



TOWN OF LEICESTER ZONING BOARD OF APPEALS

LEICESTER, MA 01524-1333
Phone: 508-892-7007 Fax: 508-892-7070
www.leicesterma.org

The Zoning Board of Appeals of the Town of Leicester, Ma. will hold a public hearing on **Wednesday, September 20, 2017** at 7:30PM in Room 3, Bottom Floor, Town Hall, Washburn Square, Leicester, Ma. on the petition of Peter & Sharon Fischer of 71 Burncoat Lane, Leicester, MA for a Special Permit to extend a pre-existing nonconforming structure on property located at 71 Burncoat Lane, Leicester, MA

All those wishing to express their opinion on this petition are urged to attend this meeting or express their views in writing to the Board of Appeals no later than September 20, 2017

PLEASE RUN IN THE WORCESTER TELEGRAM

WEDNESDAY, SEPTEMBER 6, 2017 AND WEDNESDAY, SEPTEMBER 13, 2017

Vaughn Hathaway, Chair
Leicester, ZBA

Leicester Zoning Board of Appeals

PERMIT TYPE: ☒ Special Permit ☐ Variance

Date: 8-23-17

Owner Information			
Owner Name:	PETER C. and SHARON E. FISCHER		
Owner Signature:	Peter C. Fischer Sharon E. Fischer		
Address:	71 BURNCOAT LANE		
Phone:	860 951-1628	Fax:	
Email:	fischerpc69@gmail.com		
Applicant Information			
Applicant Name:	SAME		
Applicant Signature:			
Address:			
Phone:		Fax:	
Email:			
Project Information			
Project Address:	71 Burncoat Lane	Zoning District:	SA
Assessors Map & Parcel #	27A-E36-0	Deed Reference (Book & Page):	51867/151
Applicable Zoning Bylaw Section(s):	Section 4 - table 1		
Brief Description of Application:			
AN EXISTING NON-CONFORMING STRUCTURE (SINGLE-FAMILY RESIDENCE) HAS A PROPOSED ADDITION.			
State Briefly Reasons for Variance or Special Permit:			
THE EXTENSION OF A NON-CONFORMING STRUCTURE REQUIRES A SPECIAL PERMIT			
<p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">AUG 24 2017</p> <p style="text-align: right;">Town of Leicester Development & Inspectional Services</p>			

Attach additional pages as necessary to fully describe the application.

Town of Leicester

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
27 B6 0	BURNCOAT POND	BURNCOAT POND WATERSHED D		PO BOX 346	LEICESTER	MA	01524
27 C1 0	64 BURNCOAT LN	HOVAGIMIAN MATTHEW		14 LAFLASH LANE	LEICESTER	MA	01524
27 C1.2 0	82 BURNCOAT LN	HOVAGIMIAN MARK S ✓	HOVAGIMIAN JOANNE T	81 BURNCOAT LN	LEICESTER	MA	01524
27 C1.3 0	84 BURNCOAT LN	HOVAGIMIAN MARK S ✓	HOVAGIMIAN JOANNE T	81 BURNCOAT LN	LEICESTER	MA	01524
27 C1.51 0	BURNCOAT LN	COMEAU MICHAEL F	COMEAU KAREN M	69 BURNCOAT LN	LEICESTER	MA	01524
27A E30 0	59 BURNCOAT LN	GORMAN RICHARD L SR	GORMAN JENNIFER L	59 BURNCOAT LANE	LEICESTER	MA	01524
27A E33 0	65 BURNCOAT LN	THEBODO STEVEN A TRUSTEE	THEBODO IRREVOCABLE TR	55 BURNCOAT LN	LEICESTER	MA	01524
27A E34 0	67 BURNCOAT LN	COMEAU MICHAEL F	COMEAU KAREN M	69 BURNCOAT LN	LEICESTER	MA	01524
27A E35 0	69 BURNCOAT LN	COMEAU MICHAEL F ✓	COMEAU KAREN M	69 BURNCOAT LN	LEICESTER	MA	01524
27A E37 0	73 BURNCOAT LN	HOGAN WILLIAM F	HOGAN LIAN	73 BURNCOAT LN	LEICESTER	MA	01524
27A E38 0	75 BURNCOAT LN	RENZI FRANCIS	RENZI ELIZABETH	75 BURNCOAT LN	LEICESTER	MA	01524
27A E39 0	BURNCOAT LN	MOORE RANDY W		79 BURNCOAT LANE	LEICESTER	MA	01524
27A E40 0	79 BURNCOAT LN	MOORE RANDY W ✓		79 BURNCOAT LANE	LEICESTER	MA	01524
27A E41 0	81 BURNCOAT LN	HOVAGIMIAN MARK S	HOVAGIMIAN JOANNE T	81 BURNCOAT LN	LEICESTER	MA	01524
27A E42 0	83 BURNCOAT LN	RICHARD DENIS E		PO BOX 444	LEICESTER	MA	01524
27A E43 0	85 BURNCOAT LN	CLOGSTON GORDON M	CLOGSTON SARAH J	6 WILDWOOD LANE	SPENCER	MA	01562
27A E44 0	87 BURNCOAT LN	CHRISTIAN DANIEL K	CHRISTIAN LISA A	13 MCKINSTRY DR	CHARLTON	MA	01507
27A E45 0	89 BURNCOAT LN	SANKO LINDA	HOVAGIMIAN JOANNE T	89 BURNCOAT LANE	LEICESTER	MA	01524
27A E46 0	91 BURNCOAT LN	WHITE JAMES R		PO BOX 464	LEICESTER	MA	01524

End of Report

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.
 Subject property: 71 Burncoat Lane, Assessors Map 27A-E36-0, Deed Ref. 51867/151
 Subject owner(s): Peter & Sharon Fischer

John Prescott, Principal Assessor

Prepared by: Kathieen Asquith, Assistant



Town Of Leicester

Plumbing & Gas Inspector
OFFICE OF THE INSPECTOR OF CODES
3 Washburn Square
Leicester, Massachusetts 01524-1333
Phone: (508) 892-7003 Fax: (508) 892-1163

John P. Dolen

Wiring Inspector
John Markley

Building & Zoning Enforcement
Jeff Taylor

Date: August 17, 2017

Peter Fischer
71 Burncoat Lane
Leicester, Ma

Re: application for building permit

Dear Mr. Fischer;

Application has been made on your behalf by Jason Dubois for an addition along with a plot plan depicting the property and proposed addition. The zoning district you are in is Suburban agricultural and in this district, 40 feet is the required zoning setbacks from all property lines.

The plot plan shows the existing home is 3'5" from the southern property line and the new addition will be 3'7" at its closest point from the property line. The northern measurements to the property lines start at 22' from the existing home and will end at 21'8" which put the addition more non-conforming from the property line regarding required setbacks.

At this time I must deny your application based on the following;

- The existing home is a pre-existing non-conforming structure based on the lack of having 40' to property lines and the fact that the proposed southern part of the proposed structure will not be more non-conforming will require a Special permit for the extension of a non-conforming structure.
- The northern side will encroach more on the setback requirements by 4". I know this sounds rather minuscule however it is still required that a variance to the setback requirements be met.

You will need to apply for the special permit and variance with the Zoning Board of Appeals to continue your endeavor.

Please see the town clerk for the application for both special permit and variance and follow the directions that go along with the applications

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

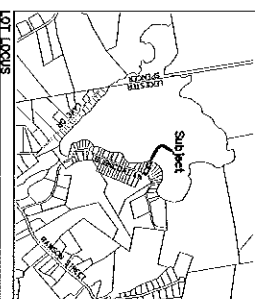
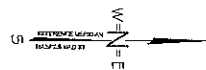
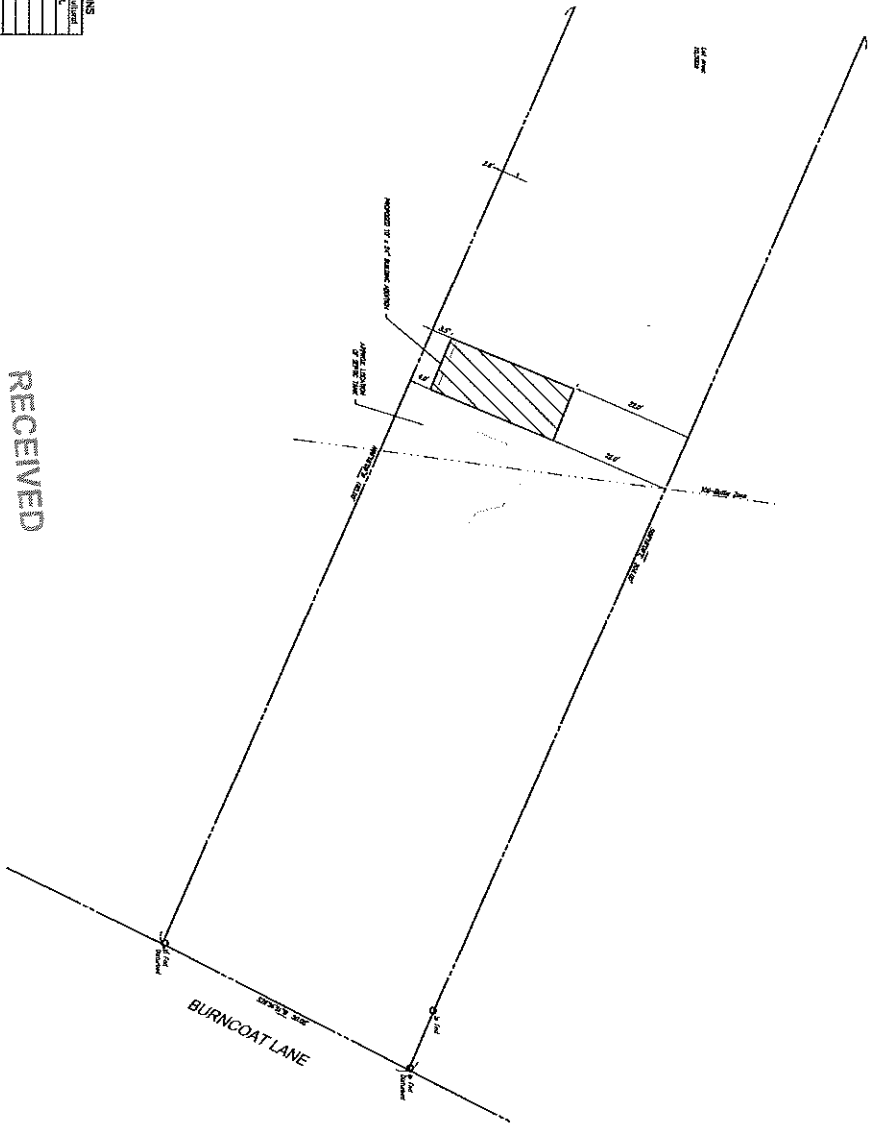
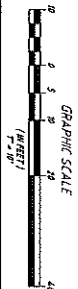
WOLF BL-1000-117

DISTRICT DIMENSIONAL REGULATIONS	
District	Shoshone Reservation
Min. Lot Area	80,000 sq. ft.
Min. Lot Frontage	200'
Min. Front Setback	40'
Min. Side Setback	40'
Min. Rear Setback	40'
Max. Plot Coverage	50%

SYMBOL KEY	
ADHESIVE	•
BLIND HOLE	•
BRAZING	•
DRILLING	•
ETCHING	•
FORMING	•
GRINDING	•
HEAT TREATING	•
HOLES	•
IMPRINTING	•
INSULATION	•
LASER CUTTING	•
MECHANICAL FINISHING	•
MILLING	•
MOLDING	•
PAINTING	•
POWDER COATING	•
REWORKING	•
SCREW DRILLING	•
SPRUE	•
STAMPING	•
THREADING	•
TURNING	•
WELDING	•
WIRE CUTTING	•
ZINC PLATING	•

Figure 1

Town of Leicester
Development & Inspection Services



TAX MAP REFERENCES:
TAX MAP 27A-E26

RECORD OWNERS
PETER C. & SHARON FISCHER
71 BURNING COAT LANE
LEICESTER, MA 01524

DB 51887 PD 151
TAX MAP 27A-E28

PLAN REFERENCES:
(WORCESTER COUNTY FORESTRY OF DEER)

PG 161 P. 82
PLOT PLAN DATED 7-13-04 BY JAMES LANE SURVEY

GENERAL NOTES:

1. BOUNDARIES SHOWN AS THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON A PLOT PLAN PREPARED FOR LEICESTER'S CHASEY AT 71 DUNROD LANE, LEICESTER, MA DATED JULY 13, 2004 PREPARED BY J. PERES AND SURVEY AND MEASUREMENTS TO DETERMINE THE LOCATION OF EACH ADDITION TO AND SUBTRACTION OF LAND TO THE PLOT PLAN AND THE ACCURACY OF THE PLOT PLAN THAT AN ACTUAL AND HISTORICAL TITLE SEARCH MAY

[illegible][illegible]