

May 11, 2020

To;

Town of Leicester, Ma.

Zoning Board of Appeals

From;

Earl Connor, Brady-Built Sunrooms

on behalf of

Toni Mandel

48 Lake Drive

Through the Chairman,

Thank you to the Board for granting the continuance for the application for a Special Permit at the above property. Ms. Mandel has requested this Special permit to install a factory built sunroom with an attached deck and stair. The additional time has allowed us to identify existing characteristics at the property that should support the Board's ability to issue the Special Permit.

We first requested that Jarvis Land Survey, Inc. return to the site to certify the location of a stone/concrete bulkhead attached to the foundation, associated with an existing basement door. This permanent structure is an integral part of the home, built as part of the original construction, needed to provide access to this basement door. We feel that this bulkhead represents the northeast (left side) setback for the house.

The revised survey shows that this bulkhead is located 14.25 feet from the property line. We have also requested the plan show the proposed new deck and stair providing proper egress from the new sunroom. As part of this revision, we have shifted the sunroom southwest (right) as far as practical to maximize to the distance of the new construction from the left property line. At its closest point the new stair is 14.66 feet from the property line, therefore, not increasing the nonconformity of this set back.

We would also like to note that properties on both sides of 48 Lake Drive have structures that are much closer to the property lines than Ms. Mandel is requesting. We believe that all of this information reinforces our original observation that a Special permit can be issued with no negative impact on the neighborhood, and without deviating from the spirit or intent of the By-Laws.

Thank you for your consideration.

**PLAN SHOWING PROPOSED ADDITION
PREPARED FOR
TONI I. MANDEL
48 LAKE DRIVE
LEICESTER, MASSACHUSETTS**

**DECEMBER 18, 2019
SCALE: 1 INCH = 20 FEET**

**JARVIS LAND SURVEY, INC
29 GRAFTON CIRCLE
SHREWSBURY, MA 01545
TEL. (508) 842-8087
FAX. (508) 842-0661
KEVIN@JARVISLANDSURVEY.COM**

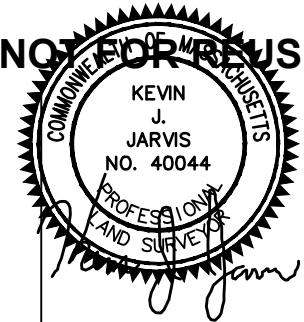
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**ASSESSORS MAP 27A
LOT B4**

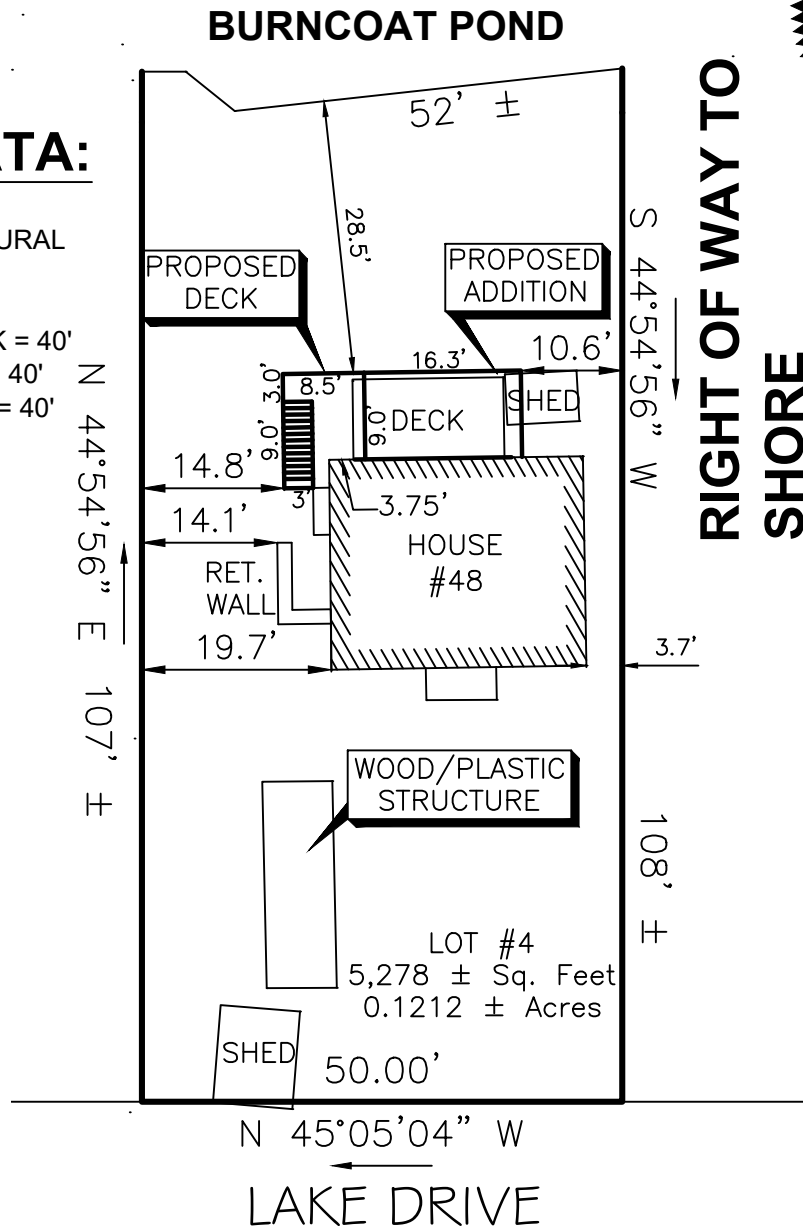
12-18-19

***NOT FOR REUSE**



ZONING DATA:

SUBURBAN-AGRICULTURAL
LOT AREA = 80,000 S.F.
LOT FRONTAGE = 200'
FRONT YARD SETBACK = 40'
SIDE YARD SETBACK = 40'
REAR YARD SETBACK = 40'



NAD83

Buck, Michelle

From: Earl Connor <Earl@bradyrooms.com>
Sent: Sunday, May 10, 2020 11:30 AM
To: Earl Connor



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Sent: Sunday, May 10, 2020 11:30 AM
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