

Leicester Zoning Board of Appeals

PERMIT TYPE: ☒ Special Permit ☒ Variance

Date: 6/11/2019

Owner Information			
Owner Name:		Michael and Cheryl Cooney	
Owner Signature:		<i>Cheryl Cooney Michael H Cooney</i>	
Address:		P.O. Box 333, Leicester, MA 01524	
Phone:	(774) 368-0438	Fax:	
Email:	cscweeney@aol.com		
Applicant Information			
Applicant Name:		Michael and Cheryl Cooney	
Applicant Signature:		<i>Cheryl Cooney Michael H Cooney</i>	
Address:		P.O. Box 333, Leicester, MA 01524	
Phone:	(774) 368-0438	Fax:	
Email:	cscweeney@aol.com		
Project Information			
Project Address:		25 Lake View Drive	Zoning District: Sub. Ag.
Assessors Map & Parcel #	Map 25B, Lots A20 and G1	Deed Reference (Book & Page):	Book 57426, Page 263
Applicable Zoning Bylaw Section(s):		4.2 Dimensional Requirements	
Brief Description of Application:			
<p>We are proposing to renovate the existing house and build an addition to make the seasonal home our permanent residence. We are also building an addition with a new main entrance and a new attached garage.</p>			
State Briefly Reasons for Variance or Special Permit:			
<p>As summarized in Jeff Taylor's letter, the existing house is a non-conforming structure. A special permit is required to extend the non-conformity, and the proposed new main entrance landing and stair extend further into the front yard setback than the current house does.</p>			

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Attach additional pages as necessary to fully describe the application.



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

John Markley

Date: November 5, 2018

Michael Cooney
P.O. Box 333
Leicester, Ma. 01524

Re: addition on 25 Lake View Drive

Dear Mr. Cooney;

You have applied to build an addition to your existing home located at 25 Lake View Drive. The submitted plot plan shows the existing home is 21.9 feet from the property line and the new addition will be 16.1 feet from the property line.

The property is located in the Suburban agricultural zoning district and in this district 40 feet is required to comply with zoning requirements all the way around the structure. The Addition will require a special permit and a variance to continue. The existing house is a preexisting non-conforming structure and requires a special permit to extend the non-conformity and the variance because the addition encroaches further into the restricted area.

At this time I must deny your application because of the aforementioned issues. Please see the town clerk for the applications for a special permit and a variance and apply with the zoning board of appeals.

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