



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

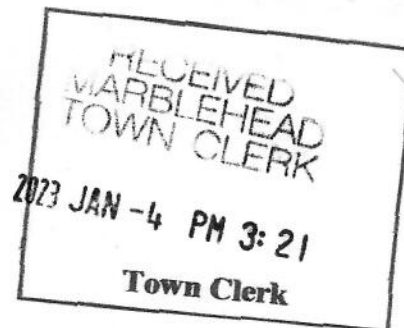
Revision Date: 12-02-20

Town of Marblehead ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

PAGE 1 of 3



Project Address 10 Hawkes Street

Assessor Map(s) 115

Parcel Number(s) 57

OWNER INFORMATION

Signature Deborah Collier-Comins date 12-22-2022

Name (printed) DEBORAH COLLIER-COMINS

Address 10 Hawkes Street

Phone Numbers: home cell 781-883-4252 work fax

E-mail DCC@CROWNINSHIELD.COM

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature date December 22, 2022

Name (printed) Jeffrey M. Tucker

Address 56 Atlantic Ave AIA, ASLA

Phone Numbers: home work 781-631-3546 fax

E-mail jeff@tuckerarch.com

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. Open area. Open Area will be further reduced.

- 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:
 - the signed and stamped application (3 pages);
 - 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 Appeals at the scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature] 1-4-23

2. Town Clerk's stamp (upper right corner)

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

Reviewed by
Building Department
For Zoning Board
Appeals

Page 2 of 3

Date 1-4-2023

**Town of Marblehead
ZBA-APPLICATION**

Page 3 of 3

Revision Date: 12-02-2020

Project Address 10 Hawkes Street

Map(s) / Parcel(s) 115-57-0

NET OPEN AREA (NOA)

Lot area = A

Area of features

footprint of accessory building(s)

footprint of building

footprint of deck(s), porch(es), step(s), bulkhead(s)

number of required parking spaces REQUIRED = 6 EXISTING = 3 x (9' x 18' per space)

area of pond(s), or tidal area(s) below MHW

other areas (explain) _____

Sum of features = B

Net Open Area (NOA) = (A - B)

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area > 5' in height)

1st floor (12' or less in height) NOTE: [for heights exceeding

2nd floor (12' or less in height) 12' see definition

3rd floor (12' or less in height) of STORY §200-7]

4th floor (12' or less in height)

attic (area > 5' in height)

area under deck (if > 5' in height)

roofed porch(es)

Gross Floor Area (GFA) = sum of the above areas

Proposed total change in GFA = (proposed GFA - existing GFA)

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100%

Existing Open Area Ratio = (existing NOA ÷ existing GFA)

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)

Reviewed by
Building Department
For Zoning Board
Of Appeals

This worksheet applies 1. plan by/dated Nº SHORE SURVEY CORP. 10-25-2022
to the following plan(s): 2. plan by/dated TUCKER ARCHITECTURE 1-3-2023
3. plan by/dated _____

Building Official _____

Date 1-4-2023

<u>EXISTING</u>	<u>PROPOSED</u>
5720	5720
0	0
1400	1400
259	303
486	486
0	0
0	0
2145	2189
3575	3531
0	0
1400	1400
1400	1400
1091	1091
729	729
0	0
0	0
0	0
218	218
4838	4838
0	0
0	0
.74	.73