



**TOWN OF LEICESTER**  
**Office of Building and Code Enforcement**

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www.leicesterma.org

October 19, 2022

**Certified Mail #7021 2720 0002 5705 9151  
& Regular Mail**

Matthew and Erin Waterman  
11 Glen Ellen Ln  
Rochdale, MA 01542

Re: Zoning Determination  
11 Glen Ellen Ln  
Rochdale, MA 01542

I have reviewed the plan submitted with the Variance Application Form for 11 Glen Ellen Ln, Rochdale, MA 01542. The parcel is located in the Residential 1 (R1) zoning district. In accordance with the Leicester Zoning By-Laws, Section 4.2 Schedule of Dimensional Requirements, the minimum area is 50,000 SF, frontage is 150', front and rear setbacks are 25', and side setbacks are 15' in the R1 zoning district. From the plan, the side setback is 7' which does not meet the minimum required setback of 15'.

For the reasons described herein, I have determined that your project does not meet the minimum side setback for the R1 zoning district and a variance pertaining to the side setback will need to be obtained from the Zoning Board of Appeals to move forward with the project.

Sincerely,

*Michael Silva*

Michael Silva  
Building Commissioner/Zoning Enforcement Officer