



TOWN OF LEICESTER ZONING BOARD OF APPEALS

LEICESTER, MA 01524-1333

Phone: 508-892-7007 Fax: 508-892-7070

www.leicesterma.org

The Zoning Board of Appeals of the Town of Leicester, Ma. will hold a public hearing on **Wednesday, December 7, 2016** at 8:00PM in Room 3, Bottom Floor, Town Hall, Washburn Square, Leicester, Ma. on the petition of Kevin Baker of 141 Clark Street, Rochdale, Ma. for a Special Permit to build a new garage in the same footprint of existing garage located in front setback.

All those wishing to express their opinion on this petition are urged to attend this meeting or express their views in writing to the Board of Appeals no later than December 7, 2016.

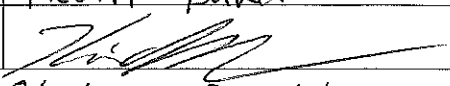
PLEASE RUN IN THE WORCESTER TELEGRAM

WEDNESDAY, NOVEMBER 23RD AND WEDNESDAY, NOVEMBER 30TH

David Kirwan, Chair
Leicester, ZBA

Leicester Zoning Board of Appeals

PERMIT TYPE: ☒ Special Permit ☐ VarianceDate: RECEIVED

Owner Information				2016 OCT 31 PM 2:34	
Owner Name:		Kevin Baker			
Owner Signature:					
Address:		141 Clark st Rochdale, MA 01542			
Phone:	508-892-1792	Fax:	508-770-0020	Email:	Kevin.Baker33@Yahoo.com
Applicant Information					
Applicant Name:		SAME as above			
Applicant Signature:					
Address:					
Phone:		Fax:		Email:	
Project Information					
Project Address:		141 Clark st		Zoning District:	R-1
Assessors Map & Parcel #	map: 37 Par: #5	Deed Reference (Book & Page):	Book: 40716 Pg: 13		
Applicable Zoning Bylaw Section(s):		1-5-01			
Brief Description of Application:					
To receive special permit to build new garage in place of existing garage in front yard.					
State Briefly Reasons for Variance or Special Permit:					
building is located in front setback area, front of "front plane of house", as is pre-existing building.					

Attach additional pages as necessary to fully describe the application.

Oct 24 2016

Kevin and Katie Baker

Town of Leicester Zoning

We request the granting of a special permit for the replacement of existing detached garage on front of property with new larger two story garage. Existing garage dimensions are 20' x 18' Existing offsets are 25'3" from corner of hose front porch to back corner of garage. 16' from back corner of garage to nearest property line. 79' from nearest front corner of garage to Clark st. New offsets will be 22' from front porch, 16' from nearest property on far side to property line, and 55' to Clark st. All offsets meet zoning requirements, however the structure being located in front of the house does not not meet the zoning by laws. We are unable to locate this structure behind the house due to location of septic system, and the house being situated toward the back of the property.



Town Of Leicester
OFFICE OF THE INSPECTOR OF CODES
3 Washburn Square
Leicester, Massachusetts 01524-1333
Phone: (508) 892-7003 Fax: (508) 892-1163
Building & Zoning Enforcement
Jeff Taylor

Plumbing & Gas Inspector

John P. Dolen

Wiring Inspector

Paul A. Sarro

Date: August 18, 2016

Kevin Baker
141 Clark Street
Rochdale, Ma. 01542

Re: garage extension

Dear Mr. Baker;

You have applied to replace an existing garage located at the aforementioned address with a larger two story structure. The existing garage resides in the front yard and does not meet the required accessory structure zoning by-law because it crosses the front plane of the house. Accessory structures are allowed by Special Permit to exist in the front setback area.

Your property is in the R-1 zoning district and your plan shows the existing garage is 16 feet from the side boundary line and 55 feet from the front boundary line.. 15 feet is the requirement for the side and the front meets the setback requirement of 25 feet, however at this time I must DENY your permit based on the existing garage being in the front yard.

You must apply with the zoning board of appeals for a special permit to replace the pre-existing non-conforming garage. Please see the town clerk for a special permit application and follow the directions.

If you have any questions regarding this letter, please direct them to this office.

Jeff Taylor, CBO
Inspector of Buildings
Zoning Enforcement Officer

Cc
Zoning Board of Appeals

1.4.05 OTHER-

Where not addressed in this section 1.4 or elsewhere in Leicester's Zoning Bylaw, non conforming lots, uses, and structures shall be regulated as provided in Massachusetts General Laws, Chapter 40A, Section 6.

1.5. ACCESSORY BUILDINGS

1.5.01

No accessory building or structure shall be located in the space extending for the full width of the lot between the front line of the nearest building wall and the front lot line unless otherwise provided for under Sec.6.4.02 of this by-law. No accessory building shall be located in any side yard area nearer to the side lot line than ten (10) feet, or in a rear yard area nearer the rear lot line than ten (10) feet, or nearer to another principal or accessory building than ten (10) feet.

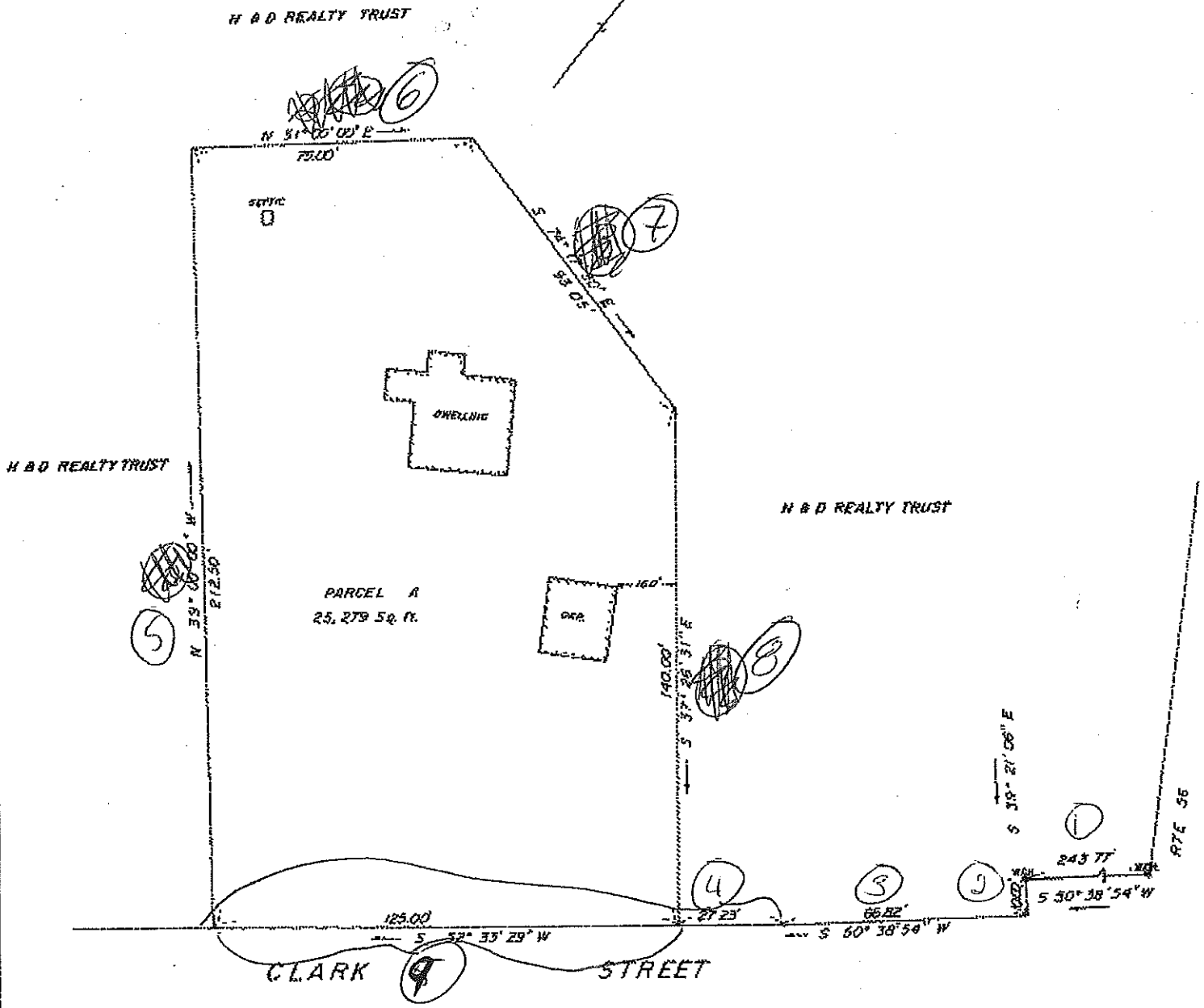
1.5.02. SWIMMING POOLS-

Swimming pools will be considered as an accessory use for the purpose of this by- law and all dimensional requirements will come under this section.

1.6 CORNER CLEARANCE

Within the area formed by the lines intersecting streets and a line joining points on such lines twenty-five (25) feet distant from their point of intersection or, in the case of a rounded corner, the point of intersection of their tangents, no structure and no foliage shall be maintained between a height of three (3) feet and a height of eight (8) feet above the plane through their curb grades.

WORCESTER DISTRICT REGISTER
 OF DEEDS - WORCESTER, MA
 PLAN BOOK 614 PLAN 75
 RECEIVED Feb 8 1989
 SHEET 1 of 1
 FILED Dec 4
 IN BOOK PAGE
 FEE \$19.20
 ATTORNEY *Anthony J. [unclear]*
 REGISTER



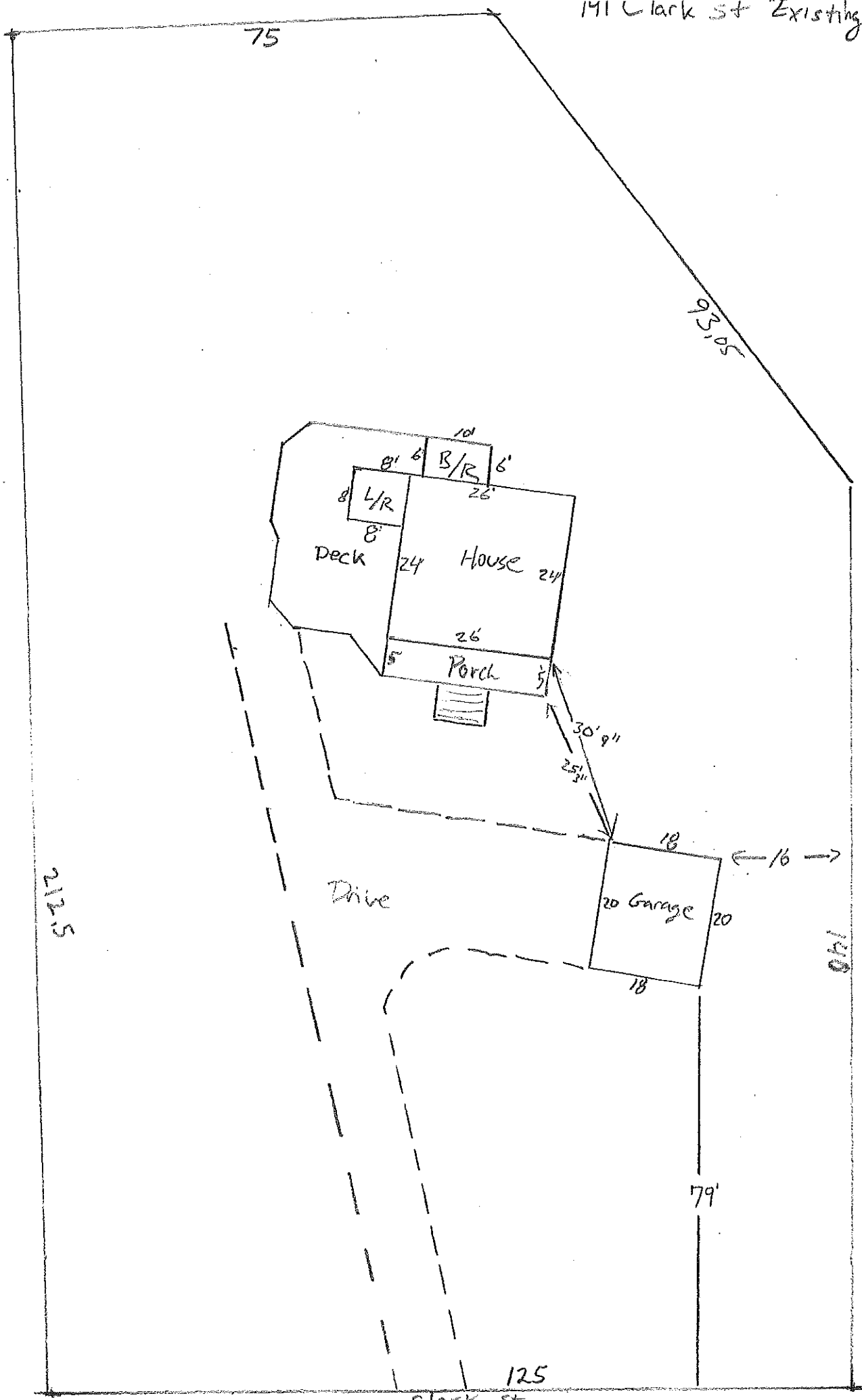
LAND IN LEICESTER, MA.
 SURVEYED FOR
 H & D REALTY TRUST
 SCALE 1" = 20' DECEMBER 12, 1988

THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND
 REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MA.
 APPROVAL UNDER THE SUPERVISION CONTROL LAW NOT REQUIRED BY
 THE TOWN OF LEICESTER PLANNING BOARD.



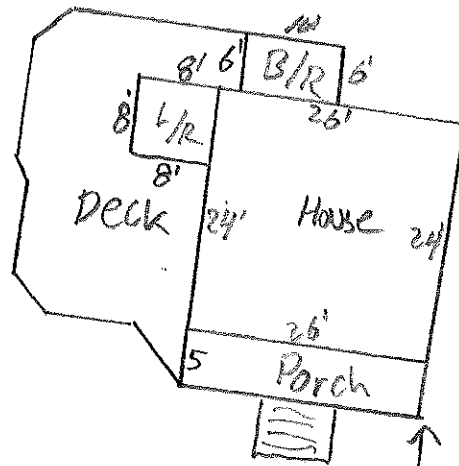
141 Clark St "Existing"

3

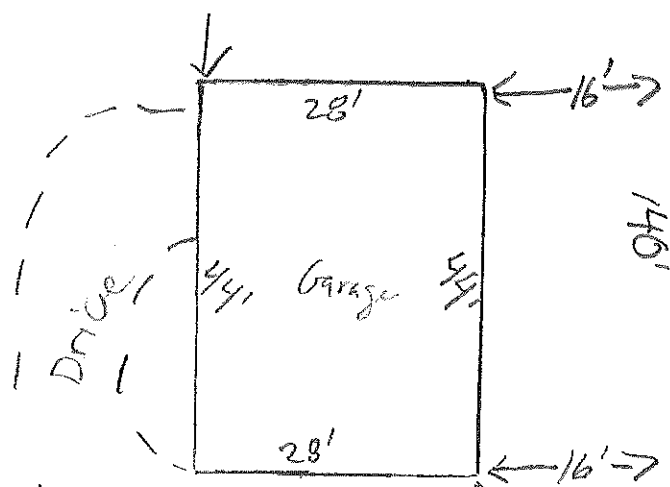


75'

93.85'



22'



146'

Drive

55'

125'

225'