

Leicester Zoning Board of Appeals

2017 MAY 25 AM 11:54

PERMIT TYPE: ☐ Special Permit ☒ Variance

Date: 5-25-2017

Owner Information			
Owner Name:		Robert + Shari Frigon	
Owner Signature:		Shari Frigon Robert Frigon	
Address:		163 Northwest Rd Spencer MA 01502	
Phone:	508-450-5034	Fax:	—
Email:		SLFSBR@charter.net	
Applicant Information			
Applicant Name:		Shari + Robert Frigon	
Applicant Signature:		Shari Frigon Robert Frigon	
Address:		163 Northwest Rd Spencer MA 01502	
Phone:	508-450-5034	Fax:	—
Email:		SLFSBR@charter.net	
Project Information			
Project Address:		40 Lake Sargent Drive	Zoning District: R2
Assessors Map & Parcel #	19A Parcels 14+15	Deed Reference (Book & Page):	544061360
Applicable Zoning Bylaw Section(s):			
Brief Description of Application:			
Requesting permission to replace existing seasonal home with a permanent year round home			
State Briefly Reasons for Variance or Special Permit:			
Lot size is non conforming, Lot does not meet square footage requirement of 20,000 sq feet. Boundary on north side does not meet required setback of 15' and a very small portion of south side is 18,9679' from rear boundary instead of 25'. Land is lakefront and has large boulder on south side which will make it difficult to move house further to south side. Adjacent lot on north side is a non buildable right of way parcel.			

HARDSHIPS

- Land has large rock on right side that we would like to preserve to limit any disturbance to land.

*See attached pictures

REASON WHY VARIANCE SHOULD BE PERMITTED

- There are other lots on the lake that are not compliant and original lots were not zoned to today's specifications.

*see attached land map

FACTS OF FINDINGS

- The lot is less than the required 20000 sq ft at 7710 sq ft but most of the lots on the lake are below the required square footage.
- There is only 5 inches of house that is outside the 25 foot boundary on the south side.
- The 25 foot setback on the left side of the house is 7.1337 feet at the closest point but there is a 30 foot non buildable lot adjacent to the house and this is where the original house is located



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: April 27, 2017

Robert Frigon
163 Northwest Road
Spencer, Ma. 01562

Re: Lake Sargent Drive

Dear Mr. Frigon;

You have applied to demolish the existing home located at 40 Lake Sargent Drive in Leicester Ma. and replace the home with a new single family dwelling. The property is in the R-2 zoning district. In this district the required setbacks from property lines is 25' front and rear and 15' on the sides. The survey plan you submitted shows the North of left side of the home will be 7.1337 feet from the boundary line at its closest point. The south side or right side of the home shows a very small portion will be 18.9679' from the rear boundary line. The rest of the home will meet the required setbacks.

At this time I must deny your application based on the setback requirements. You will need to apply to the zoning board of appeals for a variance to the setback requirements.

Please see the town clerk for an application for a variance 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

