



**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

September 13, 2022

**Certified Mail # 7021 2720 0002 5705 8994  
& Regular Mail**

Margaret R. Rondeau  
55 Burncoat St  
Leicester, MA 01524

Dear Ms. Rondeau,

You have applied for a permit to construct a one family dwelling at 55 Burncoat St, Leicester MA 01524. This property is in the Residential R1 zoning district. The minimum area for the R1 zoning district is 50,000 sq ft and your property only has 30,000 sq ft. The minimum frontage for R1 zoning district is 150' and your property only has 100 feet of frontage. In this district the setbacks are 15 feet from the sides and 25 feet from the front and rear property lines. The proposed plan submitted meets the front and rear setbacks required in the R1 zoning district.

I must deny your application based on the facts that 55 Burncoat St, Leicester MA 01524 does not meet the minimum area or frontage for the Residential R1 zoning district. Your project will require a variance from the Zoning Board of Appeals pertaining to the minimum area and frontage per the Town of Leicester Zoning By-Laws Section 4.2-DIMENSIONAL REQUIREMENTS - TABLE I to obtain a building permit.

You have the right to appeal this decision per the Town of Leicester Zoning By-Laws Section 6.4.01 Appeals which states, "To hear and decide an appeal taken by any person aggrieved by reason of his inability to obtain a permit from any administrative official under the provisions of Chapter 40-A of the General Laws, or by any officer or board of the Town, or by any person aggrieved by any order or decision of the Inspector of Buildings or other administrative official in violation of any provision of Chapter 40-A, General Laws or of this by-law."

Included with this letter is the Zoning Board of Appeals instructions for Variance and Special Permit Applications and the Application Form. If you have any questions regarding the Zoning Board of Appeals' instructions the Planning Department can be contacted at 508-892-7007.

If you have any questions regarding this letter, please contact our office.

Best Regards,

Michael Silva  
Building Commissioner/Zoning Enforcement Officer  
508-892-7003  
silvam@leicesterma.org