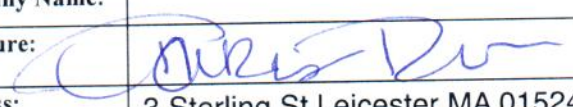
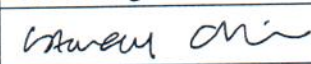


# Leicester Zoning Board of Appeals

## Special Permit & Variance Application Form

 PERMIT TYPE: ☒ Special Permit ☐ Variance

 Date: 9.4.2020

CONTACT INFORMATION			
<b>Property Owner:</b>			
Name:	Taryn Rossi		
Company Name:			
Signature:			
Address:	3 Sterling St Leicester MA 01524		
Phone:	508-423-0693	Email:	Taryn.rossi@gmail.com
<b>Applicant:</b>			
Name:	Stacey Oliva		
Company Name:	SO Design Collective		
Signature:			
Address:	19 Depot St Uxbridge MA 01569		
Phone:	508-768-5659	Email:	stacey@sodesigncollective.com
<b>Primary Contact Person:</b> <i>(The person that will be contacted by Town staff during the application process.)</i>			
Name:	Stacey Oliva		
Company Name:	SO Design Collective		
Address:	19 Depot St Uxbridge MA 01569		
Phone:	508-768-5659	Email:	stacey@sodesigncollective.com
PROJECT INFORMATION			
Project Address:	3 Sterling St	Zoning District:	R-1
Assessors Map & Parcel #	789-49		
Deed Reference (Book/Page):	44269-305		
Size of Proposed Structures:	Approx 278sf	Total Lot Area:	13,964sf
Water Source:	Town	Sewer Source:	Town
Applicable Zoning Bylaw Section(s):	1.4.02		
<b>Brief Project Description:</b>			
<p>Please include a brief description on this form (i.e. do not write "see attached"). <i>[Examples: construction of a 10' x 20' shed in the front yard of an existing home; installation of a 60s.f. freestanding sign (special permit required to exceed 50 s.f.)]</i></p> <p>Construct a two story addition, 18'6" x 15', to the side of the existing home. A special permit is required because the additions placement, based on necessary adjacencies with the current floor plan and bulkhead location, does not comply with the front yard setback. The front wall and roof overhang enter the setback by approx 1.9'.</p>			

**PROJECT INFORMATION, Continued****State Briefly Reasons for Variance or Special Permit:**

*See Zoning Board of Appeals Instructions for Variance and Special Permit Applications. You may use the space below and/or attach additional pages as necessary to fully describe the application and reasons for the variance or special permit.*

We seek a Special Permit due to the fact that the current property, being built around 1920, is on a non-conforming lot. The existing homes proximity to the street makes it impossible to comply with the 25' front yard setback.

The addition was reviewed in many different forms and based on the owners needs, both spatially and from a budget perspective, the proposed addition was settled upon in hopes the board would consider granting the minimal relief needed into the front yard setback. The proposed addition will not increase the non-conformity of the present as it is well back from the corner of the existing home. The front wall of the addition is approx 23.7' to the lot line, with the roof overhang extending into the setback an additional 8". The current front porch sits 7.7' to property line.

**APPLICATION CHECKLIST:**

*Use this checklist to ensure you have provided all required information.*

**Three (3) copies of all paper submittals are required except where noted.**

<input checked="" type="checkbox"/> Application Form	<input checked="" type="checkbox"/> Any supplemental information where applicable (letters, detailed project information, etc.)	<input checked="" type="checkbox"/> Plans (1-full-size & 2 11"x17")
<input checked="" type="checkbox"/> Certified Abutters List (1 copy)	<input checked="" type="checkbox"/> Fee (\$175) - check payable to the Town of Leicester	<input checked="" type="checkbox"/> .pdf copy of <u>all</u> submitted documents (CD or USB Drive)

***Submit the full application to the Town Clerk's Office***

# BUILDING PERMIT PLAN



**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: 3 STERLING ST  
LEICESTER MA

OWNER: TARYN ROSSI

DATE: 02-10-20

ZONE: R1

SCALE: 1"=30'

COMP'D: DJT

CAD: DJT

DEED: 44269-305

PLAN: 789-49

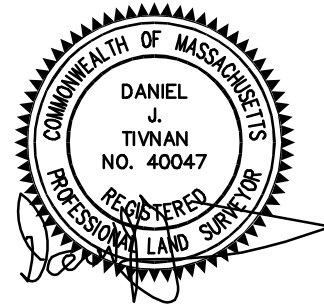
MBL: 30A A30

FLD. BK: 656-106

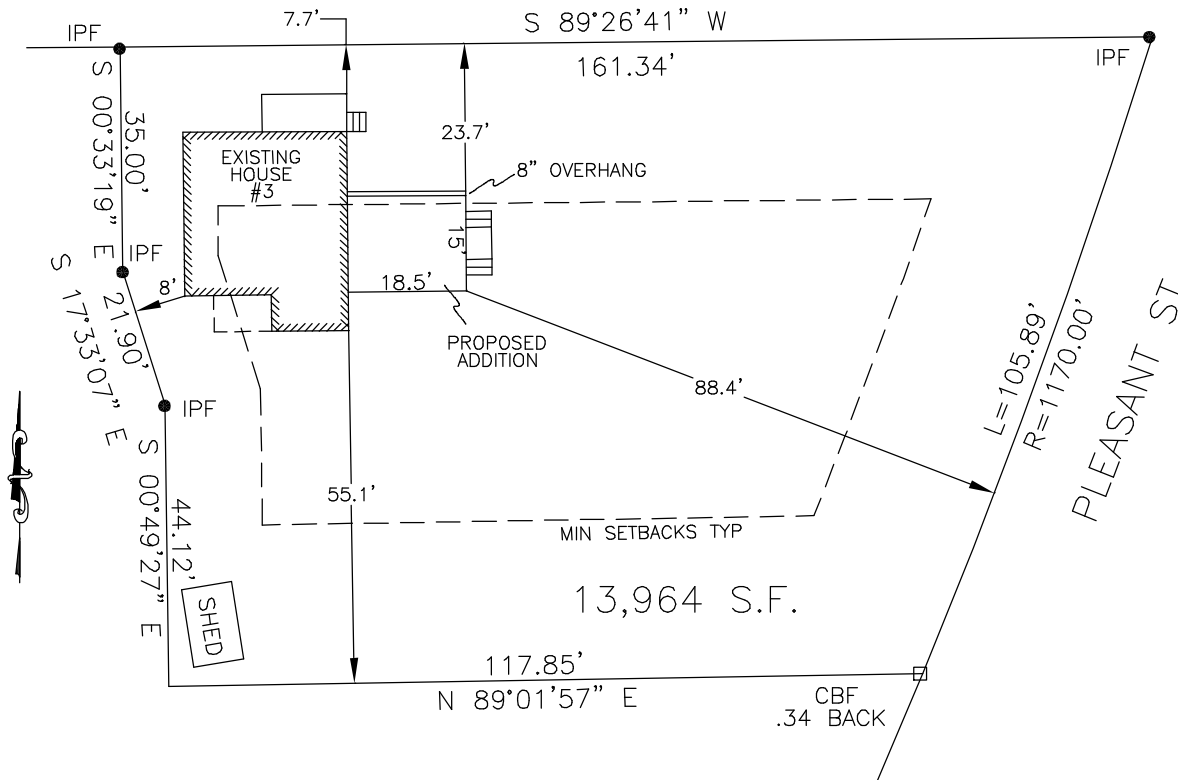
JOB #: 6835

FILE: STERLINGST3PROP1

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



STERLING ST





9:10:40AM

# Town of Leicester

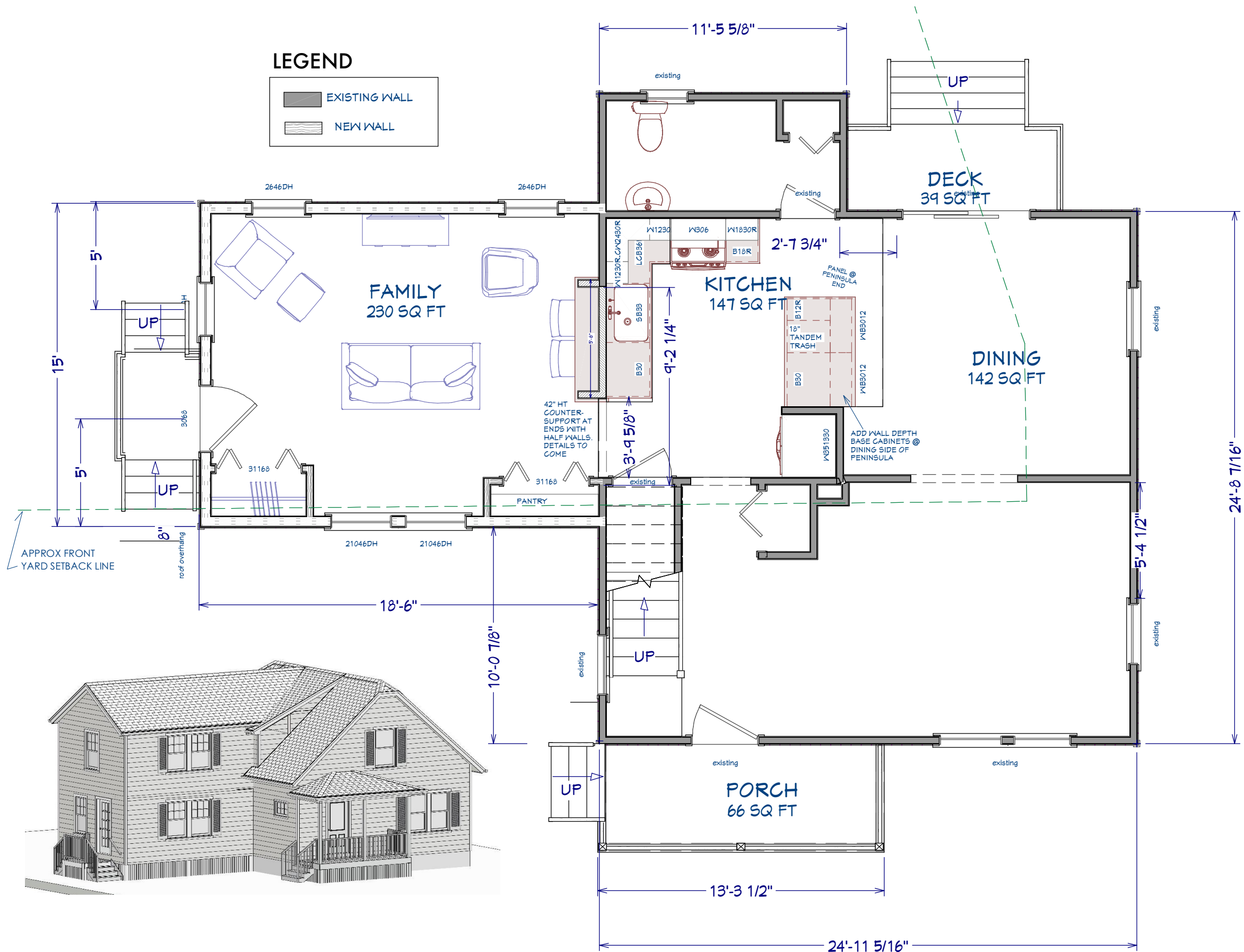
## Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
10 A1 0	275 PLEASANT ST	TOWN OF LEICESTER		TOWN HALL-3 WASHBURN S	LEICESTER	MA	01524
10 A1.1 0	325 PLEASANT ST	TOWN OF LEICESTER	C/O HILLTOP MANGMT CO L	PO BOX 242	LEICESTER	MA	01524
10A A10 0	268 PLEASANT ST	ALHASSAN ASIBI		268 PLEASANT ST	LEICESTER	MA	01524
10A A11 0	270 PLEASANT ST	DACRI MICHAEL V		270 PLEASANT STREET	LEICESTER	MA	01524
10A A12 0	2 STERLING ST	LOISELLE GREGORY	LOISELLE SHERRY	2 STERLING STREET	LEICESTER	MA	01524
10A A13 0	6 STERLING ST	DEARY TRINA E	DEARY JOHN A	6 STERLING STREET	LEICESTER	MA	01524
10A A14 0	8 STERLING ST	PELTIER DONALD J	PELTIER CATHERINE M	8 STERLING ST	LEICESTER	MA	01524
10A A24 0	PLEASANT ST	TOWN OF LEICESTER	C/O HILLTOP MANGMT CO L	PO BOX 242	LEICESTER	MA	01524
10A A28 0	7 STERLING ST	MCADAM SHARLEEN P		7 STERLING ST	LEICESTER	MA	01524-1425
10A A29 0	5 STERLING ST	GOODRO FRANCIS C	GOODRO LINDA L	5 STERLING ST	LEICESTER	MA	01524
10A A7 0	ABINGTON AV	ILARDI GARY		7378 W ATLANTIC BLVD #351	MARGATE	FL	33063
10A A8 0	ABINGTON AV	MANDELLA PAUL		15 STONE AVE	SHREWSBURY	MA	01545

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.  
 Subject property: 3 Sterling Street, Assessors Map 30A-A30-0, Deed Ref. 44269-305  
 Subject owner: Taryn Rossi & Shawn Cassidy

John Prescott, Principal Assessor

Prepared by: Kathleen Asquith, Assistant



EXISTING WALL

NEW WALL

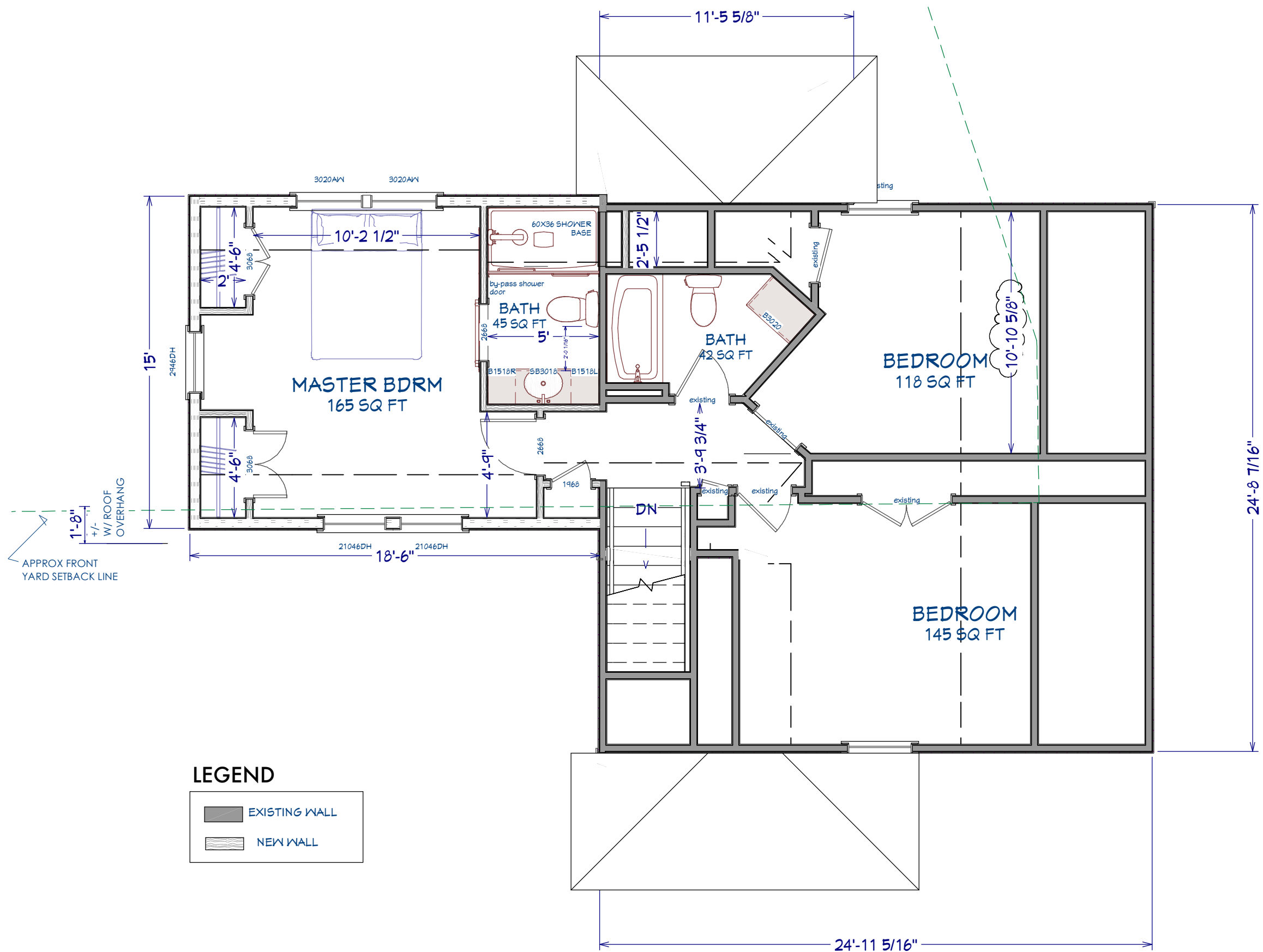
ROSSI-CASSIDY  
RESIDENCE  
3 Stirling Street Leicester, MA



SHEET:

1

CONCEPTUAL DRAWINGS ONLY



LEGEND

	EXISTING WALL
	NEW WALL

REVISION - PROPOSED SECOND FLOOR PLAN |

CONCEPTUAL DRAWINGS ONLY |

ROSSI-CASSIDY  
RESIDENCE  
3 Sterling Street Leicester, MA



designcollective

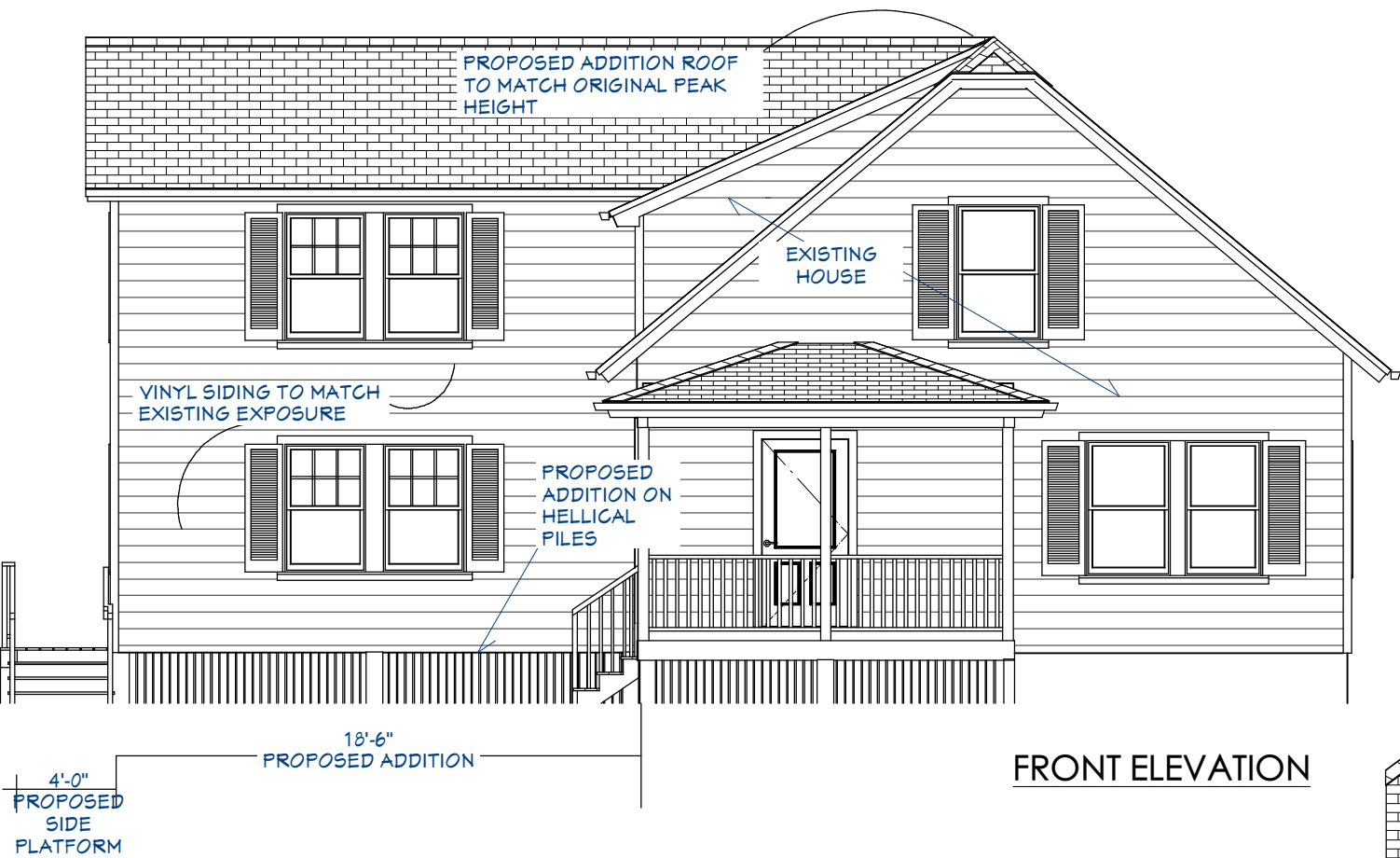
PO Box 520 | Mendon, MA 01756  
www.sodesigncollective.com  
ph | 508.768.5659

SCALE: 1/4" = 1'0"

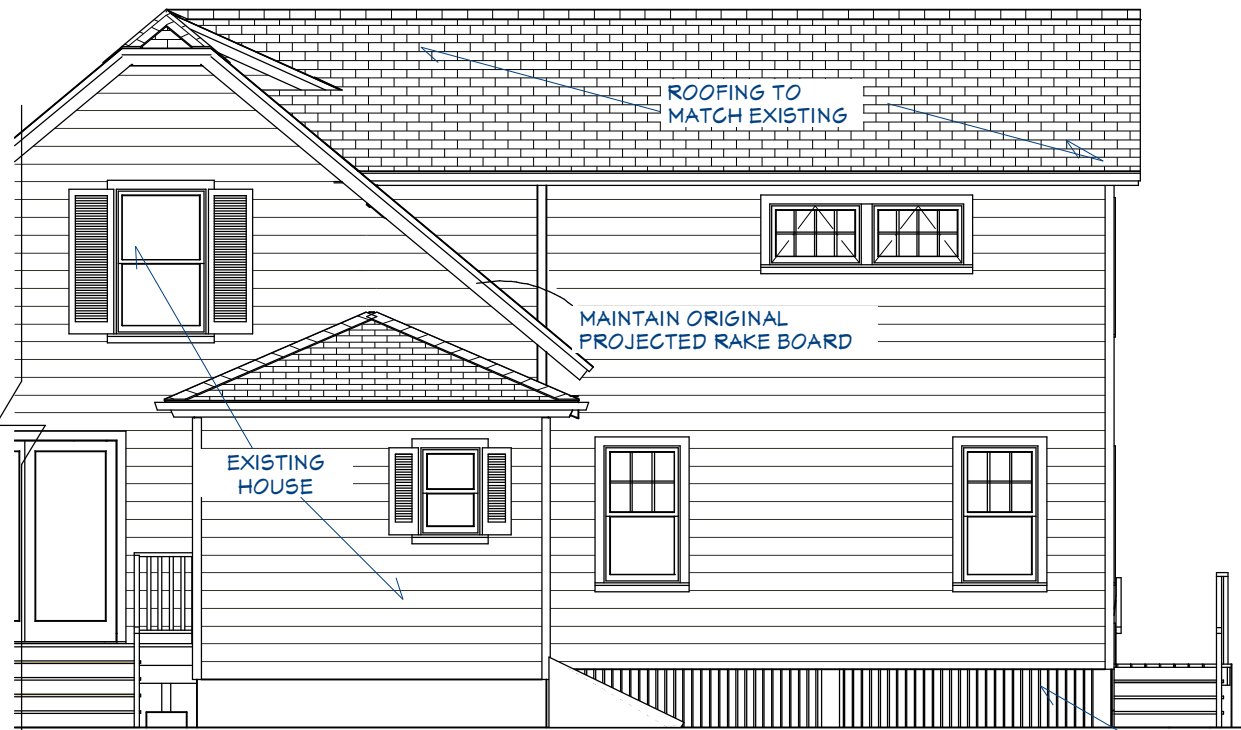
DATE: 3/4/20

SHEET:

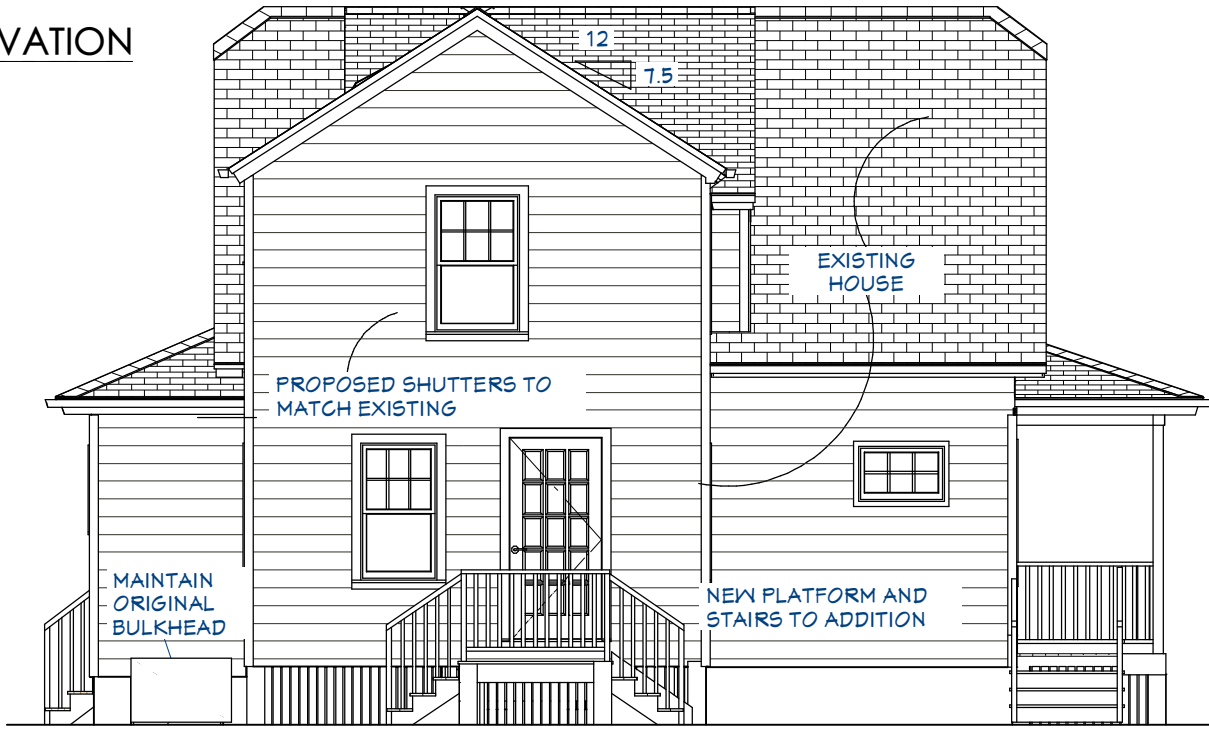
2



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

CONCEPT 1

| CONCEPTUAL DRAWINGS ONLY |

ROSSI-CASSIDY  
RESIDENCE  
3 Sterling Street Leicester, MA



designcollective

PO Box 520 | Mendon, MA 01756  
www.sodesigncollective.com  
ph | 508.768.5659

SCALE: 3/16" = 1'0"

DATE: 3/4/20

SHEET:

3

| REVISION - EXTERIOR ELEVATIONS |