

Leicester Zoning Board of Appeals

PERMIT TYPE: ☒ Special Permit ☐ Variance

Date: 1/29/19

Owner Information			
Owner Name:	Terence and Mary O'Coin		
Owner Signature:	<i>Mary O'Coin</i>		
Address:	12 Caron Rd. Sturbridge, MA 01566		
Phone:	508-864-8437	Fax:	
Email:			
Applicant Information			
Applicant Name:	Terence and Mary O'Coin		
Applicant Signature:	<i>Mary O'Coin</i>		
Address:	12 Caron Rd. Sturbridge, MA 01566		
Phone:	508-867-8437	Fax:	
Email:			
Project Information			
Project Address:	6 Lake Shore Dr. Leicester, MA 01524	Zoning District:	SA
Assessors Map & Parcel #	28A F3	Deed Reference (Book & Page):	B 55139 P 340
Applicable Zoning Bylaw Section(s):	Setbacks Non-Conformity 1.4		
Brief Description of Application:			
To acquire building permit on non-conforming lot. To extend existing non-conformity 1.4.01			
State Briefly Reasons for Variance or Special Permit:			
Existing home is a preexisting non-conforming structure. Home is to be torn down and replaced on existing footprint but with attached garage addition added. Garage will be 11' from property line increasing the non-conformity.			

Attach additional pages as necessary to fully describe the application.

RECEIVED.

2019 JAN 30 AM 10:20
TOWN CLERK'S OFFICE
LEICESTER, MASS.

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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 January 24, 2019

Mary O'Coin
12 Caron Rd.
Sturbridge, Ma. 01566

Re: new home on 6 Lake Shore Drive
Leicester, Ma.

Dear Ms. O'Coin;

You have applied to remove you existing building located at the aforementioned address. Your property is located in the Suburban Agricultural zoning district. In this district the requirements for setbacks from property lines are 40 feet in all directions. You are also within the 100 foot setbacks for conservation requirements.

Your plot plan depicts the new home/deck will be built to replace the existing home. It was explained the new home will be on the same footprint as the older camp with the addition of a garage. The existing home is already in the setback area and deemed a preexisting non-conforming structure. The garage will be 11 feet from the front property line and because the house is now in the setback area you will need to apply for a special permit to extend the non-conformity and also a variance due to the garage being 11 feet from the front property line (increasing the non-conformity).

At this time I must DENY your application based on the above information. Please see the town clerk for the applications for a special permit and a variance and apply to the Zoning Board of Appeals to further you project.

As a note you must go before the Conservation Commission before a ZBA meeting if you haven't already done so.

If you have any questions regarding this letter, please contact this office.

Jeff Taylor, CBO
Inspector of Buildings
Zoning Enforcement Officer

CC
Zoning Board of Appeals
Conservation Commission

