

Wanda Merced, Department Assistant

Leicester Office of Development & Inspectional Services

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Subject: Additional Information for March 6 ZBA Hearing - **6 Lake Shore Drive**

Wanda, I am writing to provide some additional information for the ZBA board members ahead of our hearing on March 6, 2019. The two attached engineering drawings may provide more information and details and help answer questions.

- **6 Lake Shore Drive - Leicester - Existing Conditions Plan** – shows the existing home and distances from property lines, including an existing side porch on the right of way side that extends four feet out from the existing home at the deck level, five feet at its roof. I have also included a couple photos below of the existing porch for reference.
- **6 Lake Shore Drive - Leicester - Proposed Foundation Plan** – shows the proposed plan, including the proposed garage and deck.
 - The existing side porch is being eliminated and is not part of the new plan, which improves the distance to the property line on that side of the new home by five feet including the porch roof, four feet at its deck level.
 - Lake Shore Drive is a private street, 25 feet wide, so consideration should be made for the measurement from the proposed new garage to the center of the private street, an additional 12.5 feet in addition to the distance from the garage to the property line.

Also, the inclusion of a garage in the design is intended to provide closer and easier access to the house from a parked vehicle in the future as we're building the home as a retirement home, including consideration for potential future handicap access as my wife has already had hip and shoulder replacement surgeries.

Thank you for your consideration. Regards,

Terry O'Coin



Two views of existing side porch extending four feet from house (five feet at porch roof)

EXISTING CONDITIONS PLAN

ADDRESS: 6 LAKE SHORE DRIVE
CITY/TOWN of: LEICESTER, MA.
SCALE: 1" = 20 FEET
DATE: 08/30/18

DEED & PLAN REFERENCE

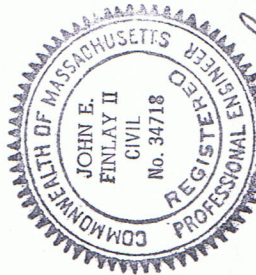
WORCESTER Registry of Deeds
Deed Book 55139 Page 341

Plan Book 113 Plan 113

Certification is hereby made to:

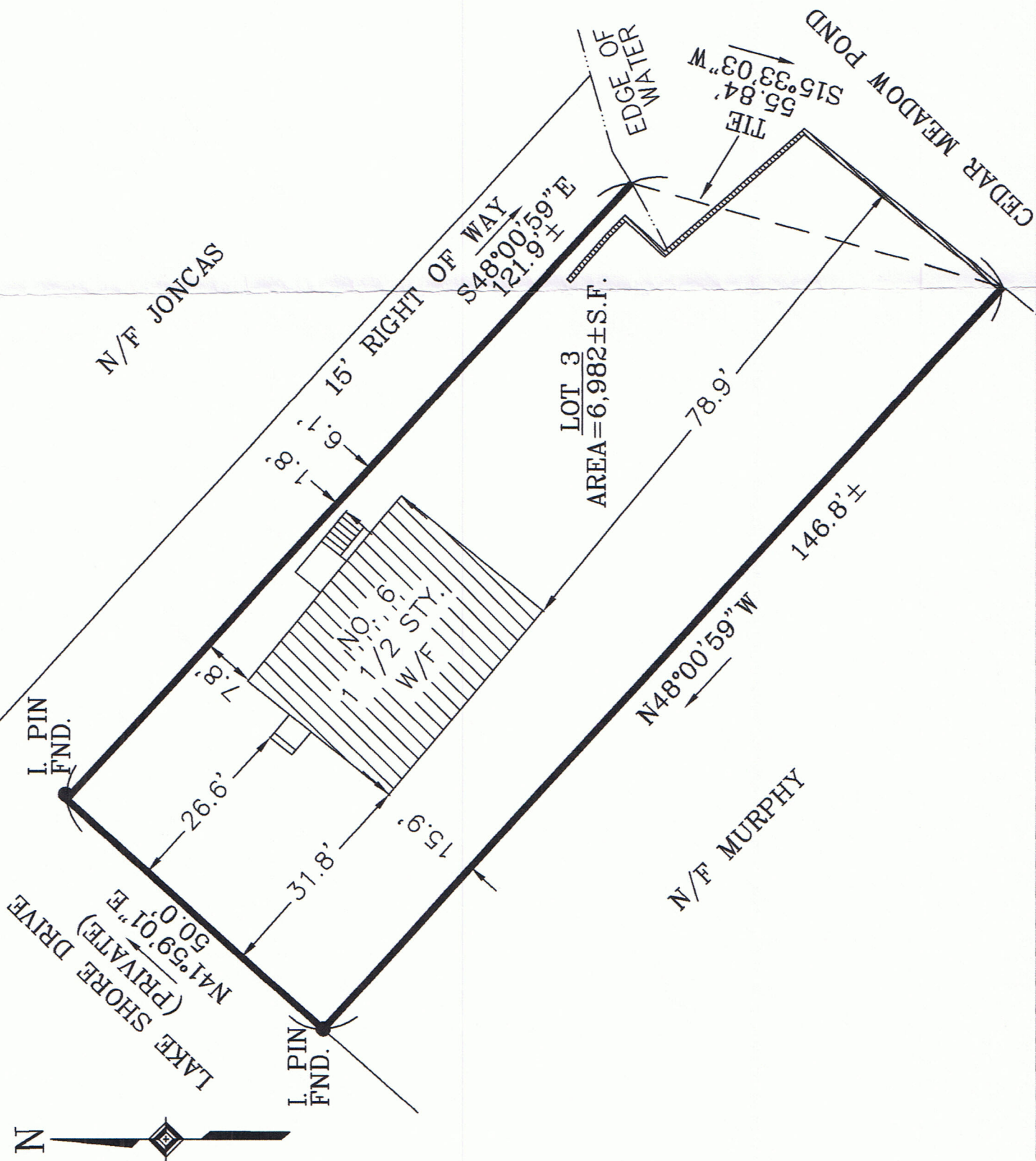
TERENCE P. & MARY A. O'COIN

The permanent structures are approximately located on the ground as shown and they either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction or are exempt from enforcement action under M.G.L., Chapter 40A, Section 7, unless otherwise noted. * (SEE NOTE)



John E. Finlay II
8/30/18

FINLAY ENGINEERING SERVICES
625 CHANDLER STREET
WORCESTER, MASSACHUSETTS



PROPOSED FOUNDATION PLAN

ADDRESS: 6 LAKE SHORE DRIVE

CITY/TOWN of: LEICESTER, MA.

SCALE: 1" = 20 FEET DATE: 02/13/19

DEED & PLAN REFERENCE

WORCESTER Registry of Deeds

Deed Book 55139 Page 341

Plan Book 113 Plan 113

Certification is hereby made to:

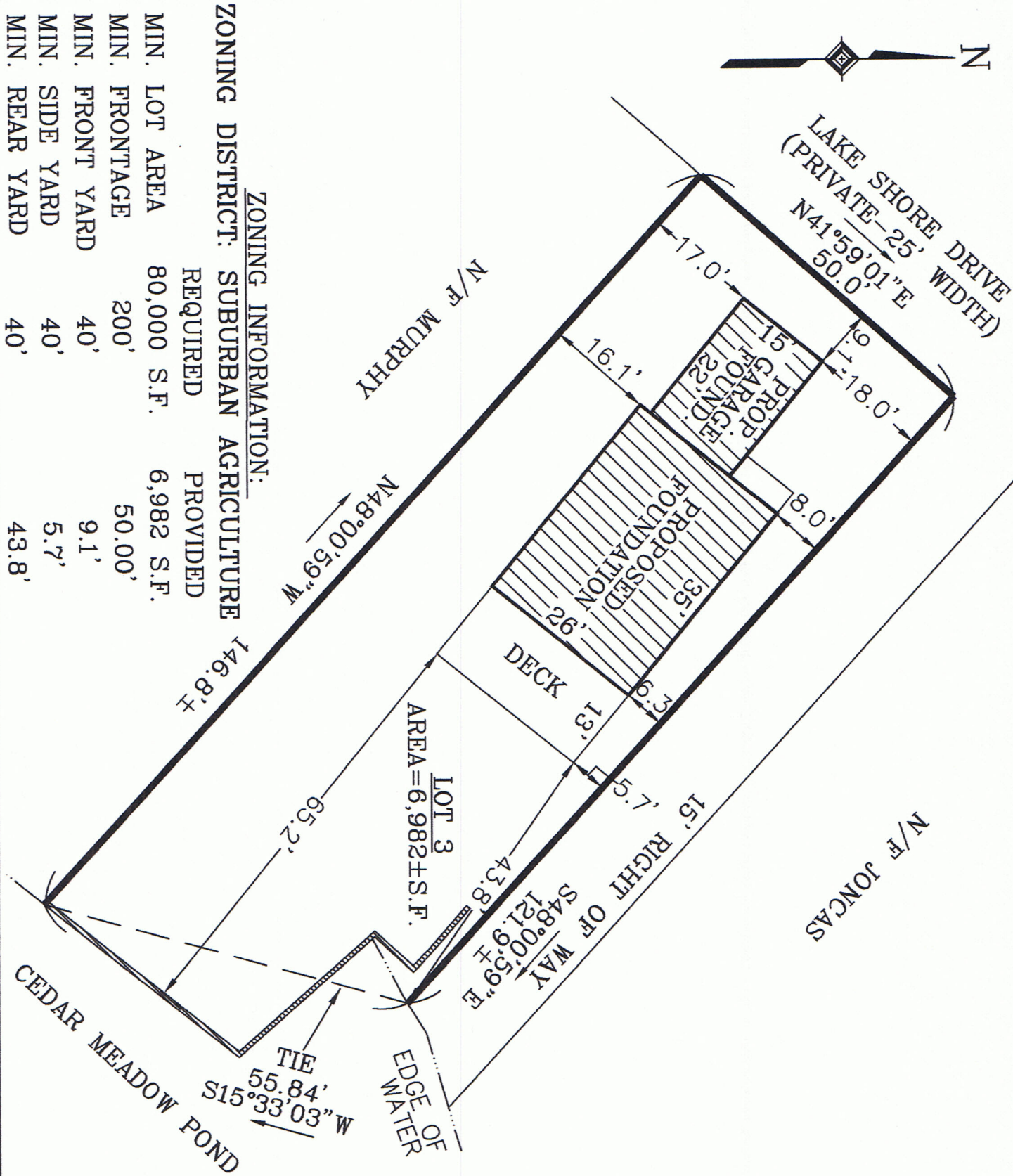
TERENCE P. & MARY A. O'COIN

THE PROPOSED FOUNDATIONS AND DECK REQUIRE A VARIANCE TO THE TOWN OF LEICESTER ZONING BYLAW PERTAINING TO THE FRONT YARD AND SIDE YARD SETBACKS.



John E. Finlay II
2/13/19

FINLAY ENGINEERING SERVICES
625 CHANDLER STREET
WORCESTER, MASSACHUSETTS



ZONING INFORMATION:

ZONING DISTRICT: SUBURBAN AGRICULTURE

REQUIRED PROVIDED

MIN. LOT AREA 80,000 S.F. 6,982 S.F.

MIN. FRONTAGE 200' 50.00'

MIN. FRONT YARD 40' 9.1'

MIN. SIDE YARD 40' 5.7'

MIN. REAR YARD 40' 43.8'