

**TOWN OF LEICESTER
ZONING BOARD OF APPEALS**

LEICESTER, MA 01524-1333

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

www.leicesterma.org

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2017 MAR -2 AM 11:12

TOWN CLERK'S OFFICE
LEICESTER, MASS

PUBLIC HEARING NOTICE

The Zoning Board of Appeals of the Town of Leicester, MA will hold a public hearing on **Wednesday, March 22, 2017 at 7:30PM** in Room 3, Bottom Floor, Leicester Town Hall, 3 Washburn Square, Leicester, MA on the petition of Daniel & Colleen Turgeon of 6086 Burnside Landing Drive, Burke, VA. for a Variance from the 40-foot setback for an addition, porch and deck. Also for a Special Permit to extend a pre-existing nonconforming structure, on property located at 26 Lakeshore Drive, Leicester, MA

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 March 22, 2017.

PLEASE RUN IN THE WORCESTER TELEGRAM ON:

WEDNESDAY, MARCH 8TH, 2016 AND WEDNESDAY, MARCH 15TH, 2017

David Kirwan, Chair
Leicester ZBA

Leicester Zoning Board of Appeals

PERMIT TYPE: ☒ Special Permit ☒ Variance

Date: 1-29-17

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2017 FEB 28 PM 12:03

Owner Information			
Owner Name:	Maureen Clifford (executrix)		
Owner Signature:	<i>Maureen L. Clifford, Personal Rep. for the Estate of Eileen Clifford</i>		
Address:	107 Riverview Place, Apt E, Southbridge, MA 01550		
Phone:	508-764-3741	Fax:	N/A
Email:	mlclifford@charter.net		
Applicant Information			
Applicant Name:	Daniel & Colleen Turgeon		
Applicant Signature:	<i>Daniel Turgeon</i> <i>Colleen Turgeon</i>		
Address:	6086 Burnside Landing Drive, Burke, VA 22015		
Phone:	703-927-7052	Fax:	703-239-8644
Email:	turgeodj@gmail.com		
Project Information			
Project Address:	26 LAKESHORE DRIVE	Zoning District:	SUBURBAN/AGRICULTURAL
Assessors Map & Parcel #	MAP 28A / PARCEL C2-D2-D3	Deed Reference (Book & Page):	BOOK 31,151 / PAGE 338
Applicable Zoning Bylaw Section(s):			
Brief Description of Application:			
<ol style="list-style-type: none"> 1. A special permit to extend the preexisting non-conforming structure at 26 Lakeshore Drive, Leicester, MA 2. A variance from the 40' setbacks for the addition, porch and deck shown at attachment 1. 			
State Briefly Reasons for Variance or Special Permit:			
<p>The property at 26 Lakeshore Drive has been in my wife's family since the late 1940's. When we departed New England 34 years ago to defend this country in the USAF, we vowed that we would return to our beloved Massachusetts to settle. Our lifelong dream has been to settle at the lake house on Lakeshore Drive, the one place on Earth that we have always always called home. As we enter our golden years the thought of a modest one story home on the lake has helped keep us grounded despite lengthy separations from family and each other in defense of this great country. Upon the recent death of the owner and matriarch of our family, Mrs. Eileen Clifford, and inheriting the property we realized to make it a suitable retirement home able to accommodate our needs as elderly inhabitants it would have to be enlarged and updated. We also need to improve the outside deck area to allow us the ability to entertain our family and neighbors adequately. The setbacks were not in place at the time the property was purchased by the family and we request favorable consideration. We would also like to point out that variances will not adversely affect the neighbors abutting the property. The property to the right is a lake access and there are two lots that are currently undeveloped on the left, allowing a more than adequate separation between dwellings. To the front is the private road and directly across the street is another property that we own, though too small to build on. In the back is the lake, and we will have a lot of land between the end of the deck and the water. We ask that you favorably consider this request from a family that has served this country with distinction.</p>			

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

Paul A. Sarro

Date: December 12, 2016

Maureen Clifford
27 Willshire Dr
Worcester, Ma. 01609

Re: addition denial

Dear Maureen Clifford:

You have applied to add to your existing home located at 26 lakeshore Drive in Leicester ma. Your existing home is already in the zoning setback and is 9'8" at the closest point to the property line and is therefore considered pre-existing non-conforming. You want to add a deck which will bring that figure to 7'8" on that side of the property.

You are proposing a porch will be at 28'9" to the opposite property line, an addition on the same side which will be 29'3" from the same property line and the proposed deck towards the lake will end at 33'6" from that property line and also be roughly 39' from the lake property line.

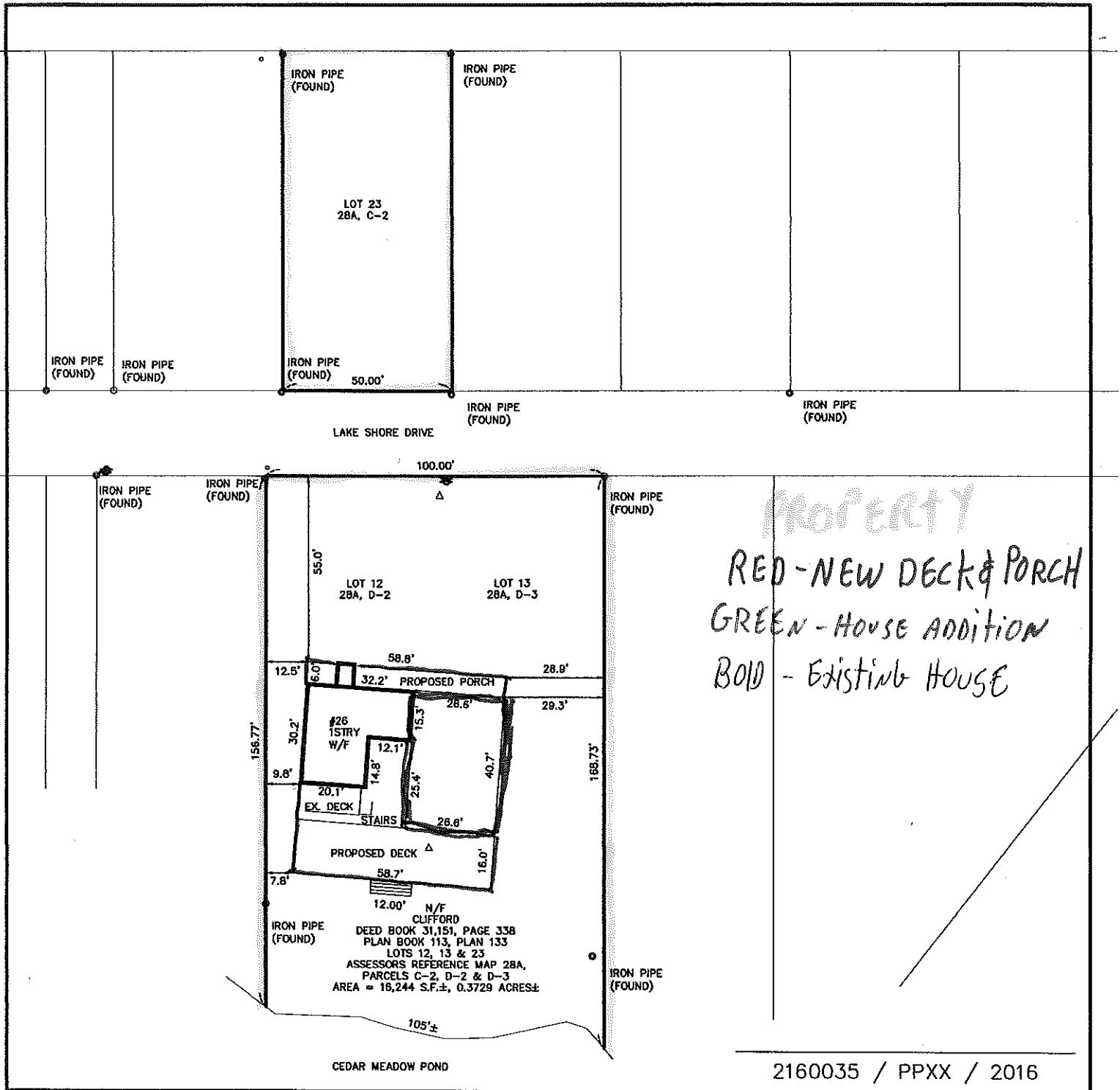
Your property is in the suburban agricultural zoning district and in this district the required setbacks from all properly lines is 40'. At this time I must deny your application based on the above and plan information you attached to your application. You will need to apply to the Zoning Board of Appeals for (1) a special permit to extend a pre-existing non-conforming structure and (2) a variance from the required 40' setbacks for the rest of your addition, porches and decks.

Please see the town clerk for the applications for a special permit and a variance. 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

TOWN OF LEICESTER OFFICE OF THE BUILDING INSPECTOR PROPOSED FOUNDATION LOCATION PLAN



1 INCH = 40 FEET - ASSESSOR'S MAP 28A, PARCELS NO. C2, D2 & D3, DATE AUGUST 31, 2016

LOCATION : 26 LAKE SHORE DRIVE, LEICESTER, MA ZONING DISTRICT -SUBURBAN-AGRICULTURAL

OWNER : EILEEN CLIFFORD

ADDRESS : 27 WILLSHIRE DRIVE
WORCESTER, MA 01609

SURVEYOR'S NAME : LAPRAD LAND SURVEYING

SURVEYOR'S ADDRESS : 145 WEST STURBRIDGE RD. EAST BROOKFIELD, MA. 01515 - 774-239-4452

TURGEON LAKE HOUSE
MEADOW LAKE
LEICESTER, MA

