

April 14, 2023

Joseph Rau
24 Rawson Drive
Leicester MA, 01524

To:

Zoning Board of Appeals
3 Washburn Square
Leicester, MA 01524

My wife and I are interested in building a 528 square foot addition to our home. The addition will be an elongation to our existing 960 square foot ranch (40' x 24'). The intent of this addition is to provide 480 square feet of open floor space to be used as a living room & dining room (20' x 24') and 48 square feet as a mudroom (6' x 8'). The addition will also include a deck that spans 10' from the poured foundation walls in the South and West directions. The addition will include a full-depth basement that will be accessible from the existing basement to maximize our use of space.

My wife and I are pursuing this addition because we are expecting a new-born child in September 2023 and would like to continue growing our family over the next several years (our goal is 3 children in total). Our current living space does not have enough room for a family of 5 to comfortably eat dinner around the table every night. We love our neighborhood and our neighbors and believe that adding a small addition to our house will make our living arrangements more comfortable for a family of 5. We are not interested in moving to a larger home or relocating from our current home. My wife is a native Leicester resident (her maiden name is Hovagimian) and I have been living in town since 2016 and couldn't see myself living anywhere else.

We are working with a general contractor for this project, Gordon Peters of Sutton, MA. When our General Contractor filed the building permit for our home addition, he was advised that we would need to obtain a plot plan from a licensed engineering firm. We were forewarned by the Towns Building Inspector, Michael Silva, that our home addition may not meet the 40' setback. I hired Jarvis Land Surveying to produce a plot plan (attached to this application). Our proposed home addition will have a setback of 37.6' from Rawson Drive. We do not want to relocate our proposed home addition at a setback distance of 40' from Rawson Drive because then there would be a 2.4' offset between the proposed addition and the existing structure. This 2.4' offset would prevent us from being able to efficiently open-up our floorplan and use existing support structures. We explored this option with our GC and found it be cost prohibitive and an inefficient use of floor space and existing support structures. Therefore, we are pursuing the home-addition at a setback distance of 37.6' as indicated in the attached plot plan.

It is also worth noting the physical location of Rawson Drive and where Rawson Drive physically exists is approximately 8' different than what the Town's GIS Map indicates. To help illustrate this fact, the southeast corner of our existing property is 40' from the road by the town's GIS map and the plot

plan produced by Jarvis Land Survey. However, the physical measurement from the southeast corner of our house to the street is 48'. This physical measurement can be reproduced in Google Maps and accurately in-person with a tape measure (See Figure 1). On paper, our proposed home addition will be 37.6' from the road, in reality the proposed home addition will be at least 44' from the road (Figure 2).

My wife, Stacey Rau & I believe that this appeal should be approved on the premises that this project will keep ourselves and our future children in town for many years. This home addition project will not negatively affect our neighbors and will positively benefit the community by increasing our property value, keeping our children in the Leicester school system, utilizing local businesses, and modernizing our home. Part of this project will include upgrading our heating system, home insulation, and windows to reduce energy costs. It is also important to consider that this home addition will only violate the 40' setback on paper because there is an 8' discrepancy between the road's location on paper and its physical location.

Thank you for your consideration.

Sincerely,

Mr. and Mrs. Joseph Rau

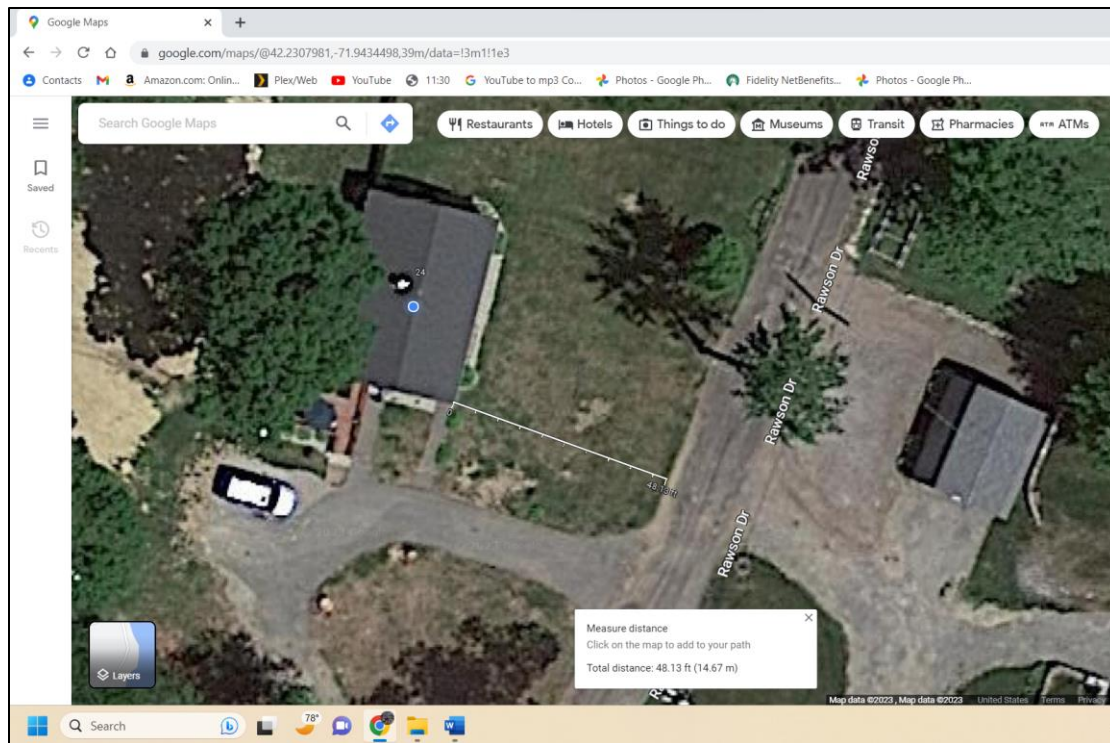


Figure 1: From the Southeast Corner of the house to Rawson Drive measures 48'

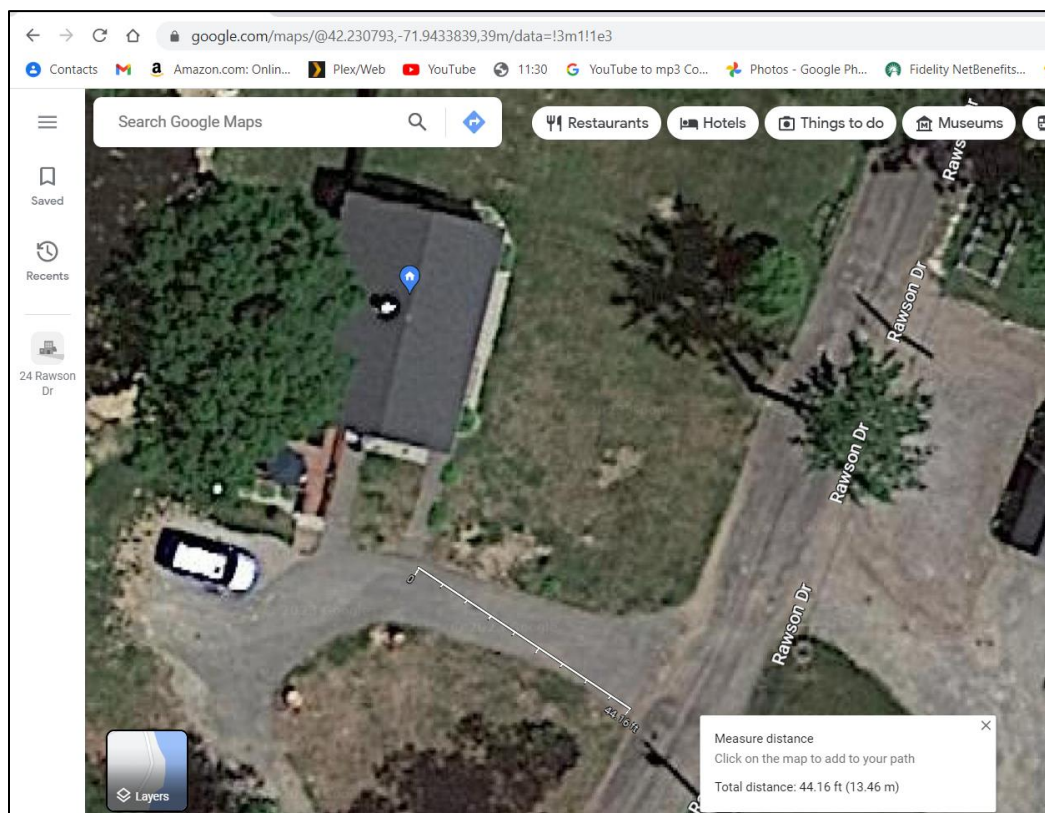


Figure 2: Measurement from corner of the proposed home addition to Rawson Drive. Note that the distance measured in Google Maps is 44'.



Figure 3: The addition will be built on the house's southernmost face, towards the vehicles.