



TOWN OF LEICESTER
Office of Building and Code Enforcement
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October 6, 2022

Town of Leicester
3 Washburn Square
Leicester, MA 01524

Re: Zoning Determination
1812 House
961 Main Street
Leicester, MA 01524

I have reviewed the plan entitled "Plan of Land at South Main St., Main St., Market St., & Flint Way Leicester, MA" (Plan Book 966 Plan 64) for the 1812 House at 961 Main St., Leicester, MA 01524. The parcel is labeled "Lot 4" and located in the Residential 2 (R2) zoning district. In accordance with the Leicester Zoning By-Laws, Section 4.2 Schedule of Dimensional Requirements, the minimum area is 20,000 SF, frontage is 125', front and rear setbacks are 25', and side setbacks are 15' in the R2 zoning district. From the plan, the front setback is measured at approximately 17.5' and the rear setback is 17.1' which both do not meet the minimum required setback of 25'. The parcel's area is 15,876 SF which does not meet the minimum area of 20,000 SF for the R2 zoning district.

For the reasons described herein, I have determined that the 1812 House (shown as Lot 4) at 961 Main Street does not meet the minimum area, front and rear setbacks for the R2 zoning district and a variance pertaining to minimum area, front, and rear setbacks will need to be obtained from the Zoning Board of Appeals.

Sincerely,

Michael Silva

Michael Silva
Building Inspector/Zoning Enforcement Officer