

RECEIVED

Revised July 2019

AUG 01 2022

Leicester Zoning Board of Appeals
Special Permit & Variance Application Form

Town of Leicester
Development & Inspectional Services

PERMIT TYPE: [] Special Permit [x] Variance

Date: 7/26/22

ZBA 22-05

CONTACT INFORMATION
Property Owner:
Name: Mark Olson
Company Name: N/A
Signature: Mark Olson
Address: 38 Manville Street - Leicester, MA 01524
Phone: 774-578-7160 Email: olie401@hotmail.com
Applicant:
Name: Same as owner information
Company Name:
Signature:
Address:
Phone: Email:
Primary Contact Person: (The person that will be contacted by Town staff during the application process.)
Name: William Drexel, P.E.
Company Name: NorthWest Engineering Services LLC.
Address: 544 Main Road Tiverton, R.I. 02878
Phone: 401-952-7011 Email: nwes11@verizon.net
PROJECT INFORMATION
Project Address: 38 Mannville Street Zoning District: R2
Assessors Map & Parcel #: 21A-A7-0
Deed Reference (Book/Page): 43030-78
Size of Proposed Structures: Total Lot Area: 0.325 Acres
Water Source: Public Sewer Source: Public
Applicable Zoning Bylaw Section(s): SECTION 4, ARTICLE 4.2, DIMENSIONAL REQUIREMENTS-MIN AREA AND MIN FRONTAGE
Brief Project Description:
Please include a brief description on this form (i.e. do not write "see attached"). [Examples: construction of a 10' x 20' shed in the front yard of an existing home; installation of a 60s.f. freestanding sign (special permit required to exceed 50 s.f.)]
OWNER IS REQUESTING RELIEF FROM THE MINIMUM FRONTAGE OF 125 FEET, AND THE MINIMUM AREA OF 20,000 SF REQUIREMENTS IN ORDER TO RAIZE THE EXISTING 2 BEDROOM SINGLE FAMILY RESIDENTIAL DWELLING AND ERECT A NEW SINGLE FAMILY 3 BEDROOM RESIDENTIAL DWELLING WITHIN THE REQUIRED SIDE, REAR AND FRONT SETBACKS. THE EXISTING CRAWLSPACE FOUNDATION WILL BE REMOVED AND A NEW CONCRETE FOUNDATION WILL BE INSTALLED.

RECEIVED
2022 AUG -1 PM 12:03
TOWN CLERK'S OFFICE
LEICESTER, MASS.

Signature: Mark Olson
Mark Olson (Jul 26, 2022 15:11 EDT)

Email: chezmcn@gmail.com

PROJECT INFORMATION, Continued

State Briefly Reasons for Variance or Special Permit:

See Zoning Board of Appeals Instructions for Variance and Special Permit Applications. You may use the space below and/or attach additional pages as necessary to fully describe the application and reasons for the variance or special permit.

VARIANCE FOR SECTION 4.2-DIMENSIONAL REQUIREMENTS TABLE 1:

	EXISTING	REQUIRED
FRONTAGE	80.00'	125'
LOT AREA	14,157 SF	20,000 SF

THE LOT WAS DEVELOPED AROUND 1946 AND CONFORMED TO THE REQUIREMENTS AT THE TIME.

SINCE THEN, THE REQUIREMENTS CHANGED AND THE CURRENT MINIMUM FRONTAGE OF 125 FT AND 20,000 SF LOT AREA REQUIREMENTS CANNOT BE ACHIEVED.

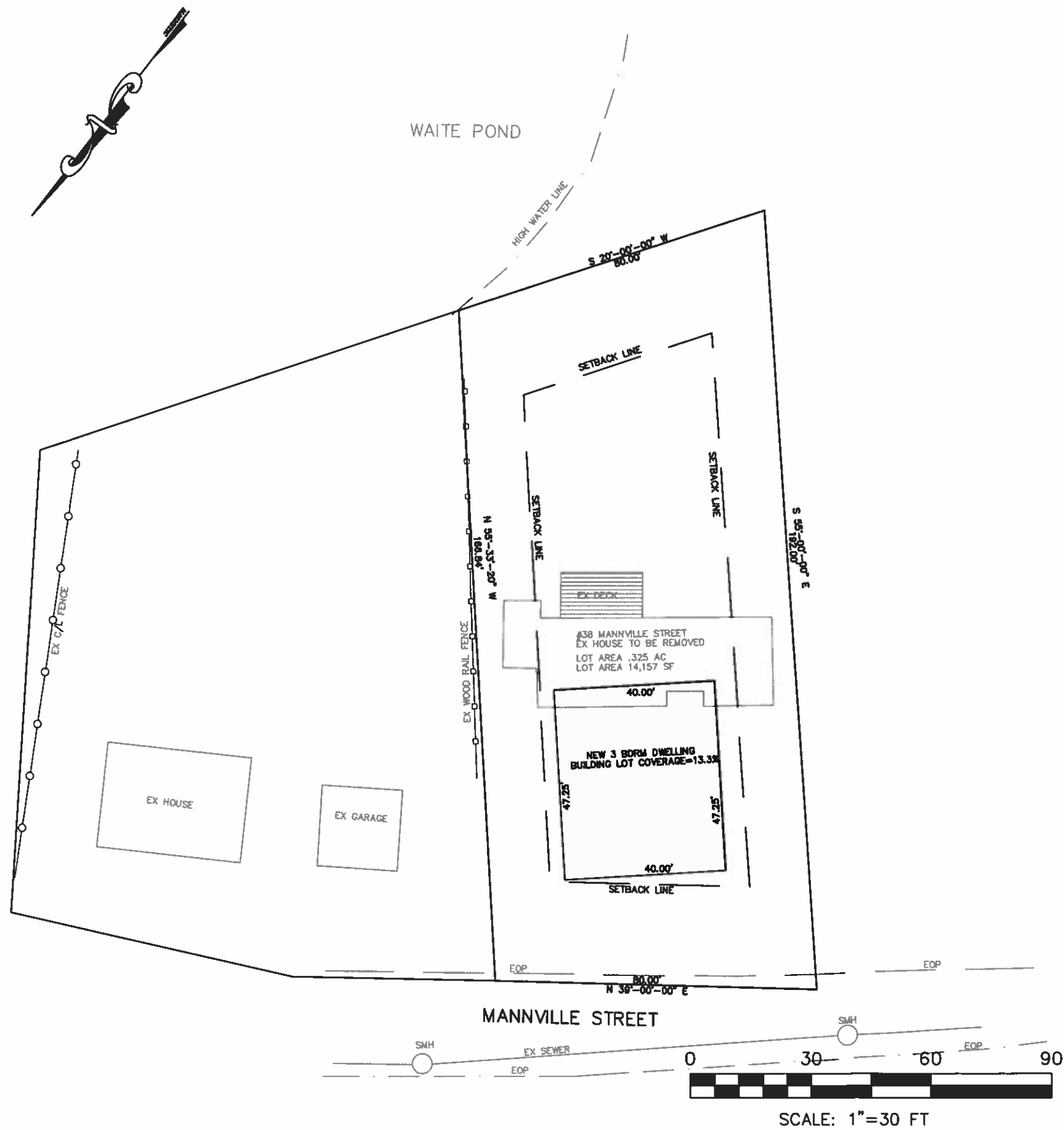
APPLICATION CHECKLIST:

Use this checklist to ensure you have provided all required information.

Three (3) copies of all paper submittals are required except where noted.

<input checked="" type="checkbox"/> Application Form	<input type="checkbox"/> Any supplemental information where applicable (letters, detailed project information, etc.)	<input checked="" type="checkbox"/> Plans (1-full-size & 2 11"x17")
<input checked="" type="checkbox"/> Certified Abutters List (1 copy)	<input checked="" type="checkbox"/> Fee (\$175) - check payable to the Town of Leicester	<input checked="" type="checkbox"/> .pdf copy of <u>all</u> submitted documents (CD or USB Drive)

Submit the full application to the Town Clerk's Office



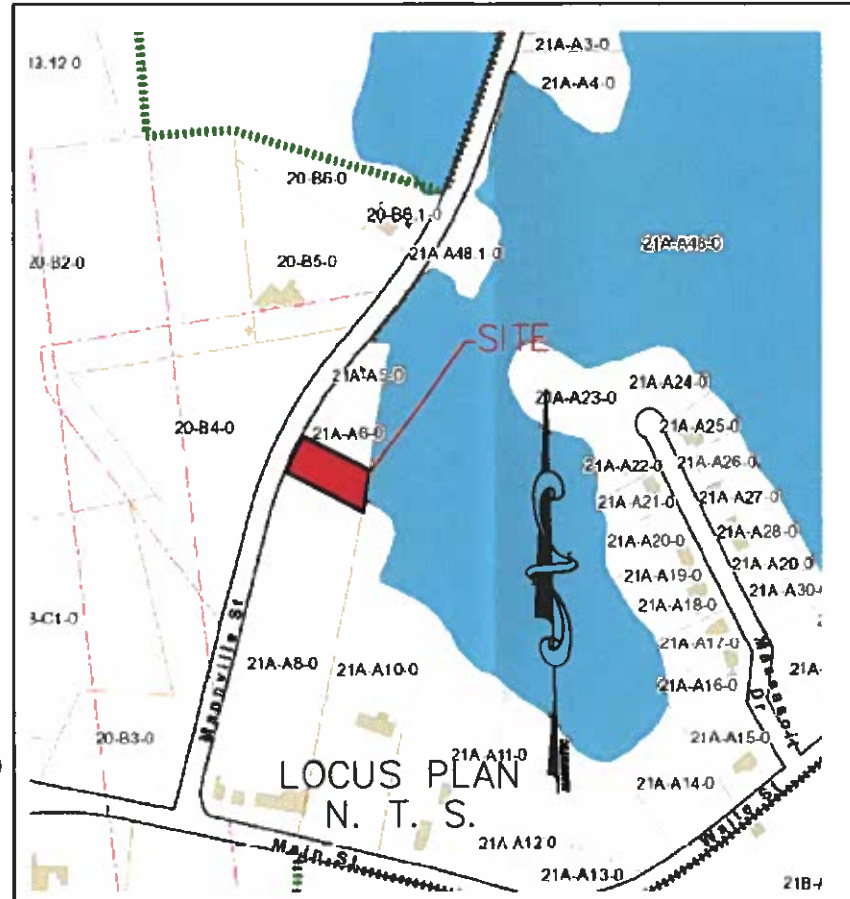
PLOT PLAN
ASSESSOR'S MAP 21A, LOT A7-0
38 MANNVILLE STREET
LEICESTER, MA
SCALE 1"=30' JULY 11, 2022
for: MARK OLSON & CHERYL McNALLY

ZONED: R-2
*MIN FRONTAGE= 125'
*MIN AREA=20,000 SF
BUILDING SETBACKS
FRONT=25'
SIDE=15'
REAR=25'
BLDG MAX HEIGHT=35'
BLDG MAX COVERAGE=30%

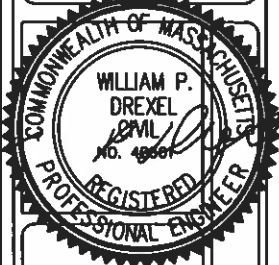
PER FIRM MAP, TOWN OF LEICESTER, MA
WORCESTER COUNTY
MAP No. 25027C0782E, JULY 4, 2011
THIS SITE IS IN ZONE "A"
MAP REFERENCE
ASSESSORS MAP 21A

DEED BOOK 43030, PAGE 78
DEED BOOK 5153, PAGE 319
MORTGAGE SURVEY DATED 5-19-2008 BY
RENEY, MORAN & TIVNAN
MORTGAGE SURVEY DATED 12-19-2009 BY
ROBERT J. SMITH

* NEED VARIANCES FOR MINIMUM FRONTAGE AND MINIMUM AREA



NORTHWEST
ENGINEERING SERVICES, LLC
544 MAIN ROAD
TIVERTON RI 02878
(401) 952-7011



NO.	DATE	DESCRIPTION	BY
0	1-3-2022	DATE OF ISSUE	
1	7-15-2022	REVISION NUMBER ONLY	

PROPOSED VARIANCE PLAN
38 MANNVILLE STREET
LEICESTER, MA
OWNER: MARK OLSEN & CHERYL McNALLY
ASSESSORS MAP 21A, LOT A7-0
NOVEMBER 15, 2021

JOB #
DRAWING #

ADJUST SIDING & SHEATHING FOR DOUBLE SILL PLATE
 OMIT FASCIA ONLY (INSTALL 1X3 BOARD ON FASCIA
 FOR O.S. TRIM-S/L VINYL SOFFIT & INSTALL DRIP EDGE)



PORCH OVERHANG SUPPLIED BY MANUFACTURER. PORCH SLAB,
 POSTS AND RAILINGS FOR PORCH TO BE SUPPLIED AND INSTALLED
 ON-SITE BY BUILDER.

NEVANL 5/12/2022 10:26:49 AM

NUMBER	AVIS MODULAR (GR)	CUSTOMER	OLSON - MCNA
CITY	LEICESTER	COUNTY	WORCESTER
WIND SPEED	123 MPH VULT	SNOW LOAD	50
ORDER NO.	1066.37	FILE NO.	P1066.37(640)
		STATE	MA
		ZIP	01890

4047-PRESTIGE RANCH
 FRONT ELEVATION

Professional Building Systems
 77 East Market Street
 Middleburg, VA 17857
 (888) 353-4144
 WWW.PBS-MODULAR.COM

MBSP
 MODULAR BUILDING
 SYSTEMS OF PA

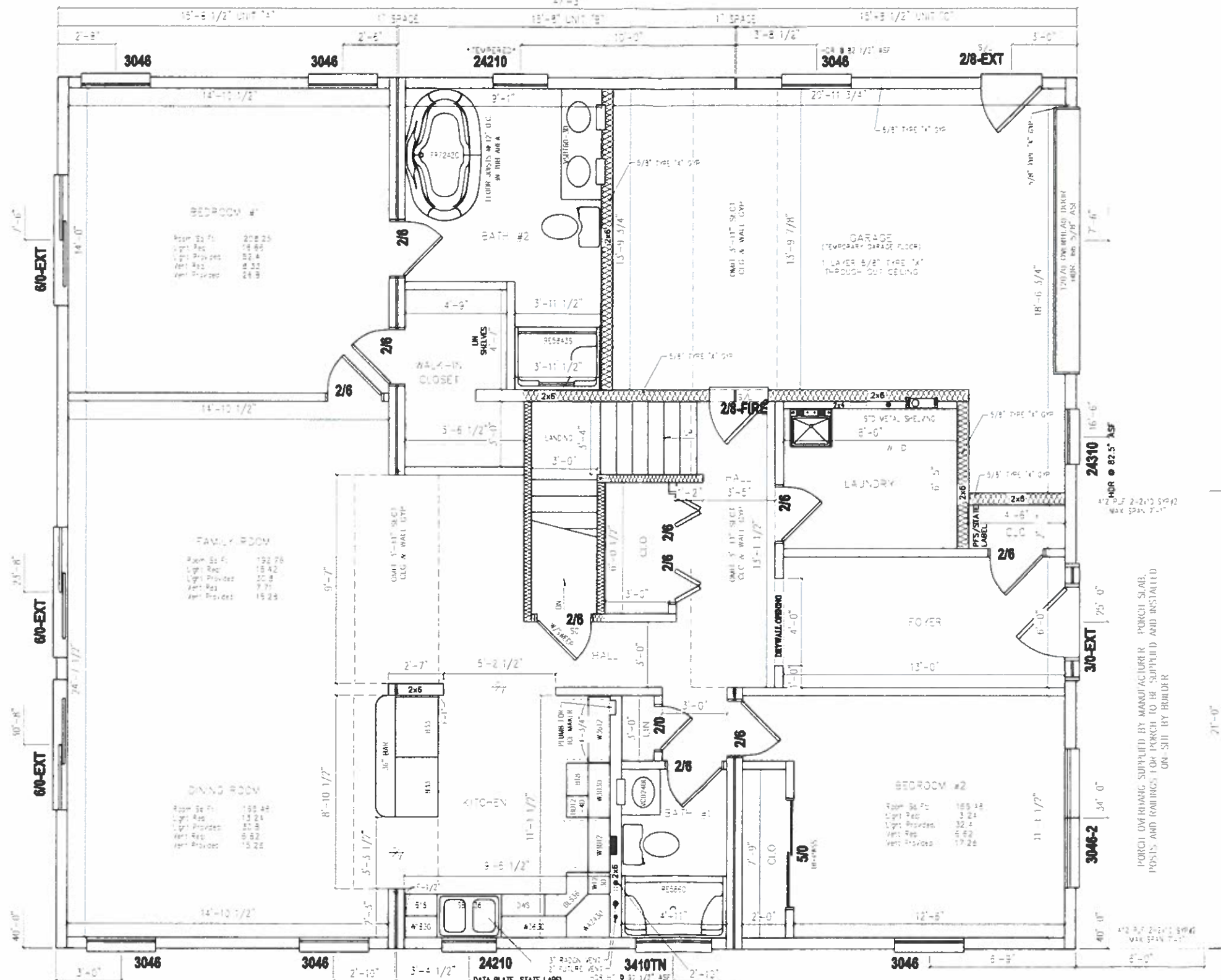
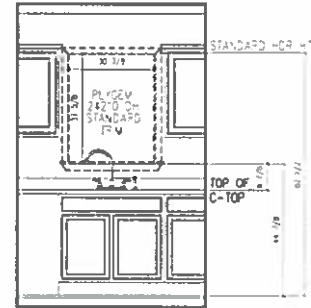
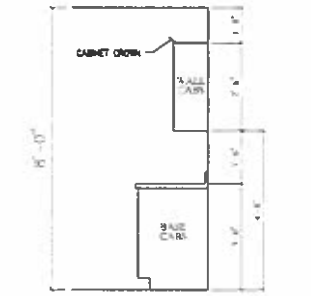
**PROFESSIONAL
 BUILDING
 SYSTEMS, INC.**

DATE:	05/11/2022
DRAWN BY:	NPL
STATUS:	CONTO

ACTUAL HOUSE MAY VARY FROM ELEVATION-ACCESS TO GRADE ON-SITE BY OTHERS

BUILDER TO PROVIDE LOCATIONS FOR:
- 2" PVC CASE FOR SOLAR

5/8" CEILING GYP MECHANICALLY FASTENED



FRONT

PORCH DIMENSIONS SUPPLIED BY MANUFACTURER. PORCH SLAB, POSTS, AND RAFTERS FOR PORCH TO BE SUPPLIED AND INSTALLED ON-SITE BY BUILDER.

CODES:
 M4 SINGLE & TWO FAMILY DWELLING CODE (780 CMR)-9TH EDITION
 248 CMR, THE MASSACHUSETTS STATE PLUMBING AND GAS CODE
 2018 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS
 2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS
 2020 NATIONAL ELECTRICAL CODE W/ MA AMENDMENTS
 SOLAR READY ZONE PER AU103
 STRETCH ENERGY COMMUNITY

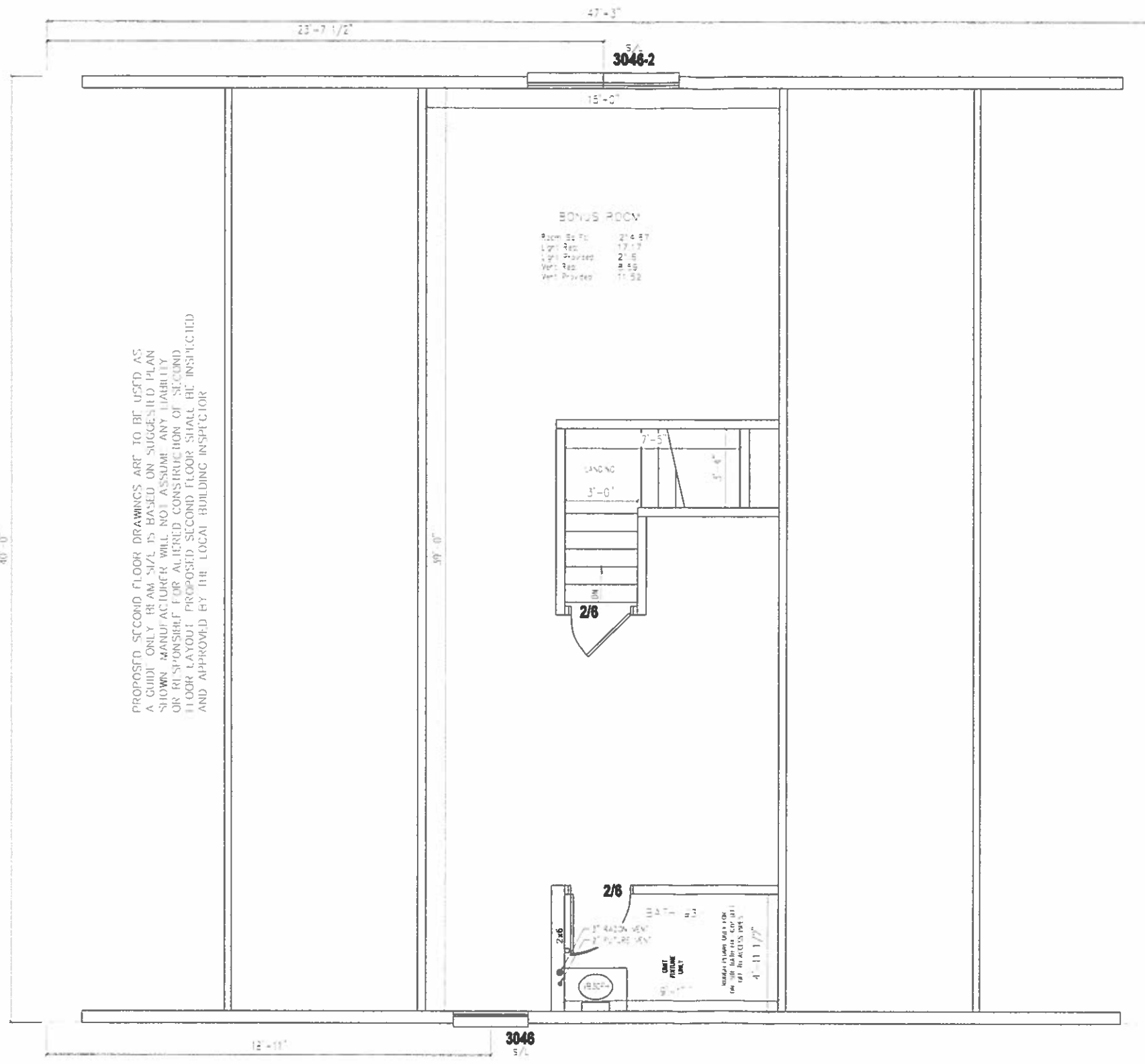
- NOTES: 1. * - DENOTES ADDITIONAL COLUMN IN BASEMENT
 2. 2X6 EXTERIOR WALLS 16" O.C.
 3. 2X4 MARRIAGE WALLS 16" O.C.
 4. ROOF RAFTERS 16" O.C.

5. 8'-0" CLG.
 6. STAIRS TO BE 8 1/4" RISERS AND 9" TREADS.
 7. MW CLG BEAM OVER FAM: 3-1.5" X 9.25" LVL (PER SIDE)
 8. MW CLG BEAM OVER DIN/KIT: 2-1.5" X 9.25" LVL (PER SIDE)

9. MW CLG BEAM OVER GARAGE: 2-1.5" X 18" LVL (PER SIDE)
 10. MW CLG BEAM OVER HALL: 2-1.5" X 14" LVL (PER SIDE)
 11.
 12.

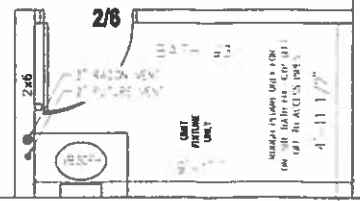
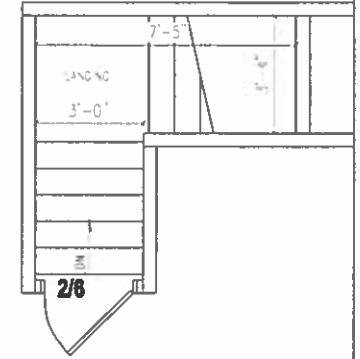
NEVANL 5/12/2022 10:26:49 AM

DATE: 05/11/2022	DRAWN BY: NPL	STATUS: COMO	4047-PRESTIGE RANCH		PROJECT NO: 1066.57
			1ST STORY FLOOR PLAN		
Professional Building Systems 77 East Market Street Middleburg, PA 17067 (717) 353-1414 WWW.PBSMODULAR.COM			BUILDING: AVIS MODULAR (GFI)	COUNTY: WORCESTER	STATE: MA
1066.57			WIND SPEED: 123 MPH VUL I	SNOW LOAD: 50	YEAR BUILT: 1890
1066.57			ORDER NO: 1066.57	STRAN NO:	FILE NO: P1066.57(640)
PAGE:	3.1				



PROPOSED SECOND FLOOR DRAWINGS ARE TO BE USED AS A GUIDE ONLY. BEAM SIZE IS BASED ON SUGGESTED PLAN SHOWN. MANUFACTURER WILL NOT ASSUME ANY LIABILITY OR RESPONSIBILITY FOR ALTERED CONSTRUCTION OF SECOND FLOOR LAYOUT. PROPOSED SECOND FLOOR SHALL BE INSPECTED AND APPROVED BY THE LOCAL BUILDING INSPECTOR.

BONUS ROOM
Room Sq Ft: 214 SF
Lgt. Req: 17'-7"
Lgt. Provided: 21'-6"
Wd. Req: 8'-9"
Wd. Provided: 11'-5"



FRONT

BOULDER	AVIS MODULAR (CIR)	OLSON - MCNA
CITY	COUNTY	STATE
LEICESTER	WORCESTER	MA
WIND SPEED	WIND LOAD	50 FT
12.5 MPH VULT	50	1890
ORDER NO.	SERIAL NO.	FRI. NO.
106637		P106637(640)

4047 - PRESTIGE RANCH
2nd STORY FLOOR PLAN

Professional Building Systems
22 East Market Street
Middleburg, PA 17042
(888) 253-1414
WWW.PBSYSTEMS.COM

DATE	STATUS
05/11/2022	CONF
DRAWN BY:	
NPL	

NEVANL 5/12/2022 10:26:49 AM

- NOTES: 1.* - DENOTES ADDITIONAL COLUMN IN BASEMENT
2. 2X6 EXTERIOR WALLS 16" O.C.
3.
4. ROOF RAFTERS 16" O.C.

5.
6.
7.
8.
9.
10.
11.
12.