

tel: 781-631-1529

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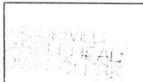
Revision Date: 12-02-20

Town of Marblehead ZONING BOARD OF APPEALS

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

ZBA APPLICATION

PAGE 1 of 3



2023 SEP 15 AM 11: 12 Town Clerk

Project Address_	169 Jersey Street		
Assessor Map(s)_	140 Parcel Number	r(s)3	
OWNER INFOR	MATION		
Signature	fon C. Das	OTT	date
Name (printed)	James and Marguerite Bailey		
Address	169 Jersey Street, Marblehead, MA	01945	
Phone Numbers:	home (781) 367-1117	work_	(781) 883-8424
E-mail	Jim.Bailey2016@outlook.com	fax	
	REPRESENTATIVE INFORMATION		
	D. Bruce Greenwald, Architect		
Address	32 High Street, Marblehead, MA 01	945	
Phone Numbers:	home	work_	(617) 794-2234
E-mail bruce	@brucegreenwald.com	fax	(781) 639-4458
PROJECT DESC	CRIPTION & RELIEF REQUESTED	(attach addi	tional page if necessary)
	CRIPTION & RELIEF REQUESTED of additions to an existing single fam		
Construction		ily dwelling	with less than the

- 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);
 - o current survey plan (not older than 90 days) as prepared by a Registered Professional Land Surveyor;
 - o 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).

	KEUUIKE	D SIG	YAHUK	ES	0
1. Building Commissioner (pages	1, 2 and 3) _	011	1/11	1/	122

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

9-15-23

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

Revision Date: 12-02-2020

Project Address 169 Jersey Street	Map(s) / Parcel(s) 140-3					
ZONING DISTRICT (circle all that apply)						
B B1 BR CR SCR ECR GR SGR SR (SS	SR) ESR SESR HBR U SU					
<u>CURRENT USE</u> (explain) Single Family Residence	A LON SESK HOK O SO					
CAPIAIN) Cingle Falling Recidence						
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 No	<u>ew"</u> (§200-7) Yes No _X					
EXISTING DIMENSIONAL NON-CONFORMITIES (check a	ll that apply)					
X Lot Area - Less than required (§200-7 and Table 2)						
X_ Lot Width - Less than required (§200-7)						
X 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)						
Open Area - Less than required (§200-7, §200-15.B(2) and T						
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 a	apply)					
Lot Area - Less than required (§200-7 and Table 2)	·PP·3)					
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)						
X 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)						
X Exceeds 10% Expansion Limits for Non-conforming Building (§200-30.D)						
Other Non-conformities (explain)	/					
No New Dimensional Non-conformities						
ADDITION AT HE ADDINGS BEAUTIPED						
ADDITIONAL HEARINGS REQUIRED	Building Depart					
Conservation Commission Yes No X Historic District Commission Yes No X Planning Board Yes X No	- For on one of h					
Historic District Commission Yes No X	- Os Oning Party					
Planning Board Yes X No	Building Department Of Appeals					
DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))						
Yes X No explain						
MAINTA BI	Data 9-15-23					
Building Official	Data 4-15-05					

Town of Marblehead <u>ZBA-APPLICATION</u> Page 3 of 3

Revision Date: 12-02-2020

Project Address 169 Jersey Street	_Map(s) / Parcel(s)	140-3			
NET OPEN AREA (NOA)	EXISTING	PROPOSED			
Lot area $= A$	7501	7501			
Area of features footprint of accessory building(s)					
footprint of building	1080	1261			
footprint of deck(s), porch(es), step(s), bulkhead(s)	182	208			
number of required parking spaces 2 x (9'x 18' per space)	324	324			
area of pond(s), or tidal area(s) below MHW					
other areas (explain)	-				
Sum of features $= B$	1586	1793			
Net Open Area $(NOA) = (A - B)$	5915	5708			
GROSS FLOOR AREA (GFA)					
accessory structure(s)					
basement or cellar (area >5' in height)	1080	1261			
1st floor (12' or less in height) NOTE: [for heights exceeding	1085	1261			
2nd floor (12' or less in height) 12' see definition	612	793			
3rd floor (12' or less in height) of STORY §200-7]	-				
4th floor (12' or less in height)	-	<u></u> 25			
attic (area >5' in height)		-			
area under deck (if >5' in height)	-	-			
roofed porch(es)	66	92			
Gross Floor Area (GFA) = sum of the above areas	2843	3407			
<u>Proposed total change in GFA</u> = (proposed GFA - existing Gl	=564				
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ exi	= <u>19.8</u> % = 2.08				
Existing Open Area Ratio = (existing NOA ÷ existing GFA)	=2.08				
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA	1.68				
This worksheet applies 1. plan by/dated V. SHORE SURVEY AUG. 15, 2023 to the following plan(s): 2. plan by/dated D. BRUCE GREENWALD 9-12-23 3. plan by/dated					
Building Official Date 9-15-23					



September 15, 2023

Marblehead Zoning Board of Appeals Mary Alley Municipal Building 7 Widger Road Marblehead, MA 01945 RE: 169 Jersey Street Building Develop by Of Abbeals Board

Please find attached the site plan by North Shore Survey, dated 8/15/23 and architectural drawings by D. Bruce Greenwald, dated 9/12/23.

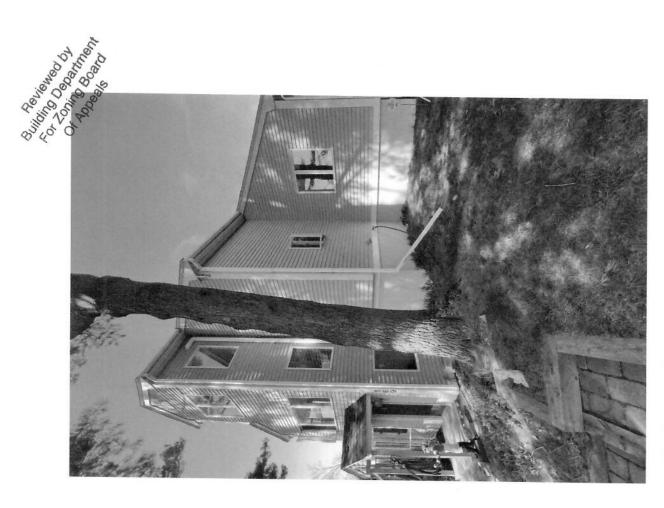
The proposed project is for an infill addition to the existing 2 ½ story residence. The new addition will match the existing wood clapboards and asphalt roofing materials. New windows are shown with tags. The new windows will match existing style and materials. These materials are similar to other structures in the neighborhood. As the addition infills an existing corner of the house, it should have little impact on the abutting neighbors.

Due to the infill of the existing corner of the house, the addition should have minor impact on the existing site. There are several mature evergreen trees adjacent to the house. Only one tree closest to the house is planned to be removed for the construction.

There will be no change to the existing parking or walkway to the house other than necessary during construction. Services for utilities, traffic, etc. will remain unchanged other than the specific requirements at the house itself.

External emissions will largely remain as exists, other than the immediate requirements necessary during construction.

The proposed addition should have little impact on abutting lots or town infrastructure. The owners have begun to contact the immediate abutting neighbors and there are no objections at this time. View corridors to the harbor will be maintained.





EXISTING VIEW AT ENTRY