



TOWN OF LEICESTER ZONING BOARD OF APPEALS

LEICESTER, MA 01524-1333

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

www.leicesterma.org

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2017 MAY -4 AM 9:51

CLERK'S OFFICE
LEICESTER, MASS.

The Zoning Board of Appeals of the Town of Leicester, Ma. will hold a public hearing on **Wednesday, June 7, 2017** at 7:30PM in Room 3, Bottom Floor, Town Hall, Washburn Square, Leicester, Ma. on the petition of Michael Lombardozzi of 26 Crestwood Drive, Leicester, MA for two variances from the Leicester Zoning Bylaw to construct a 768s.f. addition to an existing home for an accessory apartment: 1) to exceed the 700s.f. limit for accessory apartments (Section 1.3), and 2) to construct the addition 12.7 feet and 36 feet from the south and west boundary lines, respectively (40 foot setbacks required in the SA Zoning district).

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 June 7, 2017

PLEASE RUN IN THE WORCESTER TELEGRAM

WEDNESDAY, MAY 24TH, 2017 AND WEDNESDAY, MAY 31ST, 2017

David Kirwan,
Chair Leicester, ZBA

Leicester Zoning Board of Appeals

PERMIT TYPE: ☐ Special Permit ☒ Variance

Date: 5/3/2017

2017 MAY -3 PM 3:05

Owner Information			
Owner Name:	Michael Lombardozzi		
Owner Signature:	[Signature]		
Address:	26 Crestwood Road		
Phone:	774 239 1115	Fax:	
Email:	mike.lom@charter.net		
Applicant Information			
Applicant Name:	Michael Lombardozzi		
Applicant Signature:	[Signature]		
Address:	26 Crestwood Road		
Phone:	774 239 1115	Fax:	
Email:	mike.lom@charter.net		
Project Information			
Project Address:	26 Crestwood Road	Zoning District:	R-1 S-A
Assessors Map & Parcel #	30B D-14	Deed Reference (Book & Page):	47362 pg 327
Applicable Zoning Bylaw Section(s):			
Brief Description of Application:			
<p>Respectfully request allowance to build in law-addition onto my existing house. I do not have necessary setbacks. My neighborhood is completely residential and the agricultural zoning does not apply to over half the residences in area.</p>			
State Briefly Reasons for Variance or Special Permit:			
<p>I would like to be able to have my elderly parents move in. This neighborhood is perfect for their needs and it would allow me to take care of them. They are not happy where they reside and no one should be forced to live where they are not happy, not at this stage of their lives. This would give me the ability to care for them and take them to appointments as needed more efficiently.</p>			

Attach additional pages as necessary to fully describe the application.



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

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2017 MAY -3 PM 3:05

LEICESTER MASS.

Date: April 27, 2017

Michael Lombardozzi
26 Crestwood Road
Leicester, Ma. 01524

Re: addition

Dear Mr. Lombardozzi,

You have applied to add to your existing home at the aforementioned address an addition for an in-law apartment. Your property is split in two zoning districts; R-1 and Suburban Agricultural. The Majority of the addition will be in the SA zoning district. In this district the required setbacks from the boundary lines are forty (40) feet in all directions.

The survey plan shows the south side to be 12'7" and the frontage or west side will be 36' from the respective boundary lines. At this time I must deny your application based on the 40' set back requirement.

You will need to apply with the Zoning Board of Appeals for a Variance to the setback requirements. Please see the town clerk for an application for a variance and follow the directions.

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