

TOWN SEAL tel: 781-631-1529

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Town of Marblehead ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building

7 Widger Road, Marblehead, MA 01945



Revision Date: 12-02-20 **Project Address** Town Clerk 10 Hawkes Street Assessor Map(s) 115 Parcel Number(s) 57 OWNER INFORMATION Signature Name (printed) date 12-22-2027 Address Phone Numbers: home APPLICANT or REPRESENTATIVE INFORMATION (if different from owner) Name (printed) December 22, 2022 date Jeffrey M. Tucker Address 56 Atlantic Ave AIA, ASLA Phone Numbers: home work 781-631-3546 jeff@tuckerarch.com E-mail PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary) Construction of new stairs and landing at the back of the residence, leading down to a platform and stairs that are lower than 2' above grade. The construction will be performed on a lot with less than required lot area, rear yard setback, side yard setback, parking, and a higher building height, Please schedule a Zoning / Application review with the Building Department by calling 781-631-2220. Obtain the Town Clerk's stamp and submit 12 copies of each of the following to the Town Engineer's Office: o the signed and stamped application (3 pages); o current survey plan (not older than 90 days) as prepared by a Registered Professional Land Surveyor; the project design plans as required; check for the applicable fee payable to the Town of Marblehead. • Any relevant permit(s) that were previously issued must be available for review by the Board of Appends are scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

REQUIRED SIGNATURES

Appeals Ap Zoning Boa

1. Building Commissioner (pages 1, 2 and 3) 2. Town Clerk's stamp (upper right corner)

View Bylaws - (Chapter 200, Zoning) - online at: www.marblehead.org/

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Revision Date: 12-02-2020

Project Address 10 Hawkes Street Map(s) / Parcel(s) 115-57-0			
ZONING DISTRICT (circle all that apply)			
B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU			
CURRENT USE (auralain) Multi Family Decidence			
<u>CURRENT USE</u> (explain) Multi Family Residence			
CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)			
Yes X No (explain)			
PROPOSED CHANGE OF USE			
No X Yes (explain)			
PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes No _X			
EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)			
X Lot Area - Less than required (§200-7 and Table 2)			
Lot Width - Less than required (§200-7)			
Frontage - Less than required (§200-7 and Table 2)			
Front Yard Setback - Less than required (Table 2)			
X Rear Yard Setback - Less than required (Table 2)			
X Side Yard Setback - Less than required (Table 2)			
Height - Exceeds maximum allowed (\$200-7 and Table 2)			
X Open Area - Less than required (8200-7, 8200-15 R(2) and Table 2)			
Parking Less than required undersized tandem (\$200-17 to \$200-21) (circle all that are less			
other from-conformities (explain)			
No Existing Dimensional Non-conformities			
NEW DIMENSIONAL NON CONFORMITIES			
NEW DIMENSIONAL NON-CONFORMITIES (check all that apply) Lot Area - Less than required (§200-7 and Table 2)			
Lot Width - Less than required (§200-7)			
Frontage - Less than required (§200-7)			
Front Yard Setback - Less than required (Table 2)			
Rear Yard Setback - Less than required (Table 2)			
Side Yard Setback - Less than required (Table 2)			
Height - Exceeds maximum allowed (§200-7 and Table 2)			
Open Area - Less than required (§200-7, §200-15.B(2) and Table 2)			
Parking - Less than required; undersized; tandem (§200-17 to §200-21) (circle all that apply)			
Exceeds 10 % Expansion Limits for Non conforming D. 11:			
Other Non-conformities (explain)			
No New Dimensional Non-conformities			
Other Non-conformities (explain) No New Dimensional Non-conformities ADDITIONAL HEARINGS REQUIRED			
ADDITIONAL HEARINGS REQUIRED			
Conservation Commission Yes No X			
Conservation Commission Yes No X Historic District Commission Yes No X No X			
Planning Board Yes No X			
DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))			
Yes X No (explain)			
Building Official MANATON Data /-// -2027			

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Project Address 10 Hawkes Street	_ Map(s) / Parcel(s)	115-57-0	
NET OPEN AREA (NOA)	EXISTING	PROPOSED	
Lot area = A	5720	5720	
Area of features			
footprint of accessory building(s)	0	0	
footprint of building	1400	1400	
footprint of deck(s), porch(es), step(s), bulkhead(s)	259	303	
number of required parking spaces 23 x (9'x 18' per space)	486	486	
area of pond(s), or tidal area(s) below MHW	0	0	
other areas (explain)	0	0	
Sum of features = B	2145	2189	
Net Open Area $(NOA) = (A - B)$	3575	3531	
GROSS FLOOR AREA (GFA)		S	
accessory structure(s)	0	0	
basement or cellar (area >5' in height)	1400	1400	
1st floor (12' or less in height) <u>NOTE</u> : [for heights exceeding	1400	40 1000	
2nd floor (12' or less in height) 12' see definition	1091	<u>1400</u> 1091	
3rd floor (12' or less in height) of STORY §200-7]	729	729	
4th floor (12' or less in height)	0	0	
attic (area >5' in height)	0	0	
area under deck (if >5' in height)	0	0	
roofed porch(es)	218	210	
Gross Floor Area (GFA) = sum of the above areas	4838	4838	
Proposed total change in CEA - (and 1 CE)	A)	0	
Percent change in GFA = (proposed total change in GFA : evic	A)	<u>8</u> 0	
Existing Open Area Ratio = (existing NOA ÷ existing GEA)	ung GFA) x [00]	% .74 %	
Percent change in GFA = (proposed GFA - existing GFA) Existing Open Area Ratio = (existing NOA ÷ existing GFA) Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)	Review Opin Police of State of	.73	
This worksheet applies 1. plan by/dated N. Stroke Suk to the following plan(s): 2. plan by/dated TUCKER PRCHITE 3. plan by/dated	NEY GRP. 10	-25-202Z 3-2023	
Building Official Date 1-4-2023			