



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

RECEIVED
MARBLEHEAD
TOWN CLERK

2022 JUN -8 PM 2:47

Town Clerk

Project Address 31 Ruby Avenue

Assessor Map(s) 14 Parcel Number(s) 46

OWNER INFORMATION

Signature _____ date _____

Name (printed) Amanda Ritvo & Miguel Concepcion

Address 31 Ruby Avenue

Phone Numbers: home 201-306-5049

work _____

E-mail amanda.ritvo@gmail.com

fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 6-8-22

Name (printed) Amanda Ritvo & Miguel Concepcion

Address c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home _____

work 781-631-7808

E-mail lynch@marbleheadlaw.com

fax _____

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

Special Permit to construct and addition to an existing single family dwelling

located in the Single Residence District on a lot with less than the required lot are, frontage, front, side and rear yard setbacks.

- 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) _____

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
Of Appeals

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 31 Ruby Avenue

Map(s) / Parcel(s) 14/46

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 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)
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 Table 2)
X 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)
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 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

ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes _____	No <u>X</u> _____
Historic District Commission	Yes _____	No <u>X</u> _____
Planning Board	Yes _____	No <u>X</u> _____

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

Yes X No _____ (explain) _____

Building Official _____

Date 6-8-22

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Of Appeals

**Town of Marblehead
ZBA-APPLICATION**

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Revision Date: 12-02-2020

Project Address 31 Ruby Avenue

Map(s) / Parcel(s) 14/46

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 2 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

EXISTING

PROPOSED

6,000sf

6,000sf

360sf

-

1,013sf

1,550sf

428sf

393sf

324sf

324sf

-

-

-

-

2,125sf

2,267sf

3,875sf

3,733sf

360sf

-

747sf

747sf

1,013sf

1,550sf

1,070sf

1,070sf

-

-

-

-

219sf

219sf

-

-

180sf

142sf

3,589

3,728sf

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

= 139sf

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

= 3.9 %

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

= 1.08

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

= 1.00

This worksheet applies 1. plan by/dated Susan Koelle Architect - 6/6/2022

to the following plan(s): 2. plan by/dated Hancock Associates - 5/19/2022

3. plan by/dated _____

Building Official _____

Date 6-8-22

Reviewed by
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For Zoning Board
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- NOTES:** 1) THIS PLAN HAS BEEN PREPARED ACCOMPANY AN APPLICATION TO THE MARBLEHEAD ZONING BOARD OF APPEARS FOR THE PROPOSED BUILDING ADDITION AND GARAGE.
2) ABUTTING BUILDINGS SCALED FROM MARBLEHEAD GIS.

ASSESSORS: PARCEL ID. #14-46-0

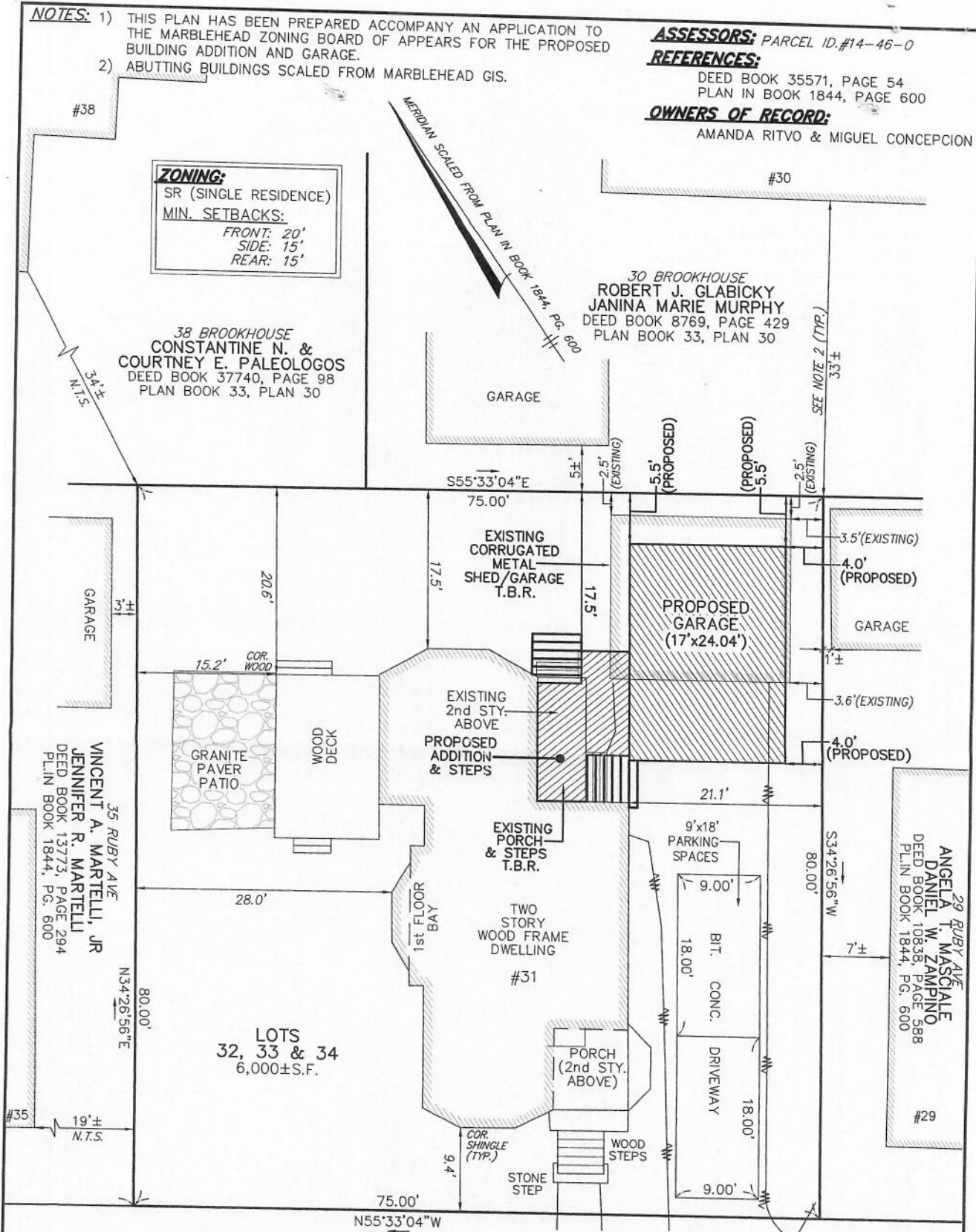
REFERENCES:
DEED BOOK 35571, PAGE 54
PLAN IN BOOK 1844, PAGE 600

OWNERS OF RECORD:
AMANDA RITVO & MIGUEL CONCEPCION

ZONING:
SR (SINGLE RESIDENCE)
MIN. SETBACKS:
FRONT: 20'
SIDE: 15'
REAR: 15'

38 BROOKHOUSE
CONSTANTINE N. &
COURTNEY E. PALEOLOGOS
DEED BOOK 37740, PAGE 98
PLAN BOOK 33, PLAN 30

30 BROOKHOUSE
ROBERT J. GLABICKY
JANINA MARIE MURPHY
DEED BOOK 8769, PAGE 429
PLAN BOOK 33, PLAN 30



RUBY AVENUE

PROPOSED PLOT PLAN
OF LAND IN
MARBLEHEAD, MASSACHUSETTS
PREPARED FOR: AMANDA RITVO

HANCOCK

Survey Associates, Inc.
185 CENTRE STREET, DANVERS, MA. 01923
VOICE (978) 777-3050, FAX (978) 774-7816

SCALE: 1" = 10'

CHK. BY:
JAE

DATE:
5/19/22

JOB NO.
25342



PROFESSIONAL LAND SURVEYOR

F:\Civ\3D Projects\25342 Ritvo - Marblehead\Survey\DWG\ 25342 pp3.dwg, Jun 02, 2022 - 3:16 pm

31 RUBY AVE MARBLEHEAD, MA

ZONING REQUIREMENTS FOR SINGLE FAMILY HOUSE IN SINGLE RESIDENCE DISTRICT

	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	10,000sf	6,000sf	6,000sf
MIN LOT FRONTAGE	100'	75'	75'
OPEN AREA RATIO	1	1.08	1.0
MAX. BUILDING HEIGHT	35'	28.5'	28.5' (19.5' ADDITION)
MIN. FRONT YARD SETBACK	20'	9.4'	9.4'
MIN. SIDE YARD SETBACK	15'	3.5'	4'
MIN. REAR YARD SETBACK	25'	2.5'	5.5'
GROSS FLOOR AREA		3,599sf	3,728sf

ADOPTED CODES:
ZONING: TOWN OF MARBLEHEAD ZONING BYLAWS

BUILDING: MA 780 CMR 9TH EDITION RESIDENTIAL VOLUME & MASSACHUSETTS AMENDMENTS INTERNATIONAL RESIDENTIAL CODE 2015

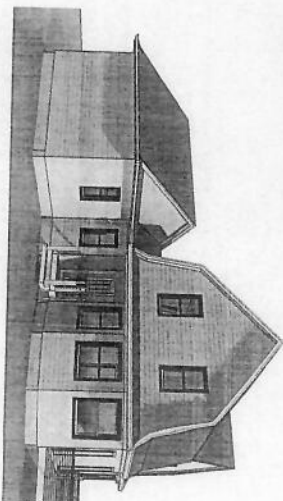
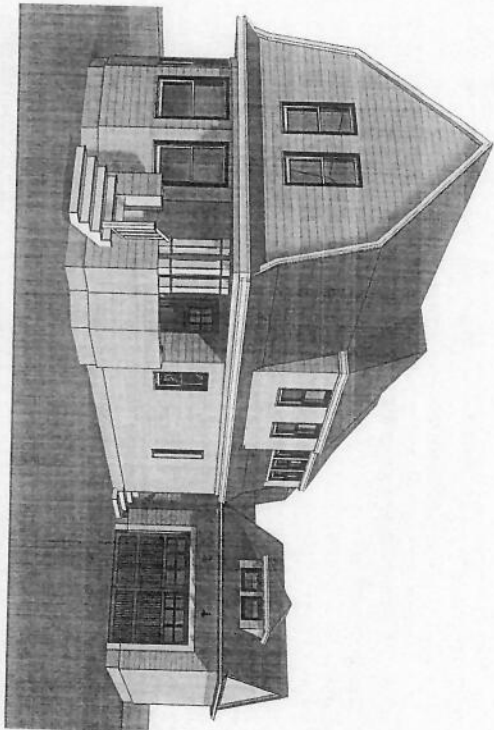
INSULATION REQUIREMENTS:

SLAB	R-10, 2" MIN
FLOOR	R-30
CRAWL SPACE	R-10 (CONTINUOUS) / R-13 (CAVITY)
WALL	R-20 OR R-13 CAVITY + R-5 CONTINUOUS SHEATHING
ROOF	R-38



Susan Koelle Architect LLC
49 Bennett Road
Marblehead, MA 01945
617.480.4419
www.SusanKoelleArchitect.com

31 Ruby Avenue
Marblehead, MA

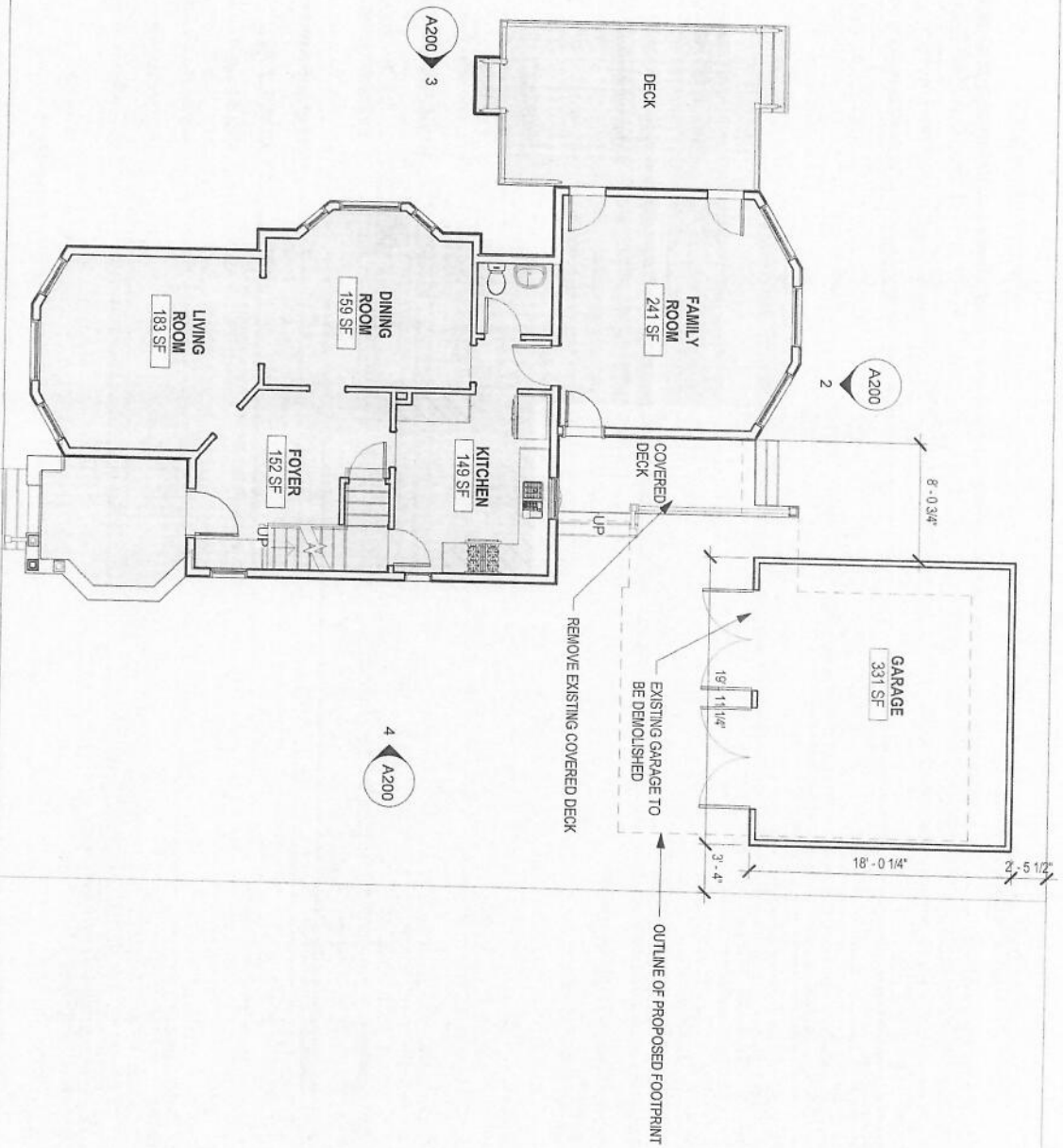


No.	Description	Date
1	ISSUED FOR ZBA REVIEW	6/6/2022

Cover		Scale
Project number	03-19-2022	A000
Date	SK	
Drawn by		

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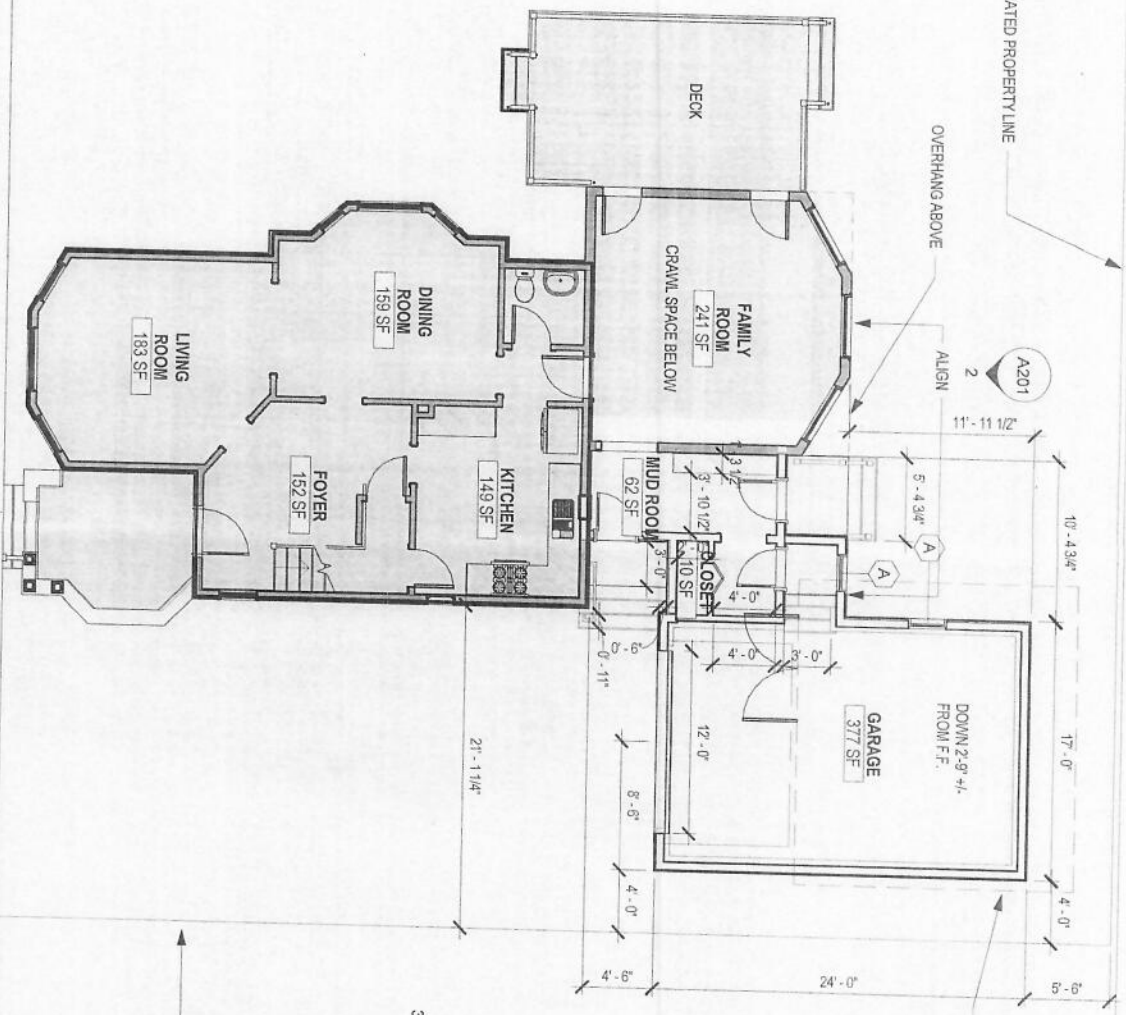


No.	Description	Date
1	ISSUED FOR ZBA REVIEW	6/6/2022

Existing First Floor Plan	
Project number	A100
Date	03-19-2022
Drawn by	SK
Scale	1/8" = 1'-0"

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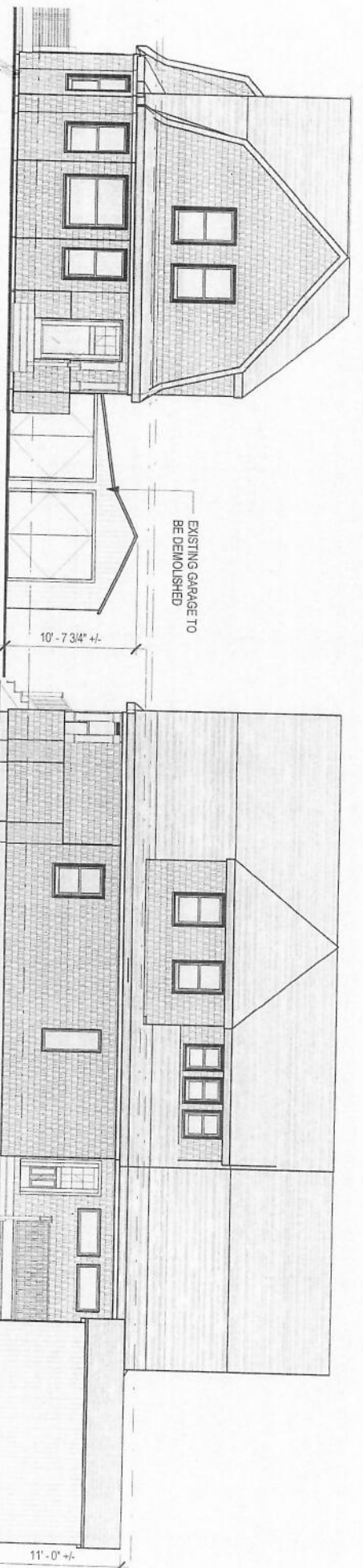


EXISTING AREA TO REMAIN
 EXISTING WALL TO REMAIN
 PROPOSED NEW WALL

No.	Description	Date
1	ISSUED FOR ZBA REVIEW	6/6/2022

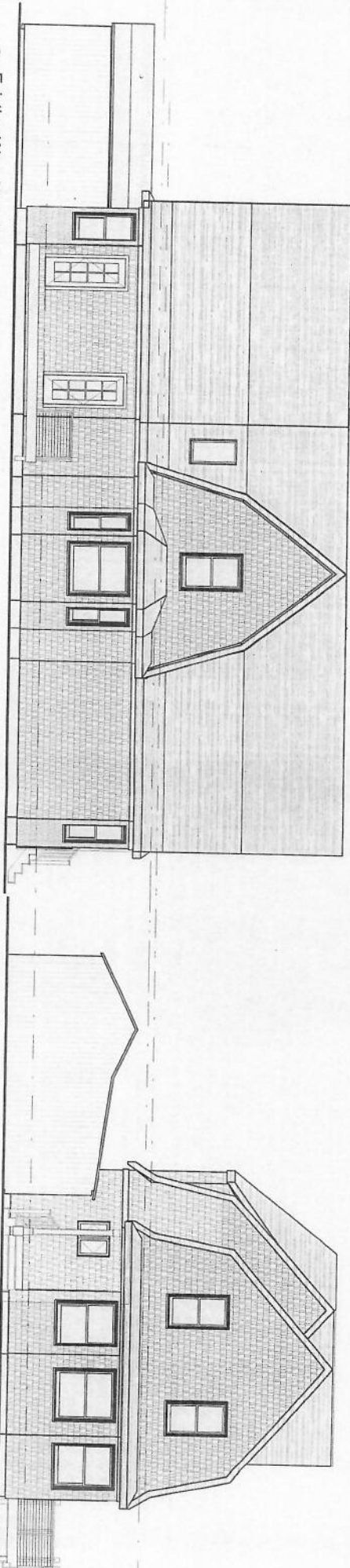
Proposed First Floor	
Project number	03-19-2022
Date	03-19-2022
Drawn by	SYK
Scale	1/8" = 1'-0"

A101



1 Existing South Elevation
1/8" = 1'-0"

4 Existing East Elevation
1/8" = 1'-0"



3 Existing West Elevation
1/8" = 1'-0"

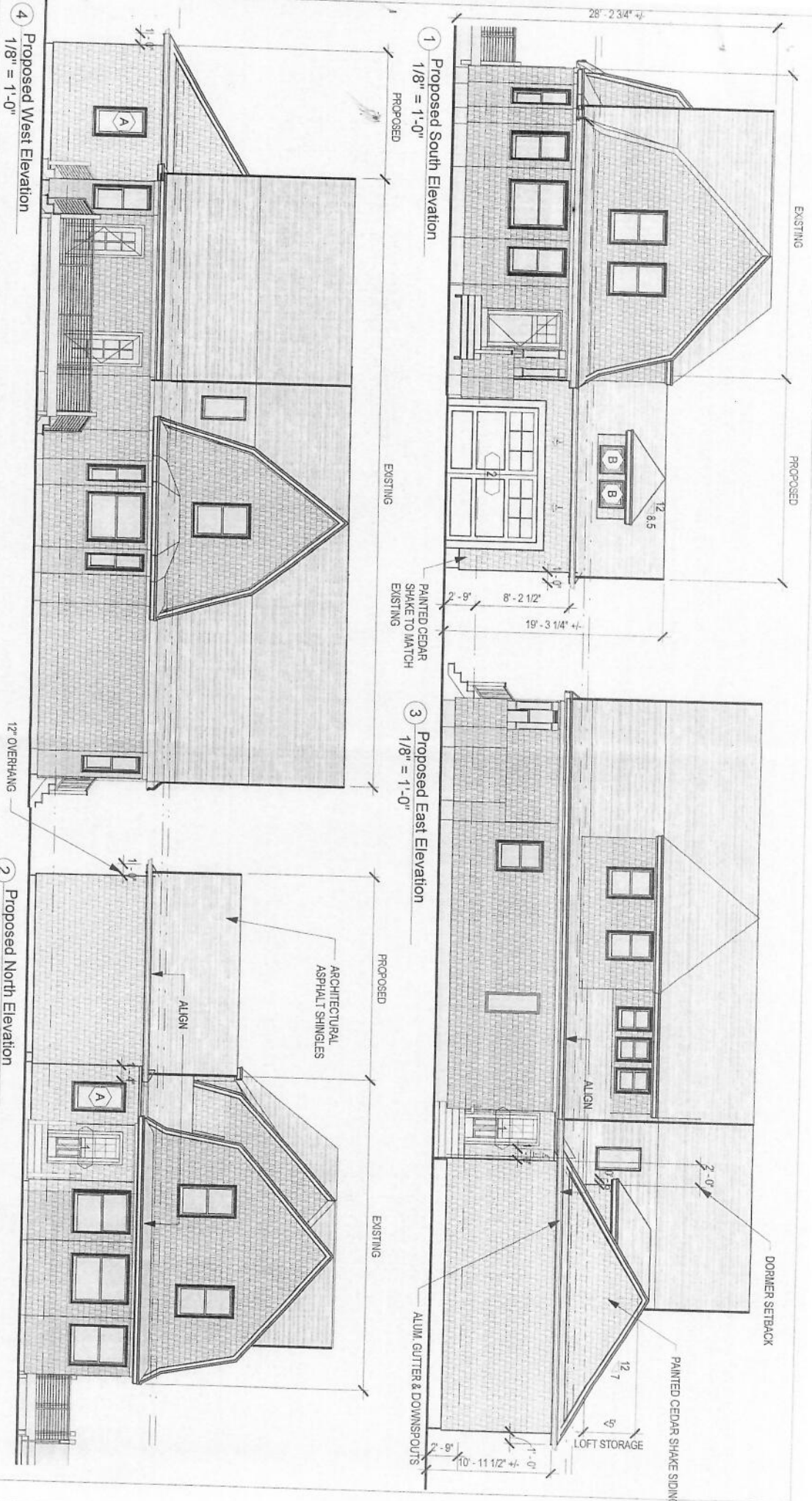
2 Existing North Elevation
1/8" = 1'-0"

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No.	Description	Date
1	ISSUED FOR ZBA REVIEW	6/6/2022

Existing Elevations	
Project number	03-19-2022
Date	03-19-2022
Drawn by	SYK
Scale	1/8" = 1'-0"
A200	



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No.	Description	Date
1	ISSUED FOR ZBA REVIEW	6/6/2022

Proposed Elevations	
Project number	03-19-2022
Date	SYK
Drawn by	Scale 1/8" = 1'-0"
A201	