

## Leicester Zoning Board of Appeals

PERMIT TYPE:  Special Permit  Variance

Date: 10/31/2017

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|   |                |                                      |                  |                              |
|---|----------------|--------------------------------------|------------------|------------------------------|
| <b>Owner Information</b>  |                |                                      |                  | 2017 OCT 32 AM 8:06          |
| Owner Name:   |                | Robert J Dirsa                       |                  | OFFICE<br>LEICESTER<br>MASS. |
| Owner Signature:  |                | <i>Robert J. Dirsa</i>               |                  |                              |
| Address:  |                | 45 Burncoat Lane; Leicester MA 01524 |                  |                              |
| Phone:  | (508) 735-2184 | Fax:                                 |                  | Email: bdirsa@hotmail.com    |
| <b>Applicant Information</b>  |                |                                      |                  |                              |
| Applicant Name:   |                | Robert J Dirsa                       |                  |                              |
| Applicant Signature:  |                | <i>Robert J. Dirsa</i>               |                  |                              |
| Address:  |                | 45 Burncoat Lane; Leicester MA 01524 |                  |                              |
| Phone:  | (508) 735-2184 | Fax:                                 |                  | Email: bdirsa@hotmail.com    |
| <b>Project Information</b>  |                |                                      |                  |                              |
| 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                      |                  |                              |
| <b>Brief Description of Application:</b>  |                |                                      |                  |                              |
| <p>This application is for a special permit to construct a 30'x32' two car garage across the street from my house.</p>  |                |                                      |                  |                              |
| <b>State Briefly Reasons for Variance or Special Permit:</b>  |                |                                      |                  |                              |
| <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> |                |                                      |                  |                              |

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 MASS.

*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

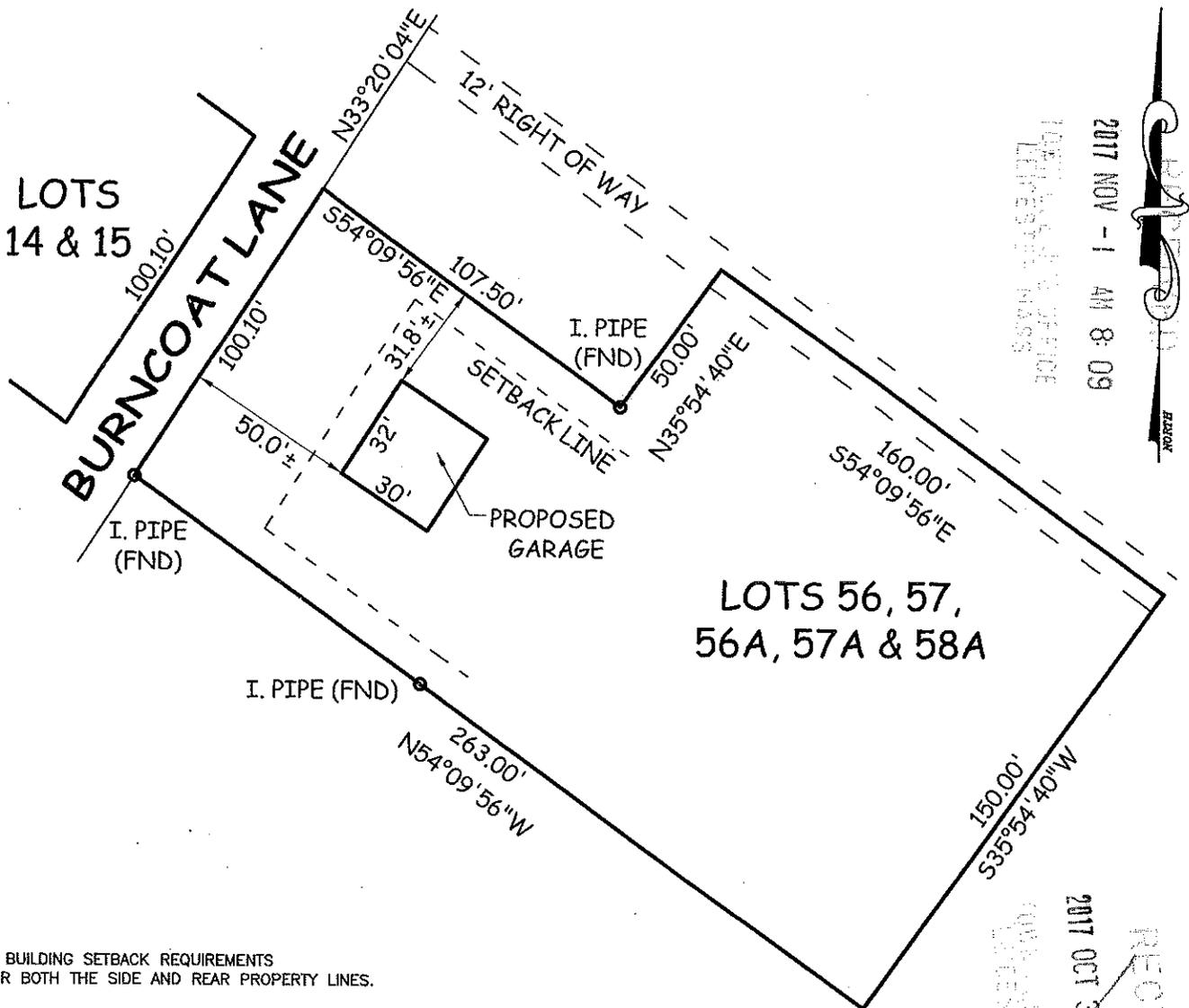
17FS115

DEED REFERENCE: 42584/81  
 PLAN REFERENCE: 127/17 & 368/115  
 ZONE: SA



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

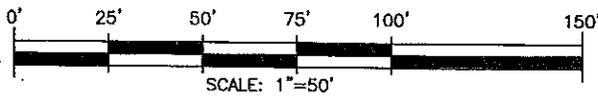
NOT SHOWN ON THIS PLAN IS HOUSE #45 BEING ON LOTS 14 & 15 OF PLAN BOOK 127 PLAN 17.



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



REQUESTED BY:  
 DRAWN BY: AJD  
 CHECKED BY: GES



**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 Dirsa  
45 Burncoat Lane  
Leicester, Ma. 01524

Dear Mr. Dirsa;

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

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2017 NOV - 1 AM 8:08  
2017 OCT 31 AM 8:06  
TOWN OF LEICESTER, MASS. ZONING DEPARTMENT



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**OFFICE OF THE INSPECTOR OF CODES**  
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Leicester, Massachusetts 01524-1333  
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OCT 27 2017

Town of Leicester  
Development & Inspectional Services