

## Leicester Zoning Board of Appeals

PERMIT TYPE: ☒ Special Permit ☒ VarianceDate: 5-22-18

<b>Owner Information</b>			
Owner Name:	Edward J. Rose		Joanne C. Rose
Owner Signature:	<i>Edward J. Rose</i>		<i>Joanne C. Rose</i>
Address:	61 Lakeview Dr. Leicester, MA 01524		
Phone:	508-892-5367	Fax:	Email: jcrose@outlook.com
<b>Applicant Information</b>			
Applicant Name:	Edward J. Rose		Joanne C. Rose
Applicant Signature:	<i>Edward J. Rose</i>		<i>Joanne C. Rose</i>
Address:	61 Lakeview Dr. Leicester, MA 01524		
Phone:	774-242-3337	Fax:	Email: jcrose@outlook.com
<b>Project Information</b>			
Project Address:	61 Lakeview Dr. Leicester		Zoning District: SA
Assessors Map & Parcel #	28B A6 O	Deed Reference (Book & Page):	B-52654 P-26
Applicable Zoning Bylaw Section(s):	1.5.01		
<b>Brief Description of Application:</b>			
We want to build a 10'x20' shed to hold our lawn/yard machines and tools, so we can keep our yard neat. It will be attractive with siding, shingled roof and windows.			
<b>State Briefly Reasons for Variance or Special Permit:</b>			
We have no basement or garage. We live on the lake so building it on the lake side of the house is not practical or advisable due to conservation issues. We must build close to the side lot line to avoid building on top of our leach field.			

Attach additional pages as necessary to fully describe the application.

RECEIVED  
MAY 22 PM 1:57  
LEICESTER, MASS.



**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: April 23, 2018

Edward Rose  
61 Lakeview Dr.  
Leicester, Ma 01524

Re: Shed application

Dear Mr. Rose,

You have applied to place an approximately 10'X20' square foot shed on your property located at the aforementioned address, you did not give an exact size. Accessory structures are to be no closer than 10' from a rear or side property boundary and not in the front yard except for a Special Permit granted by the Zoning Board of Appeals; Section 1.5.01. You have also mentioned the shed will be close to the property line with no measurements mentioned.

At this time I must DENY your application based on the previous paragraph. You will need to apply with the zoning Board of Appeals for a Special Permit to have the shed in the front yard and also a variance to the required 10' setbacks from property lines.

Please see the town clerk for the applications for a special permit and a variance and follow the directions included with the applications. If you have 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  
2018 MAY 22 PM 1:57  
TOWN OF LEICESTER, MASS.



# PROPOSED SHED LOCATION IN LEICESTER, MA

OWNED BY:  
EDWARD & JOANNE ROSE  
#61 LAKE VIEW DRIVE  
LEICESTER, MA

DRAWN BY: JMG DATE: MAY 21, 2018

REVISION:  
REV 0



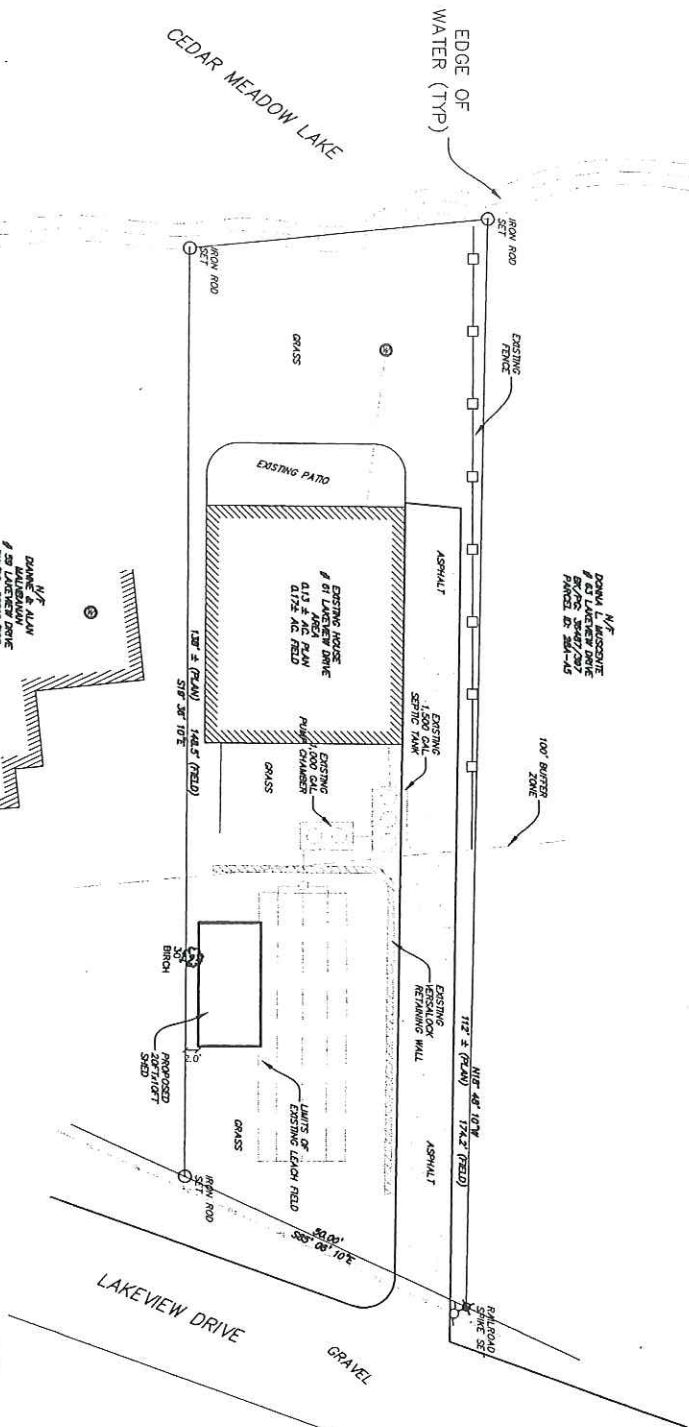
- REFERENCES:**
- PARCEL ID: 28B-A6-0
  - W.D.R.D. BOOK: 57654 PG: 26
  - W.D.R.D. BOOK: 34694 PG: 124
  - W.D.R.D. PLANSBOOK: 113 PG: 71
- ZONING DISTRICT:**
- SA (SUBURBAN AGRICULTURE)
  - FRONTAGE: 200 FT.
  - MINIMUM LOT AREA: 80,000 S.F.
  - FRONT SETBACK: 40 FT.
  - SIDE SETBACK: 40 FT.
  - REAR SETBACK: 40 FT.

- LEGEND**
- NEW POLE
  - CONC. ROAD
  - DRILL HOLE
  - SANITARY SEWER MANHOLE
  - STONE SEWER MANHOLE
  - GAS DATE VALVE
  - UTILITY POLE
  - WELL
  - FIRE HYDRANT
  - NOT PRE.
  - PARKING LIGHTING
  - MONITORING WELL
  - WATER DATE VALVE
  - TREE

PREPARED BY:

**ROBERT D. O'NEIL, JR.**

66 DRURY LANE  
WORCESTER, MA  
TEL/FAX: (508) 755-3513



N/F  
DANNE & ALAN  
WALSH  
# 30 LAKEVIEW DRIVE  
LEICESTER, MA 01545  
PHONE: 508-417-208-47

N/F  
DANNE & ALAN  
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# 30 LAKEVIEW DRIVE  
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