



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
Barrett Hall
2 Flint Way
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 Barrett Hall at 2 Flint Way, Leicester, MA 01524. The parcel is labeled "Lot 3" 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 side setback on the north side is measured at approximately 11' and the rear setback is 8' which both do not meet the minimum required setback of 15' for side, and 25' for rear setbacks.

For the reasons described herein, I have determined that Barrett Hall (shown as Lot3) at 2 Flint Way does not meet the minimum side and rear setbacks for the R2 zoning district and a variance pertaining to side and rear setbacks will need to be obtained from the Zoning Board of Appeals.

Sincerely,

Michael Silva

Michael Silva
Building Inspector/Zoning Enforcement Officer