



**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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2018 MAR 28 PM 1:36

The Zoning Board of Appeals of the Town of Leicester, Ma. will hold a public hearing on **Wednesday, April 25, 2018** at 7:30PM in Room 3, Bottom Floor, Town Hall, Washburn Square, Leicester, Ma. on the petition of Shailesh Patel of 875 Pleasant Street, Rochdale, MA for a Variance for a proposed addition 9.5ft from rear property line and a Special Permit for alterations and extension of a nonconforming structure on property located at 875 Pleasant Street, Leicester, MA

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 April 25, 2018.

PLEASE RUN IN THE WORCESTER TELEGRAM

WEDNESDAY, APRIL 11, 2018 AND WEDNESDAY, APRIL 18, 2018

Vaughn Hathaway, Chair
Leicester, ZBA

Leicester Zoning Board of Appeals

PERMIT TYPE: ☒ Special Permit ☐ Variance

Date: 3/28/18

2018 MAR 28 AM 11:16

Owner Information			
Owner Name:	SHAILESH PATEL		
Owner Signature:	<i>Shailesh Patel</i>		
Address:	875 PLEASANT ST. ROCHDALE, M.A. 01542		
Phone:	508 892 8646	Fax:	-
Email:	6800kside@idn08@Yahoo.com		
Applicant Information			
Applicant Name:	DAVID J. KROM, ARCHITECT		
Applicant Signature:	<i>David J. Krom</i>		
Address:	48 BRIGHTON ROAD WORCESTER, MA 01606-2129		
Phone:	508-735-2358	Fax:	
Email:	DJKARCH@VERIZON.NET		
Project Information			
Project Address:	875 PLEASANT ST. LEICESTER, MA	Zoning District:	R1
Assessors Map & Parcel #	46A / 129	Deed Reference (Book & Page):	42953 / 274
Applicable Zoning Bylaw Section(s):			
Brief Description of Application:			
THE OWNER OF BROOKSIDE LIQUOR IS PROPOSING A SINGLE STORY ADDITION 40'-7$\frac{3}{4}$" WIDE BY 20'-0" DEEP OFF THE REAR OF THE EXISTING BUILDING. HIS SUPPLIERS HAVE INCREASED COSTS UNLESS MINIMUM QUANTITIES ARE ORDERED SO HE NOW HAS A NEED FOR MORE STORAGE SPACE. THE ADDITION MUST BE AT THE REAR SO IT DOESN'T IMPACT HIS PARKING SPACES.			
State Briefly Reasons for Variance or Special Permit:			
VARIANCE - THE PROPOSED ADDITION WILL BE 9.5' FROM THE REAR PROPERTY LINE AND THE MINIMUM REAR SETBACK REQUIRED IS 25' SPECIAL PERMIT - THE EXISTING BUILDING IS AN EXISTING NON-CONFORMING STRUCTURE SINCE IT IS 11.0' FROM THE FRONT PROPERTY LINE AND THE MINIMUM FRONT SETBACK REQUIRED IS 25'			

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

Date: March 22, 2018

David J. Krom
48 Brighton Road
Worcester, Ma. 01606-2129

Re:

Sonny Patel
875 Pleasant Street
Rochdale, Ma. 01542
Brookside package Store addition

Dear Mr. Patel;

You have applied to build an addition for storage uses located at the aforementioned address. Your property is in the Business zoning district. In this district the required distance to property lines is; 25 feet from rear and front boundary's and 10 feet from sides boundary lines.

The submitted plot plan shows the addition will end up with a 9'5" rear setback. This will require a variance to the setback requirements. The existing building is at 11' from the front boundary line. The building is a preexisting nonconforming structure and will require a Special Permit for the extension of that designation.

At this time I must deny your application for an addition based on the aforementioned zoning requirements not being met. You will need to apply with the Zoning Board of Appeals for a special permit and a variance to continue your project.

Please see the town clerk for the applications for a special permit and variance and follow the included instructions.

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

2010 MAR 28 AM 11:17

PROPOSED
ADDITION
(20'x 40.64')

N/F
PAUL S. HAMMOND
& MARYANNE M. HAMMOND
MAP 46A, PARCEL A19

875 PLEASANT ST.
LEICESTER, MA
VILLAGE OF ROCHDALE
MAP 46A, BLOCK A18
PARCEL I AREA=4,280± S.F.
PARCEL II AREA=6,108 S.F.
TOTAL AREA=10,388± S.F.

BENCHMARK
IP FOUND &
ELEV=7.

Pleasant Street
(Public)

"SPECIAL FLOOD
PEAS ZONE AE"
704)

"SPECIAL FLOOD
PEAS ZONE AE"

N/F
HAMMOND
M. HAMMOND
PARCEL A19

WOODEN FENCE

STORAGE
TRAILER
8'x22'

PAVED
PARKING AREA

PARCEL II

WOODEN FENCE

Q BROOK

CONC.
PAD

DIESEL
TANK

BOLLARDS

OVERHEAD
AC UNITS

875 PLEASANT STREET
1 STORY STORE

FFE=710.04

PARCEL I

PAVED
PARKING AREA

709.7X

709.8X

BIT. SIDEWALK
EOP

CATCH BASIN
RIM=708.98

CC

BC709.1

709.1X

709.4

709.1

709.1

709.1

709.1

709.1

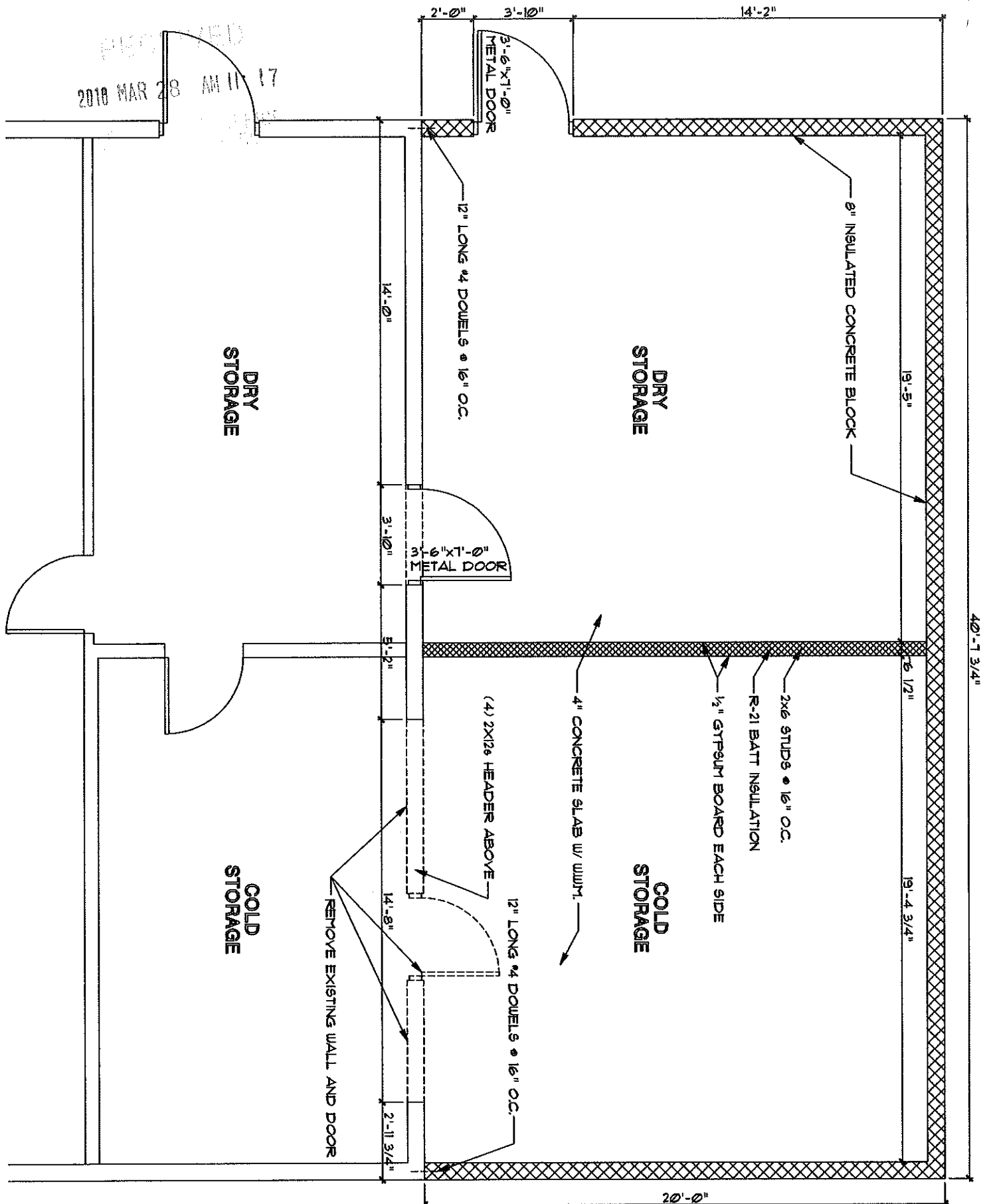
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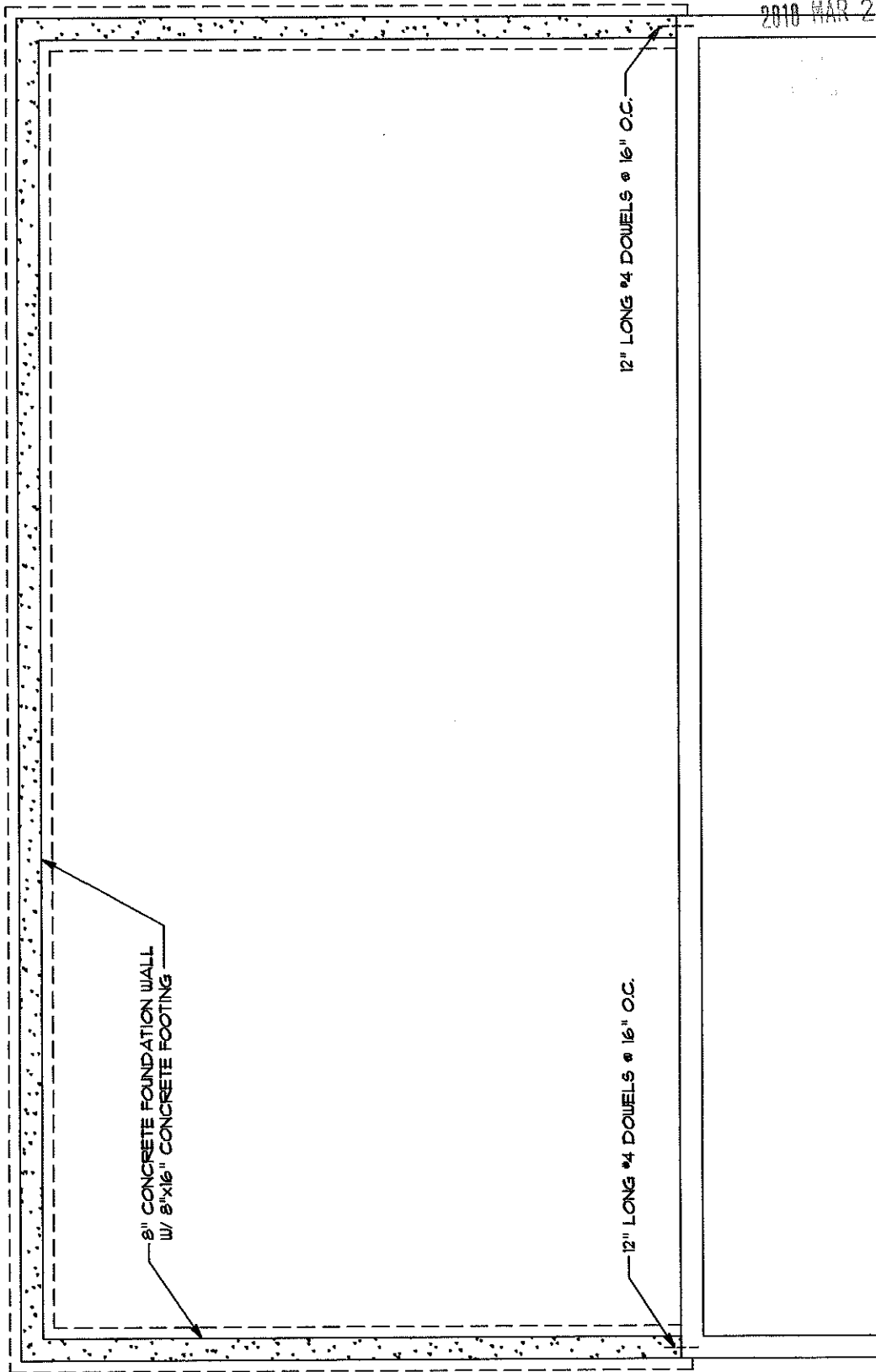
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FLOOR PLAN

SCALE: 1/4" = 1'-0"

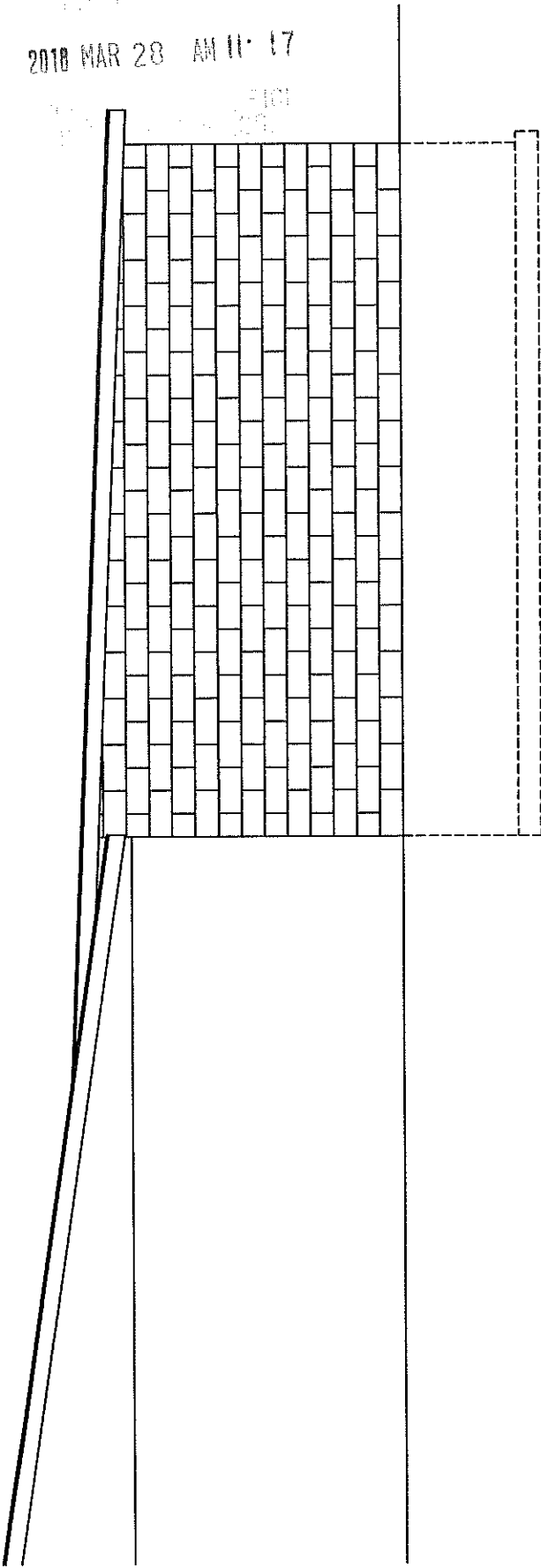


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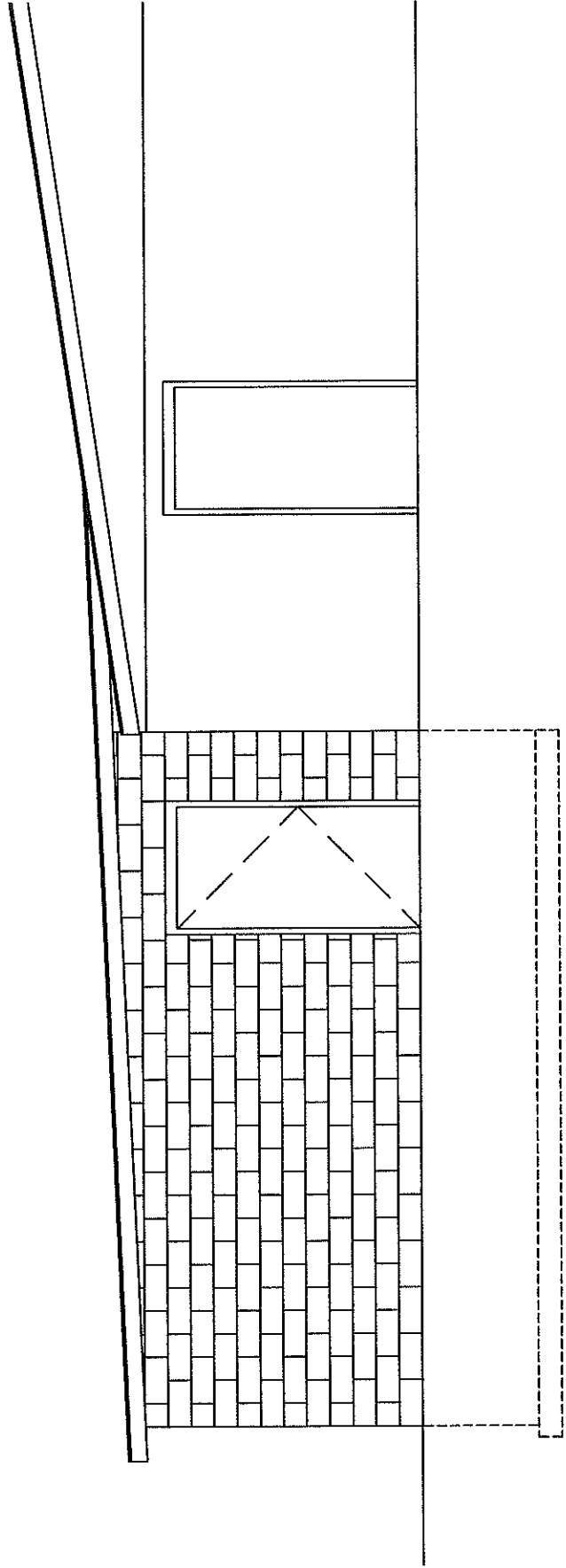
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

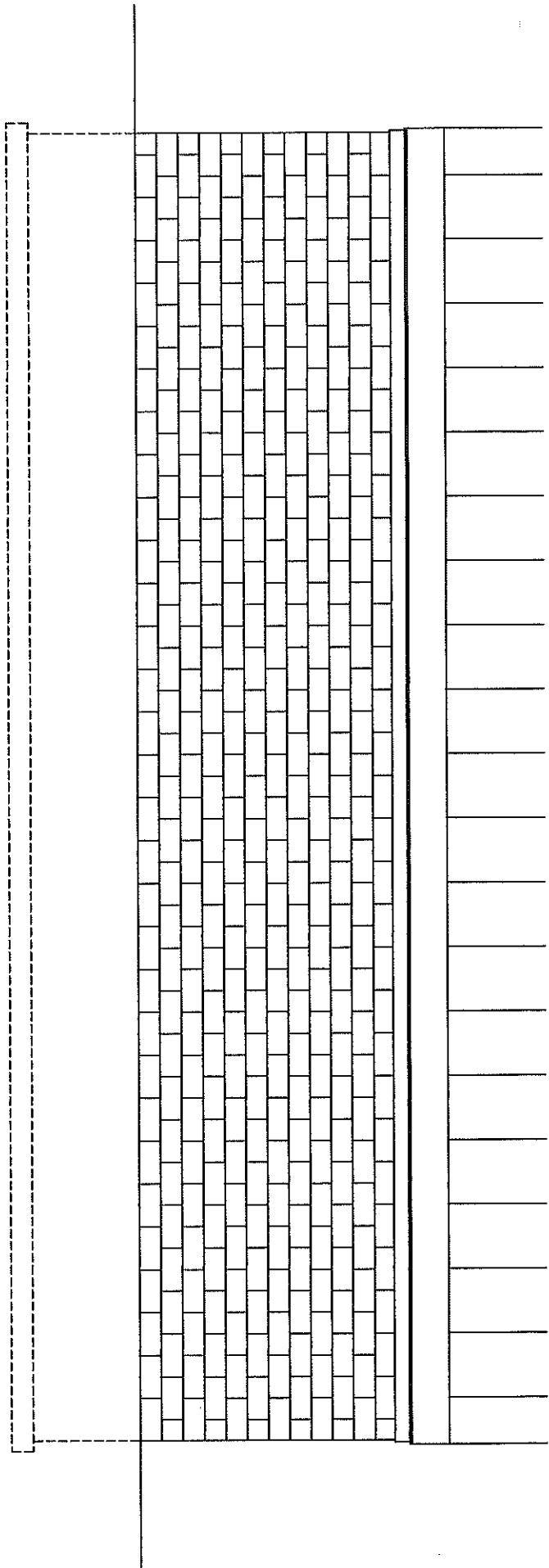
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RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

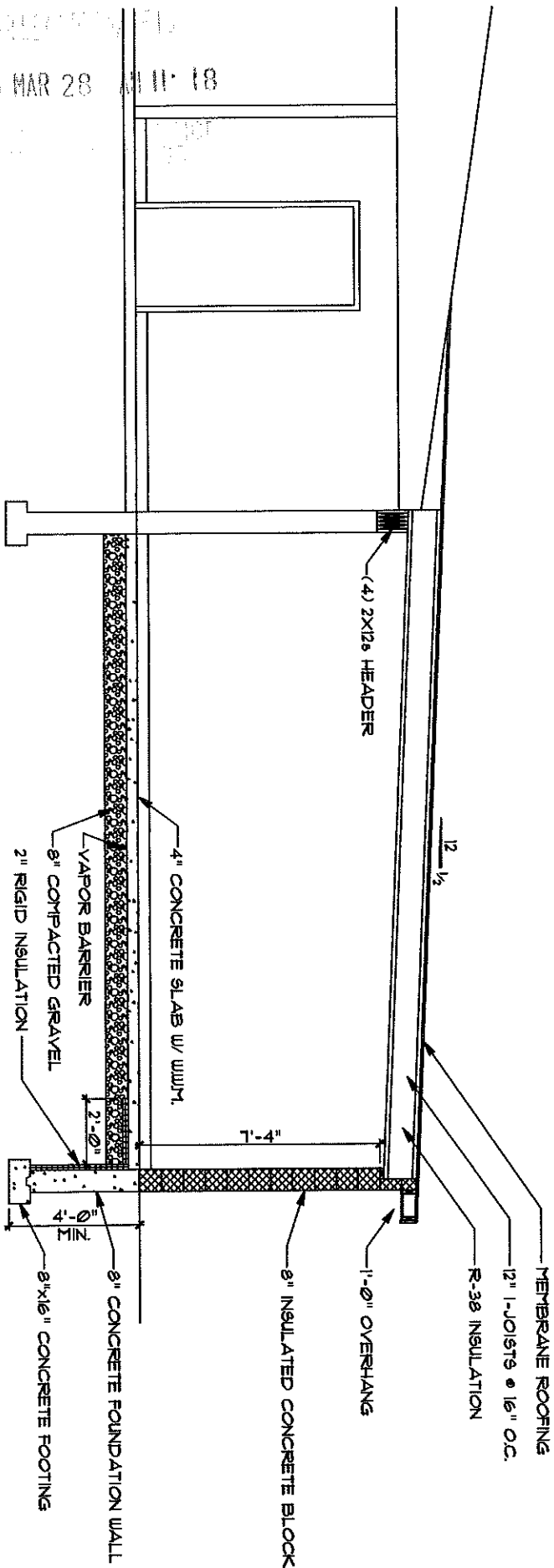


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



CROSS SECTION

SCALE 1/4" = 1'-0"

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