

Leicester Zoning Board of Appeals Special Permit & Variance Application Form

OCT 2 4 2023

	Permit Nur	nber	20	Town of Leicester
PERMIT TYPE:	Special Permit	Variance	Date:	Planning Department

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CONTACTI	NFORM	IATIO	N				2	
Property Owner:				-75477.93		The second of the	MOLI EZUZ	
Name:	TIM	+ DEN	VISE 1	WELL	3	E	1-0	TI
Company Name:				.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		C/	ITI N	0
Signature:	Jun 2	UR		7.7.7		7.7	長 6	T
Address:	69 BU			ANE		7	0	m
Phone: 50857	97211	110 007		Email:	TIM. WELCS	@ BROAD COM.	(F) (T)	O
Applicant:				10000			m 0	3 7 1 5
Name:	SAME						The state of the s	
Company Name:		***************************************		***************************************			*************	
Signature:		ere le les que et a					-	
Address:								
Phone:				Email:				
Primary Contact P	erson: (The	person th	at will be co	ontacted b	y Town staff during to	he application process.)		12000
Name:		WELL				<u> </u>		
Company Name:						THE STREET STREET, STREET STREET, STRE		
Address:			***************************************					
Phone: 508 5	79 7211	-		Email:	Tim, WELLS	@ BROADCOM, CO	m	
PROJECT IN	FORM	ATIO	N					
Project Address:	SAM		tertion of models the total	the second of the second		Zoning District:	SA	
Assessors Map & P	arcel #	27 P	E j	34 E 3	15		***************************************	
Deed Reference (Bo	ook/Page):		KIZE			To the second se		
Size of Proposed St	ructures:		SQFT			16,245	***************************************	
Water Source:		or.	317E		Sewer Source:	ON SITE	***************************************	
Applicable Zoning	Bylaw Secti	on(s):	6.4.	03 D	**************************************			
Brief Project De	scription		Printer (19					
20' shed in the front	yard of an e	xisting h	iome; insta	llation of	[°] a 60s.f. freestandin	[Examples: construc g sign (special permi UNVRY ANO Z C	t required to	0

PROJECT INFORMATION	ON, Continued	
State Briefly Reasons for Varia	ance or Special Permit:	
below and/or attach additional pages of	ons for Variance and Special Permit App is necessary to fully describe the applica	
special permit. SEC ATTA	CHED	
APPLICATION CHECK Use this checklist to ensure you have p Three (3) copies of all paper submitta	provided all required information.	
Application Form	Any supplemental information where applicable (letters, detailed project information, etc.)	Plans (1-full-size & 2 11"x17")
Certified Abutters List (1 copy)	Fee (\$175) - check payable to the Town of Leicester	.pdf copy of <u>all</u> submitted documents (CD or USB Drive)

Submit the full application to the Town Clerk's Office

g:\town planners office\zoning board of appeals\application form and instructions\zba application form, 2019-07.docx

Reasons for Variance

To the Zoning Board of Appeals,

The proposed addition is situated on a pre-existing non-conforming lot. The non-conformity of the lot is due to the overall size as it is zoned Suburban-Agricultural (SA) and has a requirement of a minimum 80,000 square feet in size and a 200' frontage. The existing lot is less than 20,000 square feet (less than 25% the size required by the SA zoning.) with a 100' frontage. The required setbacks for this district are 40'-0" for Front, Side, and Rear. This information is according to Section 4.2 Schedule of Dimensional Requirements Table 1. The existing property and neighboring properties do not meet the minimum lot square footage requirements nor some setback requirements due to the smaller sized lots. Due to the smaller lots in this section of the zoned district, the setbacks are not able to be met for a proposed addition. This lot also has a septic system and well which limits the location of an addition to the location proposed. The Conservation Committee has approved the location of the proposed addition because it's siting keeps it away from the pond. Additionally the Board of Health has approved the proposed addition's size and location in relation to the septic tank and leaching field.

Per Section 4.3: A Variance is sought to allow the proposed addition to exceed the 40' minimum setbacks of both the front and side yard. The Hardship of meeting the setback requirements due to the topography, size, and shape of the lot as currently zoned is not possible. A relief from the side and front setbacks allowing an encroachment as shown on the plot plan from 40.0' in the front to 37.7', on the left side from 40.0' to 33.2' and on the right side from 40.0' to 18.0'.

This request keeps with the setbacks currently in this neighborhood and does not detract nor impede on the neighboring properties.

Respectfully,

Timothy and Denise Wells



TOWN OF LEICESTER

Office of Building and Code Enforcement

3 Washburn Square, Leicester MA 01524 Phone: 508-892-7003 Fax: 508-892-1163 www.leicesterma.org

Timothy Wells

69 Burncoat Lane

Leicester MA

RE; 69 Burncost Lane

Map # 27A Parcel # E34 and E35

In accordance with the provisions set forth in MGL Chapter 143.3 and 780 CMR

This letter is to inform you that your plans submitted on 10/12/23 plans for a addition and attached garage are rejected for the following reason(s)

Leicester Zoning By-Laws Section 4 "dimensional Requirements" and Section 4 Table 1 Suburban Agriculture Side-Set back requirements are 40 feet on both sides. Your submitted plans show the northeasterly side shows 33.2'. You have the option to seek relief from the Leicester Zoning Board of Appeals.

Please contact my office with any comments or concerns.

Harold P. Leaming

Building Commissioner/Zoning Enforcement Officer

Town of Leicester

(508) 892 7003

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TOWN OF LEICESTER

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ASSESSORS HAVE TEN DAYS TO PROCESS YOUR REQUEST, PLEASE PLAN AHEAD!

BOAND OF ASSESSOR'S

10:00 PREPARE AT TIME OF REQUEST FOR FIRST THREE PAGES, \$5.00 PER PAGE AT

TIME OF PICKUP FOR EACH ADDITIONAL PAGE.

Subject Information

Parcel	Assessors Map: 27 A Parcel: E34, E35 Deed Ref#: 68119-522
Owner(s)	TIMOTHY AND DENISE WELLS
Street Address	69 BURNCOAT LANE

Requestor Information

Name	TIM WELLS	
Telephone	508 579 7211	Email Tim, WELLS QBRUADCOM, COM

	Board/Department	Description of Required Abutters List
	Conservation Commission RDA	Direct abutters, including abutters across any street
	Conservation Commission NOI	Abutters and abutters to abutters within 300 feet, including across any street or body of water 1
	Planning Board Special Permit, <u>Major</u> Site Plan Review, or Definitive Subdivision	Abutters and abutters to abutters within 300 feet, including across any street
X	Zoning Board of Appeals Special Permit OR Variance	Abutters and abutters to abutters within 300 feet, including across any street
	Board of Health.	Specify Distance (consult with Board of Health Staff to determine the required distance)
	Board of Selectmen Class II License	Direct abutters, including abutters across any street
	Boar d of Selectmen Liquor License	Direct abutters, including abutters across any street AND schools, churches, or hospitals within 500 feet
4	Other. Please specify Board/Department	Please specify:Direct Abutters
	1. 1.2 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	feet
		Other:

1 An applicant who proposes work solely within Land under Water Bodies or Waterways, or solely within a Lot with an area greater than 50 acres, is required to provide notification only to Abutters whose Lot is within three hundred feet from the *Project Site*. An applicant proposing a Linear- shaped Project greater than 1,000 feet in length is required to provide notification only to Abutters whose Lot is within 1,000 feet from the Project Site.



Subject Property:

Parcel Number: CAMA Number:

27A-E35-0

Property Address: 69 BURNCOAT LN

27A-E35-0

Mailing Address:

Mailing Address:

Mailing Address:

Mailing Address: WELLS TIMOTHY DANIEL WELLS

DENISE JEANNE 69 BURNCOAT LN

LEICESTER, MA 01524

Mailing Address: ROESCH DOUGLAS TRUSTEE OF THE

DOUGLAS B ROES

SPENCER, MA 01562

LEICESTER, MA 01524

2 BIXBY STREET

57 BURNCOAT LN

Mailing Address: GORMAN RICHARD L SR GORMAN

65 BURNCOAT LN

DENISE JEANNE

69 BURNCOAT LN LEICESTER, MA 01524

71 BURNCOAT LANE

Mailing Address: HOGAN WILLIAM F HOGAN LIAN

73 BURNCOAT LN

Mailing Address: RENZI FRANCIS RENZI ELIZABETH

75 BURNCOAT LN

LEICESTER, MA 01524

LEICESTER, MA 01524

LEICESTER, MA 01524

79 BURNCOAT LANE

LEICESTER, MA 01524

MOORE RANDY W MOORE AMY

59 BURNCOAT LANE

LEICESTER, MA 01524

LEICESTER, MA 01524

THEBODO STEVEN A TRUSTEE

THEBODO IRREVOCABLE TRUST

WELLS TIMOTHY DANIEL WELLS

CABRAL DUSTIN CABRAL REBECCA

Mailing Address: HONEYMAN ALEXANDER T.

JENNIFER L

Abutters:

Parcel Number: CAMA Number: 27A-E28-0 27A-E28-0

Property Address: BURNCOAT LN

Parcel Number: CAMA Number: 27A-E29-0 27A-E29-0

Property Address: 57 BURNCOAT LN

Parcel Number:

27A-E30-0 27A-E30-0

CAMA Number: Property Address: 59 BURNCOAT LN

Parcel Number: CAMA Number: 27A-E33-0

Property Address: 65 BURNCOAT LN

27A-E33-0

Parcel Number: CAMA Number:

27A-E34-0 27A-E34-0

Property Address: 67 BURNCOAT LN

Parcel Number:

27A-E36-0 CAMA Number: 27A-E36-0

Property Address: 71 BURNCOAT LN

Parcel Number:

27A-E37-0

CAMA Number: Property Address: 73 BURNCOAT LN

27A-E37-0

Parcel Number:

27A-E38-0

CAMA Number:

Property Address: 75 BURNCOAT LN

27A-E38-0

Parcel Number:

27A-E39-0

CAMA Number:

27A-E39-0

Property Address: BURNCOAT LN

Parcel Number:

10/18/2023

27A-E40-0

CAMA Number:

27A-E40-0 Property Address: 79 BURNCOAT LN

Mailing Address:

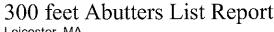
Mailing Address:

MOORE RANDY W MOORE AMY

79 BURNCOAT LANE

LEICESTER, MA 01524

(Hati Tachnologie:



Leicester, MA October 18, 2023

10/18/2023

Parcel Number:	27A-E41-0	Mailing Address:	HOVAGIMIAN MARK S HOVAGIMIAN
CAMA Number:		_	JOANNE T

CAMA Number: 27A-E41-0 JOANNE T
Property Address: 81 BURNCOAT LN 81 BURNCOAT LN
LEICESTER, MA 01524

Parcel Number: 27A-E42-0 Mailing Address: TROJAN TR BRIAN P 83 BURNCOAT LN

CAMA Number: 27A-E42-0 REALTY TRUST

Property Address: 83 BURNCOAT LN 357 COMMERCIAL ST U718

BOSTON, MA 02019
Parcel Number: 27A-E43-0 Mailing Address: HIGGINS PAMELA J

CAMA Number: 27A-E43-0 85 BURNCOAT LANE
Property Address: 85 BURNCOAT LN LEICESTER, MA 01524

Parcel Number: 27A-E44-0 Mailing Address: CHRISTIAN DANIEL K CHRISTIAN LISA A

CAMA Number: 27A-E44-0 13 MCKINSTRY DR
Property Address: 87 BURNCOAT LN CHARLTON, MA 01507

Parcel Number: 27A-E45-0 Mailing Address: HOVAGIMIAN MARK S HOVAGIMIAN

CAMA Number: 27A-E45.1-0 JOANNE T

Property Address: BURNCOAT LN 81 BURNCOAT LANE LEICESTER, MA 01524

Parcel Number: 27A-E45-0 Mailing Address: SANKO LINDA HOVAGIMIAN JOANNE T

CAMA Number: 27A-E45-0 89 BURNCOAT LANE
Property Address: 89 BURNCOAT LN LEICESTER, MA 01524

Parcel Number: 27A-F18-0 Mailing Address: HONEYMAN ALEXANDER T.

CAMA Number: 27A-F18-0 57 BURNCOAT LN
Property Address: BURNCOAT LN
LEICESTER, MA 01524

Parcel Number: 27A-F19-0 Mailing Address: RAWINSKI STEVEN P

CAMA Number: 27A-F19-0 60 BURNCOAT LANE
Property Address: 60 BURNCOAT LN LEICESTER, MA 01524

Parcel Number: 27A-F20-0 Mailing Address: LINCOLN GORDON A CAMA Number: 27A-F20-0 62 BURNCOAT LANE

Property Address: 62 BURNCOAT LN LEICESTER, MA 01524-0304

Parcel Number: 27A-F21-0 Mailing Address: LINCOLN GORDON A CAMA Number: 27A-F21-0 62 BURNCOAT LANE

Property Address: BURNCOAT LN LEICESTER, MA 01524-0304

Parcel Number: 27A-F22-0 Mailing Address: LINCOLN GORDON A CAMA Number: 27A-F22-0 62 BURNCOAT LANE

Property Address: BURNCOAT LN LEICESTER, MA 01524-0304

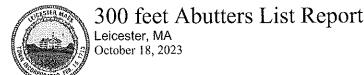
Parcel Number: 27A-F23-0 Mailing Address: LINCOLN GORDON A

CAMA Number: 27A-F23-0 Walling Address: LINCOLN GONDON A

62 BURNCOAT LANE

Property Address: BURNCOAT LN LEICESTER, MA 01524-0304





Parcel Number: CAMA Number: 27-B6-0

27-B6-0

Property Address: BURNCOAT POND

Mailing Address:

BURNCOAT POND WATERSHED DISTRI

PO BOX 346

LEICESTER, MA 01524

Parcel Number: CAMA Number: 27-C1.2-0 27-C1.2-0

Property Address: 82 BURNCOAT LN

Parcel Number:

27-C1.3-0 27-C1.3-0

CAMA Number:

Property Address: 84 BURNCOAT LN

Parcel Number:

27-C1.51-0

CAMA Number:

27-C1.51-0 Property Address: BURNCOAT LN

Parcel Number:

27-C1-0 27-C1-0

CAMA Number:

10/18/2023

Property Address: 64 BURNCOAT LN

Mailing Address: HOVAGIMIAN MARK S HOVAGIMIAN

JOANNE T

81 BURNCOAT LN LEICESTER, MA 01524

Mailing Address: HOVAGIMIAN MARK S HOVAGIMIAN

JOANNE T

81 BURNCOAT LN LEICESTER, MA 01524

Mailing Address:

WELLS TIMOTHY DANIEL WELLS

DENISE JEANNE 69 BURNCOAT LN LEICESTER, MA 01524

Mailing Address:

HOVAGIMIAN MATTHEW 26 NUGGET DRIVE CHARLTON, MA 01507

Above is a certified list of abutters and abutters to abutters within 300 feet including across the street. Subject Property: 49 Burncoal Street Map 27A Lot E35 Deed Reference Book 68119 page 322 Property Owners: Timothy Wells and Denise Wells Certified by Alyce D. Johns, Interim Principal Assessor

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed PROPERTY FACTORS
Item Code Descip
Z SA SUB-AG OWNERSHIP
Owner 1: WELLS TIMOTHY DANIEL LAND SECTION (First 7 lines only use processing LUC) Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Having Primarily VINYL Exterior and ASPHALT SH Roof ONE FAM with a(n) CONVENT NL Building Built about 1976, PROPERTY LOCATION IARRATIVE DESCRIPTION
This Parcel contains .202 ACRES of land mainly classified as Total AC/HA: 0.20248 REVIOUS OWNER Owner 2: WELLS DENISE JEANNE Code Owner 2: WELLS - DENISE JEANNE Owner 1: WELLS - TIMOTHY DANIEL Owner 3: 101 ONE FAM ooms, and 3 Bdrms.
THER ASSESSMENTS wn/City: LEICESTER wn/City: LEICESTER St/Prov. MA Street 1: 69 BURNCOAT LN St/Prov: MA Street 2: Street 1:|69 BURNCOAT LN Postal: 01524 Postal: 01524 Flood Haz: 8 Census: Description Map 27A 8 Fact No of Units BURNCOAT LN, LEICESTER Cnty Cntry 100 g % 8820 Amount Direction/Street/City Block E35 Exmpt opo Street 1 Total SF/SM: |8820.03 Traffic 2 Tem: **PriceUnits** Code Type: Own Occ: SQUARE FESITE Unit Type PAVED Com. Int 드 TYPICL LEVEL Descrip ğ 0 Land Type Tax Yr 2024 2023 7 2023 9/1/1993 9/1/1992 3 BUILDING PERMITS SALES INFORMATION 2021 2022 2022 2021 PREVIOUS ASSESSMENT HOVAGIMIAN MARK WELLS,TIMOTHY D Total Parcel Total Card IN PROCESS APPRAISAL SUMMARY COMEAU, MICHAEL Parcel LUC: 101 ONE FAM Use Code Date Source: Market Adj Cost Grantor 101 101 101 3 Use Factor 142 Number פבפב 7 7 Building Value Value Base Bidg Value MANUAL 68119-322 207,500 207,500 MANUAL 12325-206 13067-68 207,500 Unit Price Descrip Legal Ref 187,900 187,900 207,500 123,400 153,700 123,400 123,400 2.39 Yard Items <u>A</u> 7.074 WA rd Items Amount C/O Type 20,000 Total Value per SQ unit /Card: 297.83 Prime NB Desc WTR FRNT 600 700 700 Neigh 800 800 9/8/1989 8/25/2022 MULTI PARCEL 10/25/1990 FAMILY Date Land Size Influ Land Size Last Visit TAX DISTRICT 202 202 202 202 202 202 0.202 0.202 Neigh Mod Sale Code Database: AssessPro Land Value 115,300 115,300 115,300 142,300 149,100 149,100 149,100 RD CDN -10 Fed Code F. Descrip 計 Land Value CARD 1 of 1 Total Value 149,100 149,100 149,100 % Sale Price 357,400 337,700 337,700 236,600 239,300 239,300 239,300 650000 No 111 2 RESIDENTIAL 67000 No 100 No /Parcel: 297.83 Asses'd Value Parcel ID 27A E35 0 . Total Value % ADDITION WOOD STOVE Town of Leicester 337,700 Rollover 337,700 357,400 357,400 239,300 prelim 239,300 3 and 4 bills 239,300 239,300 2022 PRELIMINARY BILL 1/11/2021 296,600 Year End Roll 357,400|PRELIM VALUES 2024 8 8 357,400 8 Tst Infl 3 Comment Verif Total: % Land Unit Type: Assoc PCL Value Notes Legal Description Appraised Total Land: 149,114 Value Entered Lot Size 149,114 Sign: ACTIVITY INFORMATION Alyce 10/22/2008 CYCLICAL VIS 9/14/2021 CYCLICAL VIS 5/18/2022 MEAS+INSPCTD 9/12/2022 MLS REVIEW 7/18/1991 MEAS+INSPCTD 1/10/1994 PERMIT VISIT 12/9/1993 PERMIT VISIT Date PAT ACCT Class Spl Credit ¥ 6/8/2023 11/25/2020 7/27/2020 12/29/2021 7/19/2022 12/5/2022 MULTI PARCEL % Date TOTAL ASSESSED: 357,400 Spec Land 09/12/22 LAST REV 10/18/23 09/12/22 Date Date Code User Acct Insp Date GIS Ref GIS Ref Inda 2061 Total: Fact 12:54:00 09:09:05 Time Time 777 777 114 555 123 123 Use Value 149,100 149,100 Prior ld # 2: USER DEFINED Prior ld #3: Prior ld # 1: Prior ld # 2: Prior ld # 1: Prior Id # 3: Prior Id #1 LandReason: Prior Id # 3: Prior Id #2: LINDA B BRIDGET SANDY GENNA LINDA B Reval Dist: MEL WEST JAMES ZUROWI JAMES ZUROWI ASR Map: BldReason: Fact Dist: Properties Inc 2024 CITICI Year. Name Notes

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00	WDX		c							Rating:	J/4 Bath:	CONCRETE	(LIV) Units: 1
			Ö							Rating:	A Bath:		Sty Ht. 2 - 2
	24									Rating: AVERAGE	Full Bath 1	Type: 22 - CONVENT NL	Type: 22 - 0
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