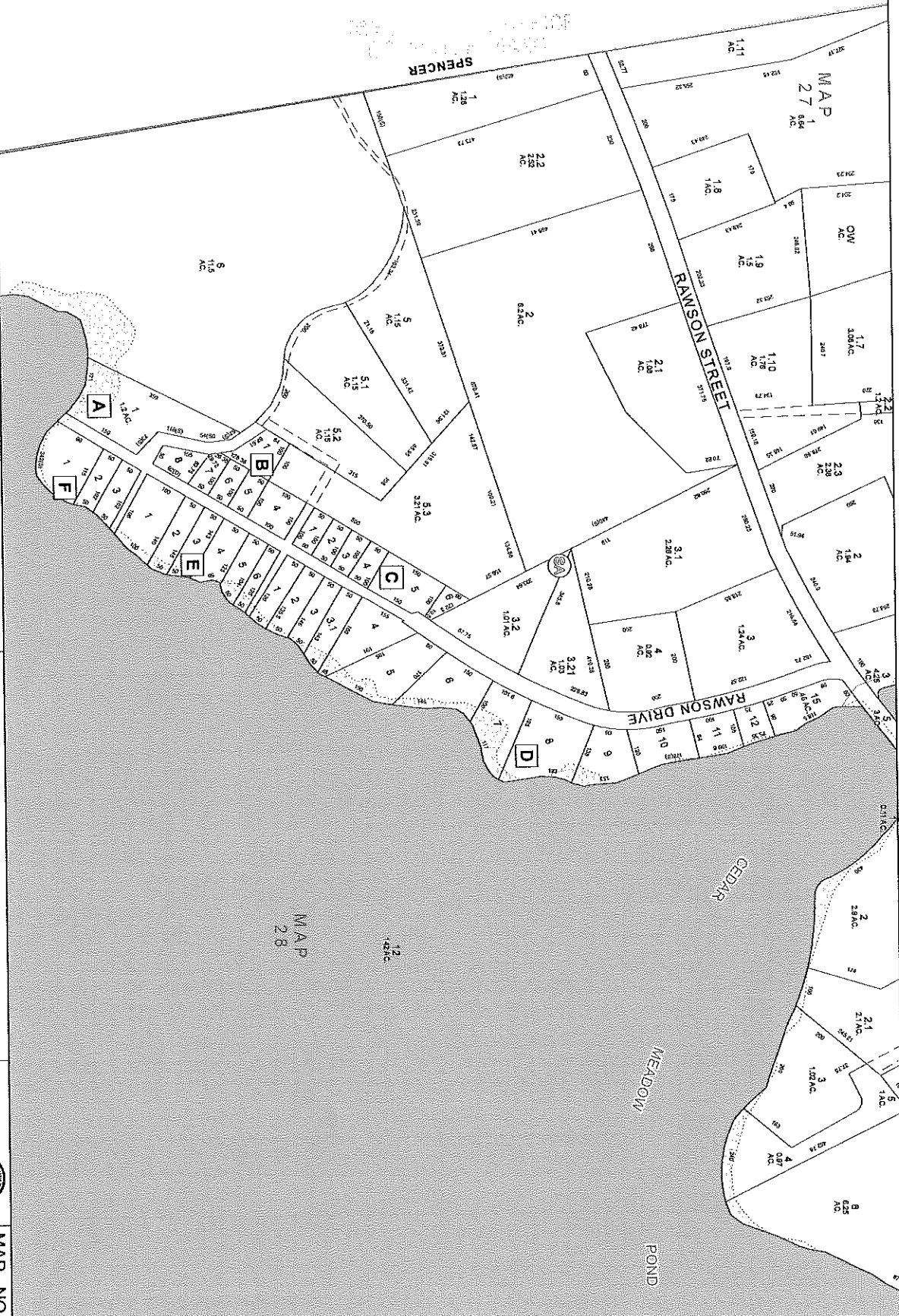
MAP NO. **28A**

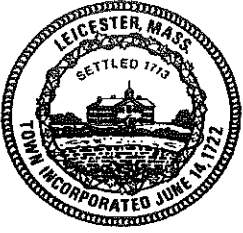
SCALE 1" = 100' (48.8)

REVISD TO: JANUARY 1, 2014









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

John Markley

Date: September 19, 2017

Vincent Tiscione
25 Rawson Drive
Leicester, Ma. 01524

Dear Mr. Tiscione;

You have applied to add a deck to your existing home located at 25 Rawson Drive. Your property is in the Suburban Agricultural zoning district. In this district the setback requirements from all property lines is forty (40) feet. Your plot plan depicts the rear of the deck will be located twenty nine (29) feet from the rear property line.

I just received your determination today from the conservation commission and I must inform you your deck will be in the setback area and I must deny your application based on the plot plan information. Conservation has to be taken care of first before you can apply to the zoning board of appeals.

You will need to apply to the zoning board of appeals for a Variance to the setback requirements. Please see the town clerk for the application for a variance and follow the instructions included with the application.

I must also say the application was insufficient and information has been coming in piecemeal and a final review was completed today to find the variance issue.

If you have any questions regarding this letter, please direct them to this office. We still do not have a copy of the workers compensation certificate for your builder as of this writing.

Jeff Taylor, CBO
Inspector of Buildings
Zoning Enforcement Officer

Cc
Zoning Board of Appeals

Town of Leicester
Development & Inspectional Services

SEP 19 2017

RECEIVED

2017 SEP 19 PM 5:02
2018 MAY -1 PM 5:02

05/02/2018

Town of Leicester

Page 1 of 1

9:54:44AM

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
28 A12 0	CHARLES ST	CEDAR MEADOW LAKE	WATERSHED DISTRICT	PO BOX 320	LEICESTER	MA	01524
28 A3 0	2 RAWSON DR	BOWES THOMAS W	CONTOIS CAROL J	2 RAWSON DR	LEICESTER	MA	01524
28 A3.2 0	26 RAWSON DR	PICKETT DANIEL H	PICKETT SUSAN J	26 RAWSON DRIVE	LEICESTER	MA	01524
28 A3.21 0	24 RAWSON DR	FLANIGAN JUSTIN D		24 RAWSON DR	LEICESTER	MA	01524
28 A4 0	18 RAWSON DR	NICHOLS HERBERT	NICHOLS ROSEMARY	18 RAWSON DR	LEICESTER	MA	01524-0364
28A D10 0	19 RAWSON DR	MARKLEY BENJAMIN		19 RAWSON DR	LEICESTER	MA	01524
28A D6 0	29 RAWSON DR	WOODEN JEREMY	DITULLO ADRIANNA D	29 RAWSON DRIVE	LEICESTER	MA	01524
28A D7 0	27 RAWSON DR	SHEEHAN DAVID	SHEEHAN AMANDA	143 HERITAGE DRIVE	WATERBURY	CT	06708
28A D9 0	23 RAWSON DR	HOBSON MARK		23 RAWSON DR	LEICESTER	MA	01524

End of Report

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.

Subject property: 25 Rawson Drive, Assessors Map 28A-D8-0, Deed Ref. 46062/223

Subject owner(s): Vincent J. Tiscione

John Prescott, Principal Assessor

Prepared by: Kathleen Asquith, Assistant