

BUILDING PERMIT PLAN

4



hs&t group, inc.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
75 HAMMOND STREET - 2ND FLOOR

WORCESTER, MASSACHUSETTS 01610-1723

PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET
FAX: 508-752-8895 WWW.HSTGROUP.NET

PROJECT: 31 BURNCOAT LA
LEICESTER MA

OWNER: KYLE & PATRICIA BOURQUE

DATE: 6-30-21

DEED: 64427-89

ZONE: SA

PLAN: 127-17

SCALE: 1"=30'

MBL: 27A E15

COMP'D: DJT

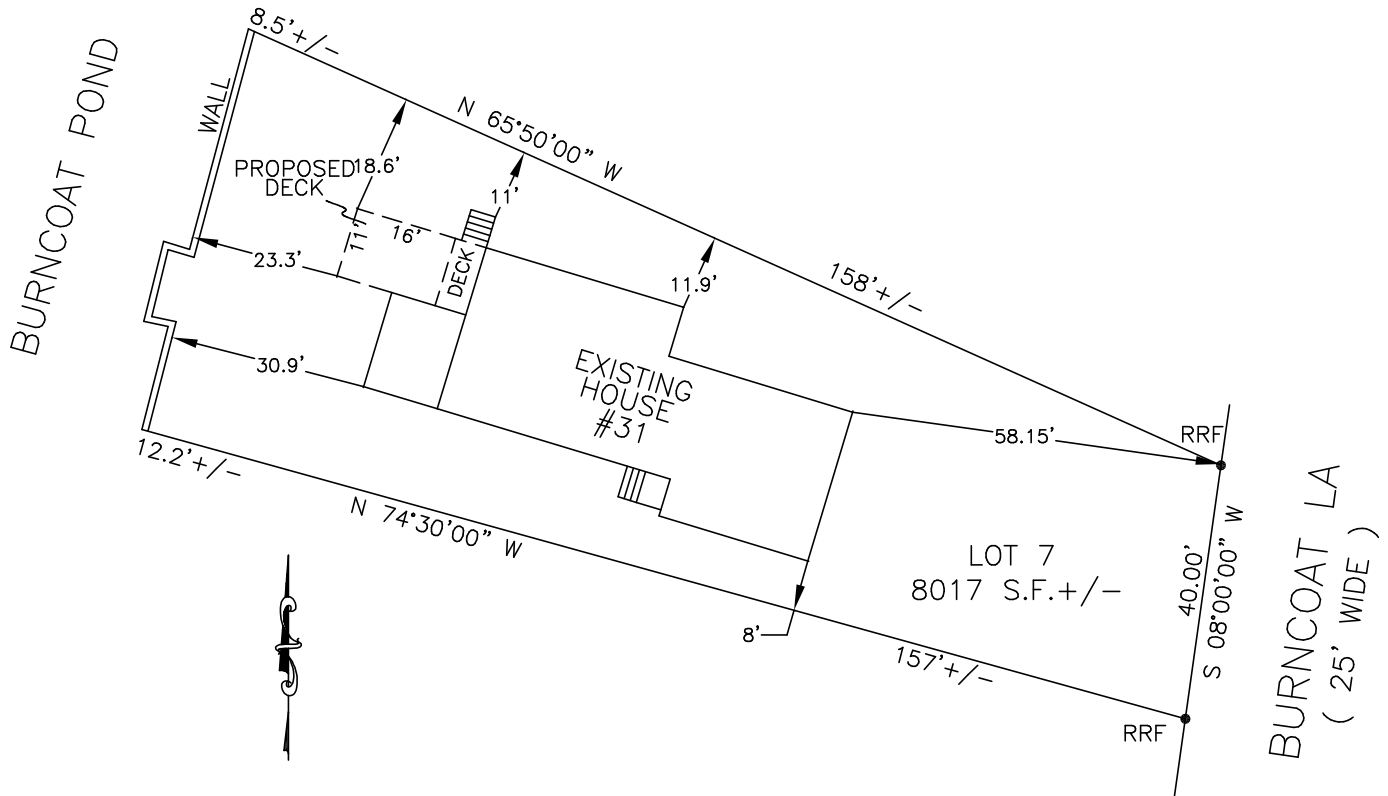
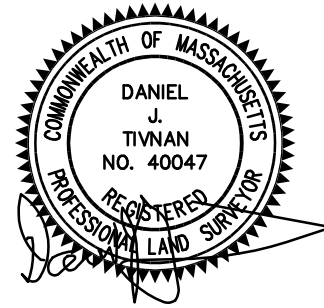
FLD. BK: 661-106

CAD: DJT

JOB #: 7260

FILE: BURNCO31PROP

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS
THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.



Variance Findings Notes Form

Required Findings:

Required by M.G.L. Chapter 40A, Section 10 and Section 6.4.03 of the Leicester Zoning Bylaws:

1. **That owing to the circumstances relating to the soil conditions, shape, or topography of the land or structure involved and especially affecting such land or structure but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of this Zoning By-Laws would involve substantial hardship, financial or otherwise, to the applicant.**

31 Burncoat Ln is a pre-existing nonconforming lot with unique sloping side topography with retaining walls. The request to improve and extend an existing deck by 16ft would be impeded by the strict application of the 40 ft. setback requirements due to Safety concerns. The proposed extension and stair location change would improve the egress in the event of an emergency. Exiting the Sunroom and traveling down six stairs is much safer than the 12 stairs that are currently attached to the deck. Exiting the living area in the walk out basement would be cleared as well with the stair relocation. This would apply to the owners who are Seniors and their guests including grandchildren. Exiting to the street would be much quicker under the proposed plan. The plan to relocate the stairs would eliminate the window hazard that exists with the current stair location. The windows crank out and if you walk up the stairs when the windows are open you risk injury.

There will be no impact to the soil since the deck will be supported by Helical Piers and not concrete footings. Helical Piers are removable and have little environmental impact.

2. **That desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of this zoning By-law.**

I would state that without relief there would be a deprivation of my right to the beneficial use of my property. Waterfront by nature is about enjoying the outdoor space and the most common way to do so is with a deck, like the majority of my neighbors do. The extension to the existing deck would not impose any harm (detriment) to the neighborhood and my encroachment would be less than both of my abutters. The structure would certainly fit within what is commonly found on Burncoat Pond. The variance would observe the spirit of the ordinance of public safety and welfare.