

Leicester Zoning Board of Appeals

PERMIT TYPE: ☒ Special Permit ☐ Variance

Date: 10/31/2017

RECEIVED

Owner Information				2017 OCT 31 AM 8:06
Owner Name:	Robert J Dirsra			RECEIVED OFFICE LEICESTER MASS.
Owner Signature:	<i>Robert J. Dirsra</i>			
Address:	45 Burncoat Lane; Leicester MA 01524			
Phone:	(508) 735-2184	Fax:		Email: bdirsa@hotmail.com
Applicant Information				
Applicant Name:	Robert J Dirsra			
Applicant Signature:	<i>Robert J. Dirsra</i>			
Address:	45 Burncoat Lane; Leicester MA 01524			
Phone:	(508) 735-2184	Fax:		Email: bdirsa@hotmail.com
Project Information				
Project Address:	45 Burncoat Lane; Leicester MA 01524		Zoning District:	SA
Assessors Map & Parcel #	Map 27A; 56&57	Deed Reference (Book & Page):	42584/81	
Applicable Zoning Bylaw Section(s):	1.5.01 & 6.4.02			
Brief Description of Application:				
<p>This application is for a special permit to construct a 30'x32' two car garage across the street from my house.</p>				
State Briefly Reasons for Variance or Special Permit:				
<p>The special permit will allow for construction of the building which will add to the aesthetics and value of the property and from the letter from Jeff Taylor he states:</p> <p>"Your property is on a private way and the two pieces of land are conjoined in the center of the private way and thus can be claimed as one piece of land. In my opinion and that of town counsel, basically where you want to build the garage is your Front yard, Section 1.5.01 of the Leicester Zoning By Laws allow by Special Permit Section 6.4.02 that you can erect the structure in this area if the Zoning board of appeals finds it is in harmony with our zoning by-laws."</p> <p>The building is within all property boundary offsets and within the required distance from the road according to the laws for an accessory building.</p>				

Attach additional pages as necessary to fully describe the application.

NEW ENGLAND LAND SURVEY
Professional Land Surveying

710 MAIN STREET
N.Oxford, MA 01537

PHONE: (508) 987-0025

FAX: (508) 234-7723

REGISTRY WORCESTER

PROPOSED GARAGE PLAN

NAME BOB DIRSA

LOCATION 45 BURNCOAT LANE
LEICESTER, MA

SCALE 1"=50'

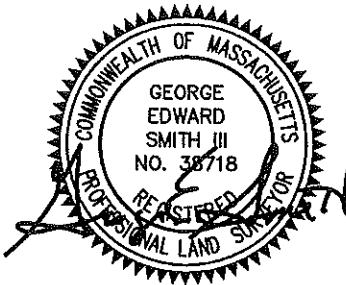
DATE 10/5/2017

DEED REFERENCE: 42584/81

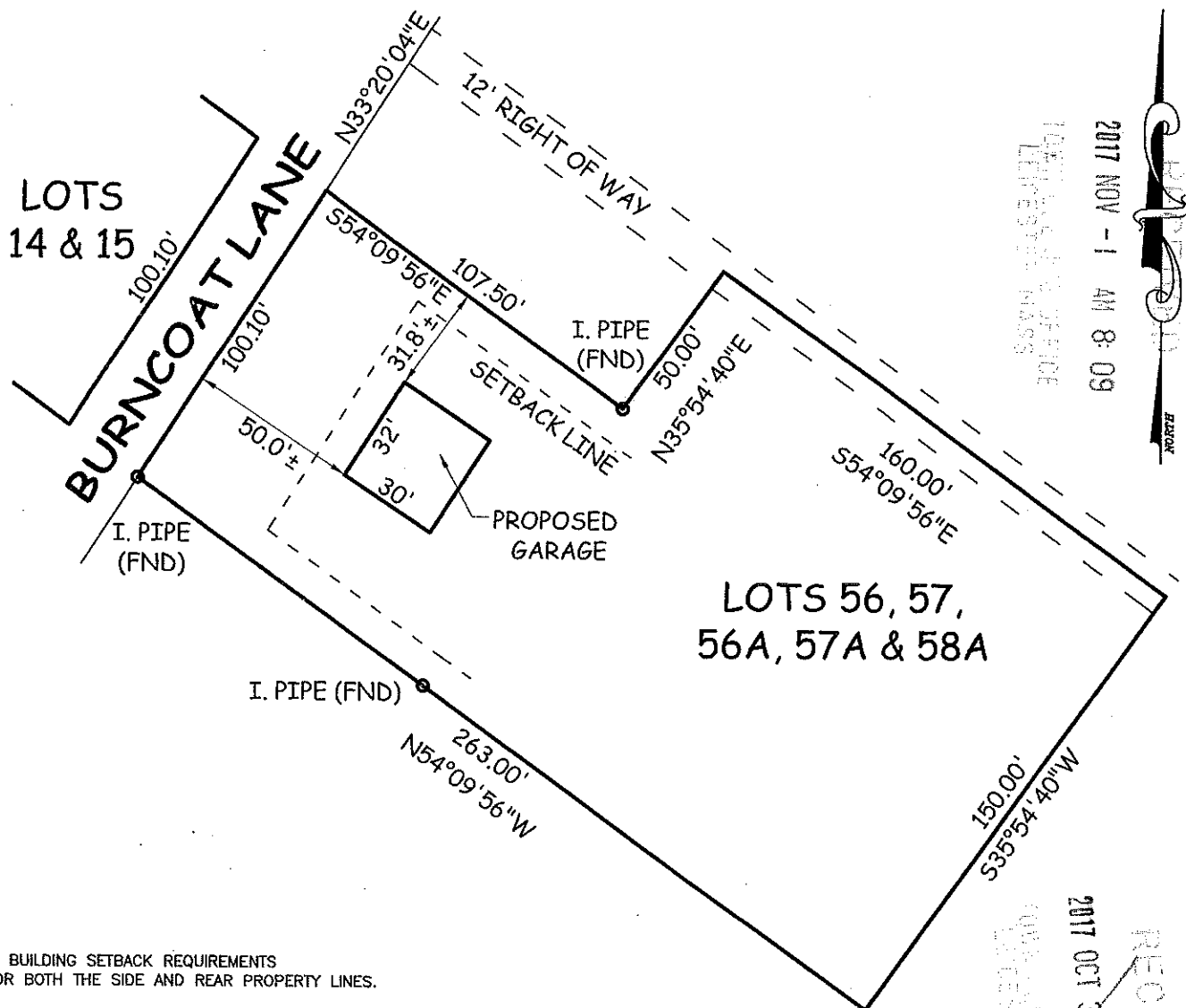
PLAN REFERENCE: 127/17 & 368/115

ZONE: SA

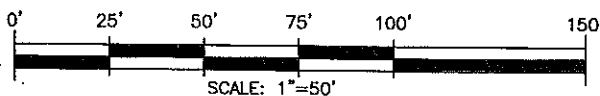
NOT SHOWN ON THIS PLAN IS HOUSE #45 BEING ON
LOTS 14 & 15 OF PLAN BOOK 127 PLAN 17.



I CERTIFY THAT THIS PLAN FULLY
AND ACCURATELY DEPICTS THE
LOCATION OF THE BUILDING AND
DIMENSIONS AS SHOWN.



ACCESSORY BUILDING SETBACK REQUIREMENTS
ARE 10' FOR BOTH THE SIDE AND REAR PROPERTY LINES.

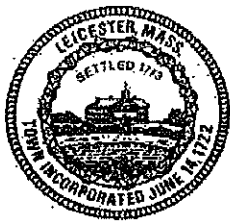


REQUESTED BY:
DRAWN BY: AJD
CHECKED BY: GES

RECEIVED
2017 OCT 31 AM 8:09
COMMISSIONER OF REVENUE
LEICESTER, MASS.

File: 17FS115

17FS115



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: October 26, 2017

Robert Dirsia
45 Burncoat Lane
Leicester, Ma. 01524

Dear Mr. Dirsia;

You have applied for a garage to be constructed on the opposite side of Burncoat lane across the street from your house. Your property is on a private way and the two pieces of land are conjoined in the center of the private way and thus can be claimed as one piece of land. In my opinion and that of town counsel, basically where you want to build the garage is your front yard, Section 1.5.01 of the Leicester Zoning By-Laws allow by Special Permit Section 6.4.02 that you can erect the structure in this area if the Zoning board of appeals finds it is in harmony with our zoning by-laws.

At this time I must deny your application and you will need to apply to the zoning board of appeals for a special permit as listed above.

The submitted set backs are allowed for an assessor structure.

Please see the town clerk for an application for a special permit and follow the instructions.

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

RECEIVED RECEIVED
2017 NOV - 1 AM 8:02
OCT 31 AM 8:06
TOWN OF LEICESTER, MASS.
BUILDING & ZONING DEPT.



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: October 26, 2017

Robert Dirs
45 Burncoat Lane
Leicester, Ma. 01524

Dear Mr. Dirs;

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OCT 27 2017

Town of Leicester
Development & Inspectional Services