



Town of Marblehead
ZONING BOARD OF APPEALS

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

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TOWN SEAL
tel: 781-631-1529

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Revision Date: 12-02-20

ZBA APPLICATION

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Project Address 14 EDGEMERTE RD
Assessor Map(s) 178 Parcel Number(s) 13

OWNER INFORMATION

Signature _____ date _____

Name (printed) BRUCE & JOANNITA ALMEIDA

Address 14 EDGEMERTE RD.

Phone Numbers: home 978.500.1328 work -

E-mail Joannita Almeida@gmail.com fax -

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 3.12.24

Name (printed) JERONICA HOBSON / TAPROOT DESIGN

Address 37 BIRCH ST. MARBLEHEAD MA 01945

Phone Numbers: home - work 781.864.2304

E-mail Jeronica@taproot.design.com fax -

PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary)

SEE ATTACHED. -

- 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 Zoning Appeals at the scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

Reviewed by Building Department for Zoning Board Appeals

REQUIRED SIGNATURES

- 1. Building Commissioner (pages 1, 2 and 3) [Signature] 2-14-2024
2. Town Clerk's stamp (upper right corner)

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

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Project Address 14 EDGEMERE RD. Map(s) / Parcel(s) 178/13

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU

CURRENT USE (explain) SINGLE-FAMILY DWELLING

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes No (explain) _____

PROPOSED CHANGE OF USE

No Yes (explain) _____

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes No

EXISTING 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 and Table 2)
- 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)
- Other Non-conformities (explain) _____
- No Existing 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 and Table 2)
- 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 Building (§200-30.D)
- Other Non-conformities (explain) _____
- No New Dimensional Non-conformities

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ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Minor Activity Permit
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Planning Board	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))

Yes No (explain) _____

Building Official [Signature] Date 2-14-2024

Town of Marblehead
ZBA-APPLICATION

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Project Address 14 TAPROOT DRIVE RD Map(s) / Parcel(s) 17B/13

NET OPEN AREA (NOA)

EXISTING **PROPOSED**

Lot area = A	<u>9557 #</u>	<u>9557 #</u>
Area of features		
footprint of accessory building(s)	<u>∅</u>	<u>∅</u>
footprint of building	<u>1645</u>	<u>2250</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>68</u>	<u>386</u>
number of required parking spaces <u>2</u> x (9'x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>∅</u>	<u>∅</u>
other areas (explain) _____	<u>∅</u>	<u>∅</u>
Sum of features = B	<u>2037 #</u>	<u>2960 #</u>
Net Open Area (NOA) = (A - B)	<u>7520 #</u>	<u>6597 #</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>∅</u>	<u>∅</u>
basement or cellar (area >5' in height)	<u>717</u>	<u>1416</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1645</u>	<u>2250</u>
2nd floor (12' or less in height) 12' see definition	<u>717</u>	<u>1086</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>∅</u>	<u>∅</u>
4th floor (12' or less in height)	<u>∅</u>	<u>∅</u>
attic (area >5' in height)	<u>120</u>	<u>124</u>
area under deck (if >5' in height)	<u>∅</u>	<u>∅</u>
roofed porch(es)	<u>∅</u>	<u>307</u>
Gross Floor Area (GFA) = sum of the above areas	<u>3195 #</u>	<u>5185 #</u>

Proposed total change in GFA = (proposed GFA - existing GFA) = +1986 #

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 62 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 2.35

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.27

This worksheet applies 1. plan by/dated TAPROOT DESIGN INC. 2.12.24
to the following plan(s): 2. plan by/dated NORTH SHORE SURVEY 12.27.23
3. plan by/dated _____

Building Official [Signature] Date 2-14-2024

Reviewed by Building Department Zoning Appeals

ZONING BOARD OF APPEALS

Applicant: Bruce & Joanne Almeida

Address: 14 Edgemere Road (Map 178, Parcel 13)

District: Single Residence/Shoreline Single Residence

Relief: A Special Permit to remove an existing single-family dwelling and to construct a new single-family home on a lot with less than the required lot area and width.

The proposed structure straddles the Single (SR) and Shoreline Single Residence (SSR) Districts and will exceed the Rear Setback in the SSR district by 8.6' and the Front Setback in the SSR district by 1.5'+/-. The structure conforms within the SR district.

The Open Area Ratio will be 1.27.

Proposal: The proposal before the board is to remove an existing single-family home that has been in the same family since its construction in 1923. The cottage includes a small two-story structure on a full foundation, three long, narrow, single-story enclosed porches, and no garage. It currently exceeds the Rear Setback in the SSR district by 8.6' and the Front Setback in the SSR district by 2.0'+/-.

The proposed new home, with attached garage, will provide single-floor living that would allow an age-in-place situation for the same family to continue on in that location. The proposed structure would exceed the Rear Setback by the same 8.6' and the Front Setback by a slightly better 1.5'.

These setback reductions exist solely within the SSR district. If the home were to exist entirely within its SR district, this would be a conforming structure in every way. By maintaining the front and rear setbacks, and stepping the second floor in from the front elevation as it does today, the intent is to reduce any negative impact on water views from the homes behind it.

The overall height of the home will be reduced from the existing 29'-11" +/- to 29'-6" +/- and will reduce the NOA from the existing 2.35 to 1.27.

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MINOR ACTIVITY PERMIT
Marblehead Wetlands Protection Bylaw Regulations Section 5.4.4

Applicant: SLOTT PATROWICK P.E. 14 BROWN ST. SALEM, MA 01970
Name, address and cell phone# CELL: 978-836-6400

Property Owner/s: JOANNE T. + BRUCE D. ALMEIDA, TRUSTEES OF
Name, address and cell phone# JOANNE T. ALMEIDA REVOCABLE TRUST

Project Address: 14 EDGEMERE RD.

INSTRUCTIONS:

1. Attach a detailed dated letter describing the scope, time, duration and limits of the work.
2. Attach a detailed sketch/photos showing resource area in relation to the work area.
3. Print out and attach a map of the work area - Marblehead.org website, GIS/maps (<https://www.axisgis.com/MarbleheadMA/Default.aspx?Splash=True>)
4. Attach a check for \$50.00 made out to the Town of Marblehead.

By signing below, the applicant and property owner agree to comply with all conditions and remain within the scope and limits attached to this permit:

GENERAL CONDITIONS:

1. This project shall not cause an increase in run-off onto adjacent properties or streets, either during construction or after completion. Appropriate measures shall be taken to prevent the movement of silt or debris onto adjacent properties, streets and Resource Areas.
2. An appropriate erosion control/silt barrier must be erected and maintained to prevent any loose soil from eroding into resource areas. [show on the attached sketch]
3. Staging, tarps or other appropriate containment systems shall be employed to prevent construction debris from leaving the site or entering resource areas.
4. All demolition and construction debris shall be removed continuously from the site. No materials shall be stored within a resource area or buffer zone. If a dumpster is used to contain debris, the dumpster shall be covered after each work day. The debris shall be properly disposed of in accordance with applicable federal, state and local regulations.
5. There shall be no cleaning or rinsing of cement concrete ready-mix trucks, or cement concrete mixing equipment, such that the byproduct of the cleaning or rinsing operation finds its way to any resource area by any means including a storm drainage system (catch basins, pipes, drainage ditches, etc.).
6. There shall be no cleaning or rinsing of painting tools or paint containers such that the byproduct of the cleaning or rinsing operation finds its way to any resource area by any means including a storm drainage system (catch basins, pipes, drainage ditches, etc.).
7. The work shall be completed on a timely basis and shall conform to any special conditions attached.
8. Notify the Conservation Commission Agent 48 business hours prior to commencement of work. Final inspection by the Conservation Agent is required.

Failure to comply with the above conditions may result in an Enforcement Order being issued whereby all work must cease, fines may be issued and a Notice of Intent may be required. The Conservation Commission reserves the right to enter the property at its discretion to inspect the work area before, during and after completion of the work.

Signatures: [Signature] Applicant [Signature] FOR JOANNE T. + BRUCE D. ALMEIDA
Property Owner

Information below this line to be completed by the Town of Marblehead Conservation Agent.

[Signature] Conservation Agent additional special conditions attached

Issue Date: 2/6/24 (this permit expires one year from the date of issuance)

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Silt Sock to be secured in place as shown on the attached plan for duration of work. IN RED