

**MARBLEHEAD PLANNING BOARD
ACCESSORY DWELLING UNIT (ADU) APPLICATION**

PART I:

Name(s): Brian B. Teets
Molly P. Teets

Telephone number: 646.651.2128

Do you reside at this address? YES NO

Address: 388 Ocean Avenue Marblehead, MA

E-mail: bteets@alvarezandmarsal.com

Will you be residing in the primary residence or the Accessory Dwelling Unit? YES NO

Do you possess title to this property (or have a P&S)? YES NO

Date of Deed: 6/4/2016 Book #: 35033 Page #: 457 or copy of signed P&S

Is this a single-family residence? YES NO

The accessory dwelling unit may not be sold or transferred separate and apart from the principal dwelling to which it is an accessory use. YES NO

Note: All the answers above must be YES to apply

RECEIVED
MAR 12 2024

PART II: DESCRIPTION

- (1) The proposed Accessory Dwelling Unit be within or attached to the principal residence, or within or attached to or a new detached structure. Principal Residence Detached Structure
- (2) Are all stairways to the accessory dwelling unit above the first floor shall be located on the rear or side of the dwelling. YES NO N/A
- (3) How many bedrooms will the ADU have? 1 bedroom
- (4) Is the size of the Accessory Dwelling Unit 1000 sf or less? YES NO
- (5) What is the square footage of the existing dwelling? 5410 SF
- (6) What is the total square footage of the proposed Accessory Dwelling Unit? 605 SF
- (7) What would be the total square footage of the existing house and new Accessory Dwelling Unit combined? 6015 SF
- (8) What is the calculated percentage of the house to be used as the Accessory Dwelling (calculate using the answer to #5 divided by the answer to #6)? 8.94
- (9) The accessory dwelling unit does not exceed 50% of the gross floor area of the principal dwelling YES NO
- (10) Will at least one off-street parking space be provided for the accessory dwelling? YES NO

PART III: REQUIRED ATTACHMENTS

- (1) A certified plot plan of the proposed accessory dwelling unit, the principal dwelling where it is to be located is attached YES NO
- (2) Floor plans and elevations. YES NO

Note: Plans attached plans shall be drawn to scale and identify the existing structure and proposed modifications to create the accessory dwelling unit.

(3) A Narrative Description of the units including number of bedrooms, size and layout and addressing the following:

- a. Architectural features and design are compatible with the existing neighborhood.
- b. Vehicular and pedestrian movement is safe and convenient (parking is provided or adequate in neighborhood, curb cuts do not exceed allowed).
- c. Adverse effects on abutters are minimized (limited or no impact from the street; and privacy).

PART IV: FURTHER

By signing this application, I certify that I understand the following:

- (1) The principal dwelling and the accessory dwelling unit will remain in common or single ownership and shall not be severed in ownership.
- (2) Short-term rentals, as defined (less than 90 days), are prohibited in both the accessory and principal dwelling units and I will not rent to a tenant for less than 90-day lease or arrangement.
- (3) When a structure, which has received a permit for an accessory dwelling unit, is sold, the new owner(s), if they wish to continue to exercise the Permit, must, within thirty (30) days of the sale, submit a notarized letter stating that they will occupy one of the dwelling units on the premises as their primary residence. This shall be part of the municipal lien certificate.

Applicant Signature:

Molly Tracts

Applicant Name:

Molly Tracts

Date:

3/12/24

Narrative Description

Accessory Dwelling Unit (ADU) Application

388 Ocean Avenue Marblehead, MA 01945

The Applicant proposes the construction of an Accessory Dwelling Unit (ADU) to be located on the second floor of an existing detached garage on the property located at 388 Ocean Avenue, in an Expanded Single Residence District. The ADU will contain one bedroom, one bathroom, one living room and a kitchen. The total square footage of the ADU will be 605 square feet. The ADU will be accessed via the existing driveway with no additional curb cut required. The ADU includes an exterior parking space for the ADU, with an internal staircase for access to the second floor of the detached garage where the proposed ADU will be located.

The proposed design is intended to complement the principal dwelling on the lot and to maintain the appearance of the detached garage as an accessory structure. The architectural features and design are compatible with the design and features that are predominate on other single-family homes in the neighborhood. There will be one parking space provided for the ADU, with no change to the existing vehicle and pedestrian movement. The ADU will be located facing Harbor Avenue, a main road that is heavily traveled, with limited or no impact on abutters and/or privacy concerns.

Project Address 388 Ocean Avenue

Map(s) / Parcel(s)

919 - 19

NET OPEN AREA (NOA)

Lot area = A

Area of features

EXISTING

PROPOSED

footprint of accessory building(s)

footprint of building

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

number of required parking spaces

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)

2nd floor (12' or less in height)

3rd floor (12' or less in height)

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)

This worksheet applies

to the following plan(s):

- | | | |
|------------------|------------------------|----------|
| 1. plan by/dated | Bosworth Architect LLC | 5-Feb-24 |
| 2. plan by/dated | North Shore Survey | 9-Feb-24 |
| 3. plan by/dated | | |

Building Official

_____ Date _____

EXISTING	PROPOSED
31091	31091
751 SF	751 SF
2316 SF	2316 SF
955 SF	955 SF
324 SF	324 SF
0 SF	0 SF
0	0 SF
4346	4346 SF
26745 SF	26745 SF
889	1494
187 SF	187 SF
2316 SF	2316 SF
1635 SF	1635 SF
0	0 SF
0	0
0	0
0	0 SF
383 SF	383 SF
5410 SF	6015 SF

= 605 SF
 = 11.18 %
 = 4.94
 = 4.45

Brian B. Teets
Molly P. Teets
388 Ocean Avenue
Marblehead, MA 01945

March 12, 2024

Town of Marblehead
Planning Board
Abbot Hall
188 Washington Street
Marblehead, MA 01945

RE: 388 Ocean Avenue Marblehead, MA 01945 – Accessory Dwelling Unit Application
Parcel ID: 919 – 19-0

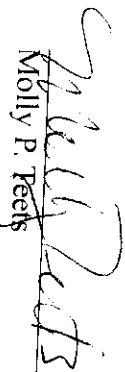
Dear Chair and Members of the Board:

The purpose of this letter is to certify to the Town of Marblehead Planning Board that the undersigned, Brian B. Teets and Molly P. Teets, owners of the above captioned property, will occupy one of the dwelling units located on the premises as their principal residence.

Signed under penalty of perjury this 12 day of March, 2024.



Brian B. Teets



Molly P. Teets

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 12th day of March, 2024, before me, the undersigned notary public, personally appeared BRIAN B. TEETS and MOLLY P. TEETS, who proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and acknowledged to me that they signed it voluntarily for its stated purpose.

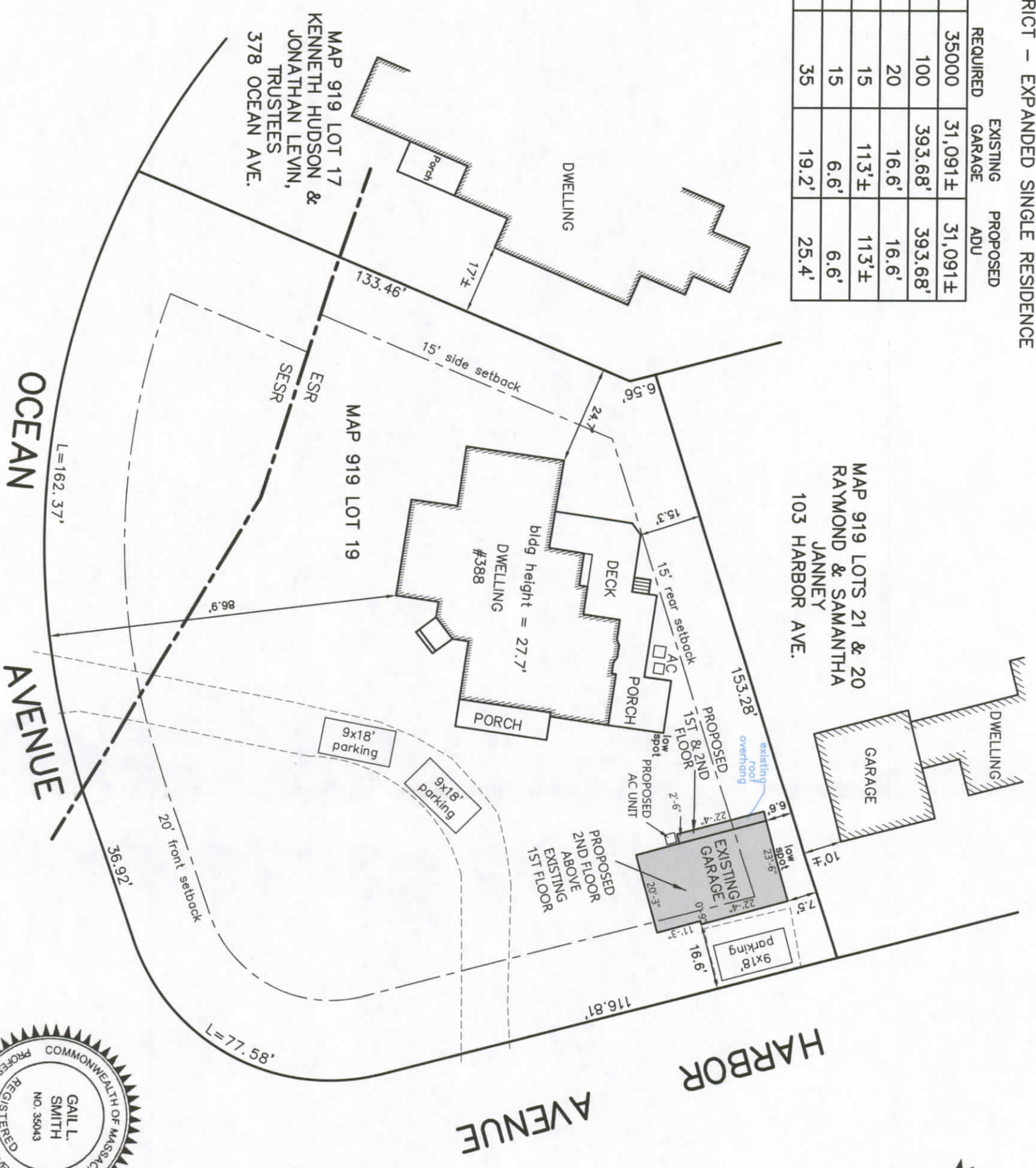


Notary Public: Matthew Wolverton
My Commission Expires: Sept. 26, 2025



ZONING DISTRICT - EXPANDED SINGLE RESIDENCE

LOT AREA	EXISTING GARAGE		PROPOSED ADU	
	REQUIRED	EXISTING	PROPOSED	ADU
35000	31,091±	31,091±		
FRONTAGE	100	393.68'	393.68'	
FRONT	20	16.6'	16.6'	
SIDE	15	113'±	113'±	
REAR	15	6.6'	6.6'	
BLDG HEIGHT	35	19.2'	25.4'	



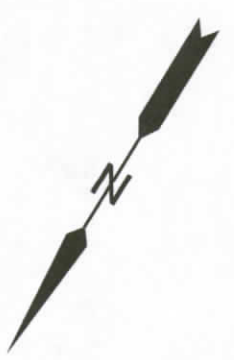
MAP 919 LOTS 21 & 20
RAYMOND & SAMANTHA
JANNEY
103 HARBOR AVE.

MAP 919 LOT 17
KENNETH HUDSON &
JONATHAN LEVIN,
TRUSTEES
378 OCEAN AVE.

MAP 919 LOT 19

OCEAN AVENUE

HARBOR AVENUE



ZONING BOARD OF APPEALS PLAN

388 OCEAN AVENUE
MARBLEHEAD

PROPERTY OF
BRIAN & MOLLY TEETS

SCALE 1"=30'
FEBRUARY 9, 2024
NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA
(978) 744-4800

4545

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

TEETS GARAGE
388 OCEAN AVENUE
MARBLEHEAD, MA 01945



PREPARED BY:
BOSWORTH ARCHITECT L.L.C.
78 FRONT STREET
MARBLEHEAD, MA. 01945



LIST OF DRAWINGS

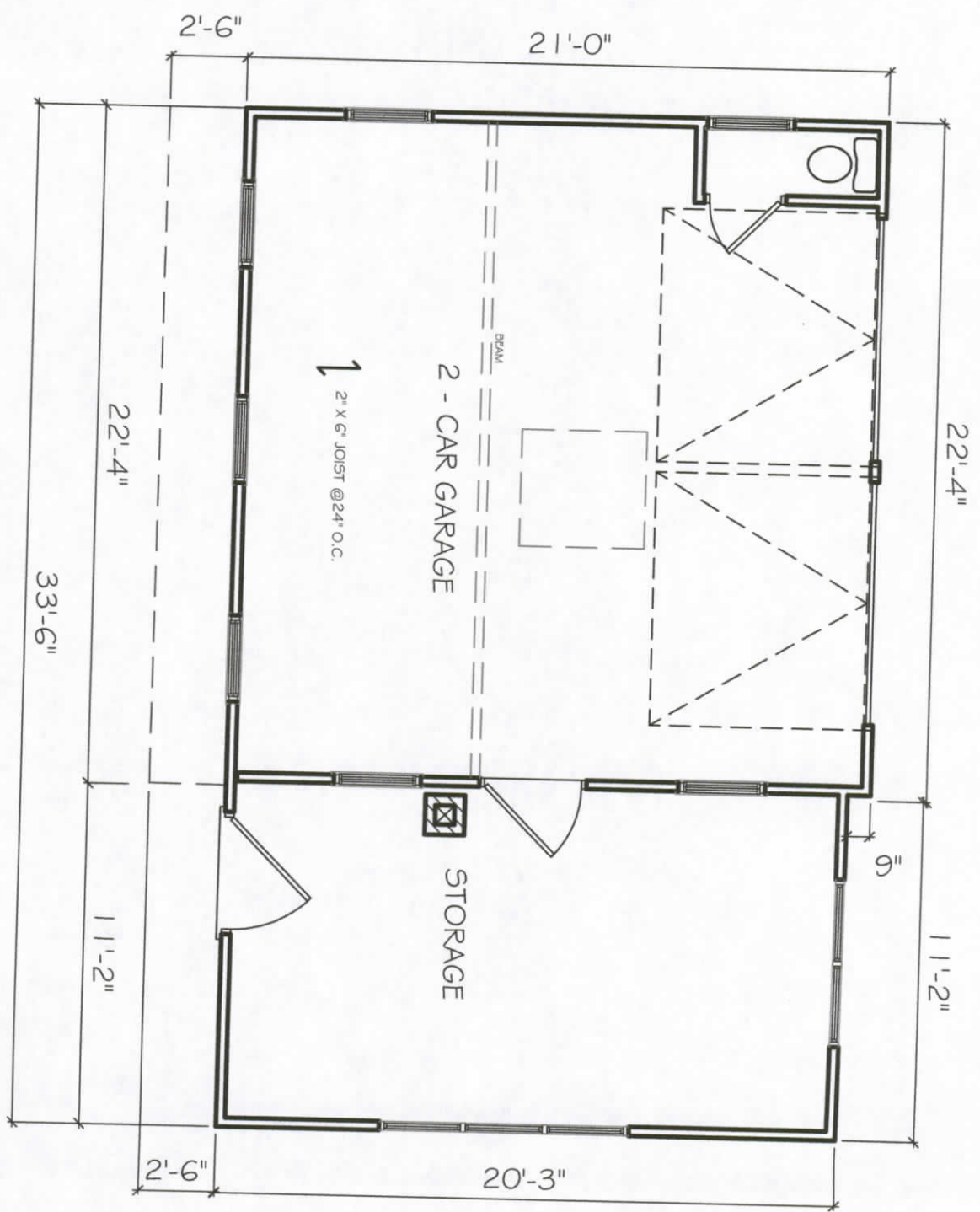
ARCHITECTURAL

- C COVER SHEET
- EX1 EXISTING FLOOR PLANS
- EX2 EXISTING EXTERIOR ELEVATIONS
- A1 PROPOSED FLOOR PLANS
- A2 PROPOSED EXTERIOR ELEVATIONS

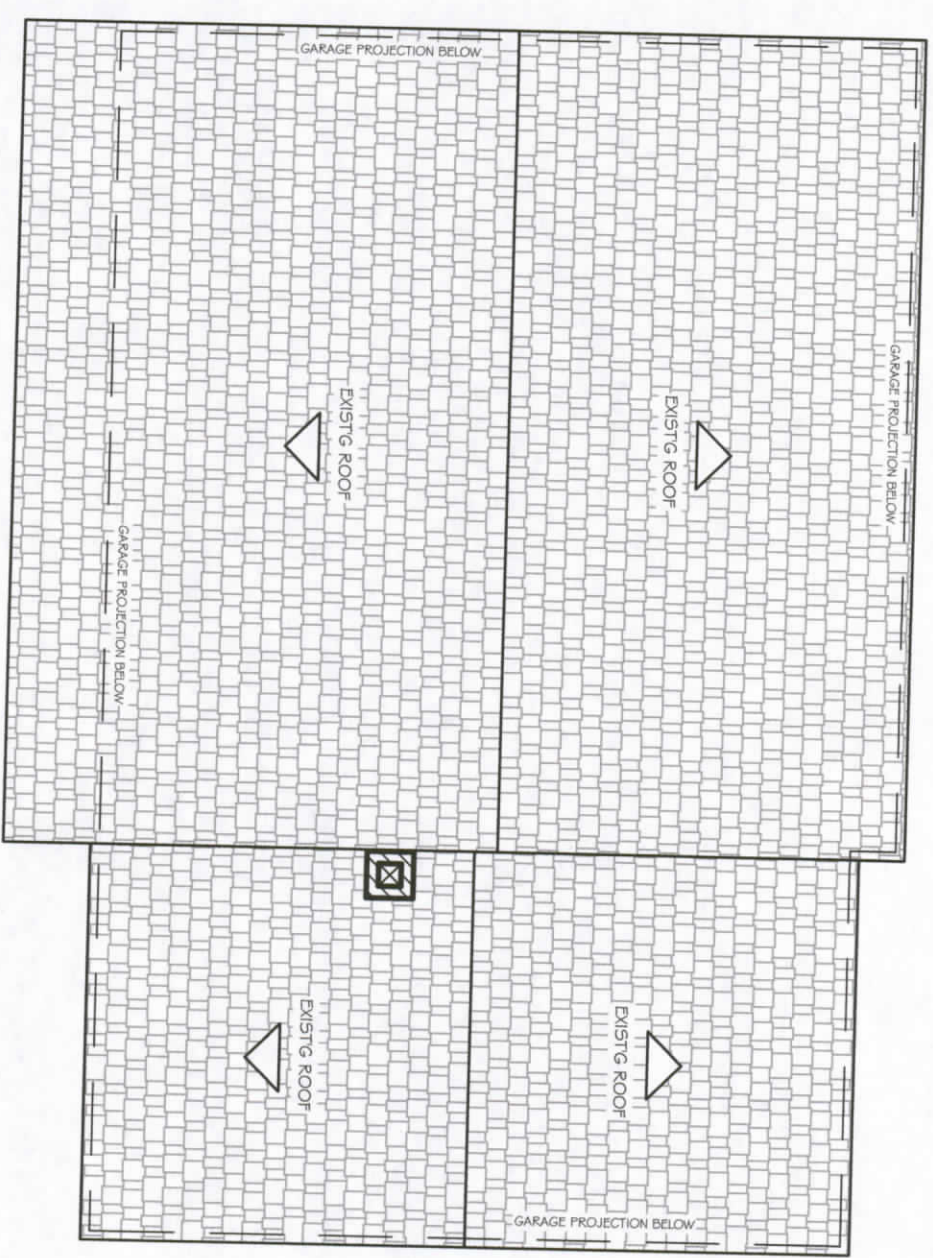
FILING FOR:
PLANNING BOARD
ZONING BOARD OF APPEALS

DATE: FEBRUARY 5, 2024

1 FIRST FLOOR PLAN



2 ROOF PLAN



EXISTING FLOOR PLANS

Scale: 3/16" = 1'-0"
Date: FEBRUARY 5, 2024

Drawn by:	
Checked by:	
Rev:	
Rev:	
Rev:	

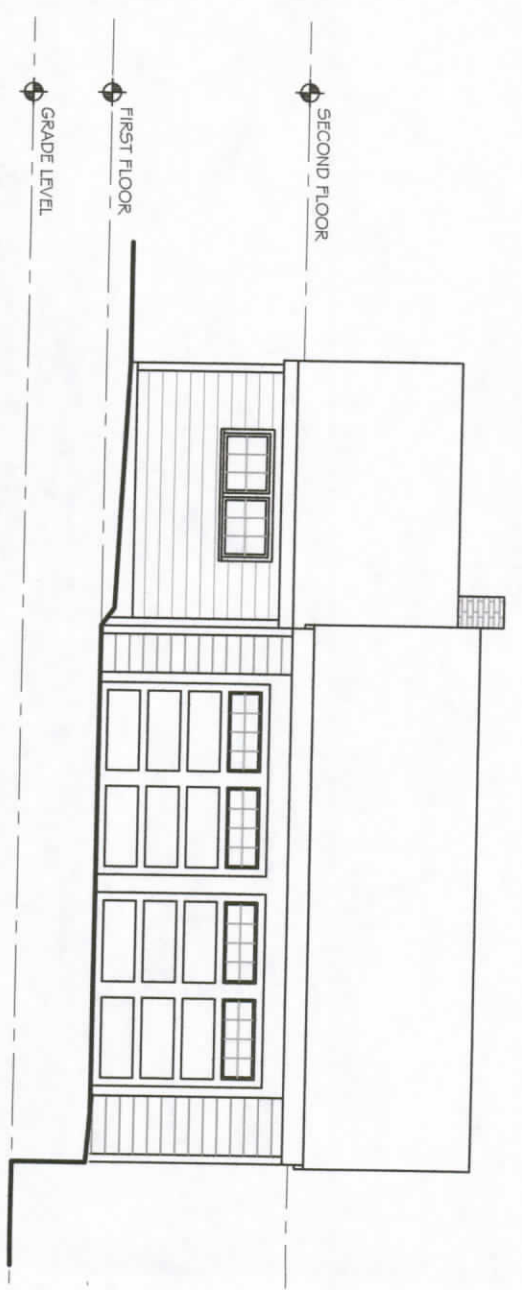
TEETS GARAGE
388 OCEAN AVENUE
MARBLEHEAD, MA 01945

BOSWORTH ARCHITECT L.L.C.
78 FRONT STREET
MARBLEHEAD, MA 01945
PHONE: 781-631-1982 EMAIL: CRAIG@BOSWORTHARCHITECT.COM

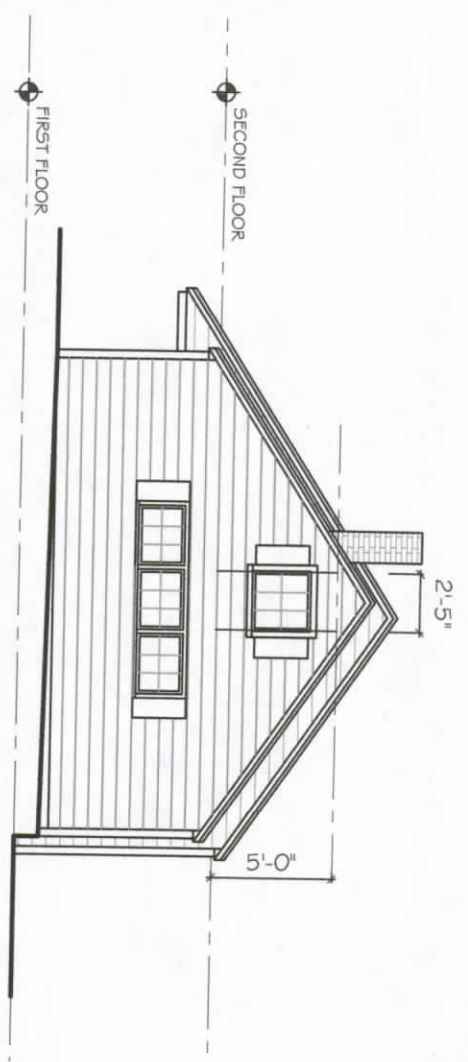
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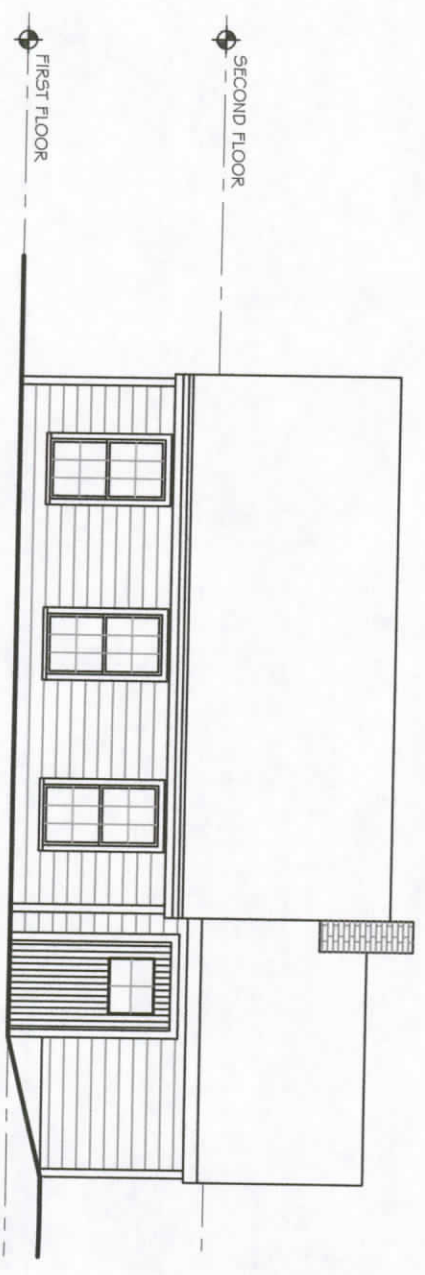
EX1



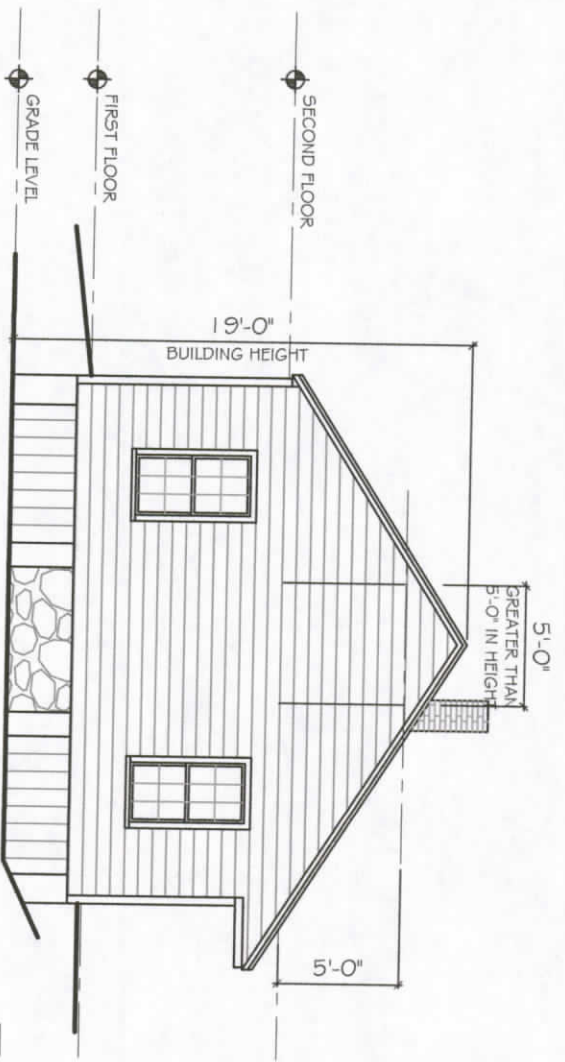
A FRONT ELEVATION



B LEFT SIDE ELEVATION



C REAR ELEVATION



D RIGHT SIDE ELEVATION

EX2

EXISTING CONDITION EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
Date: FEBRUARY 5, 2024

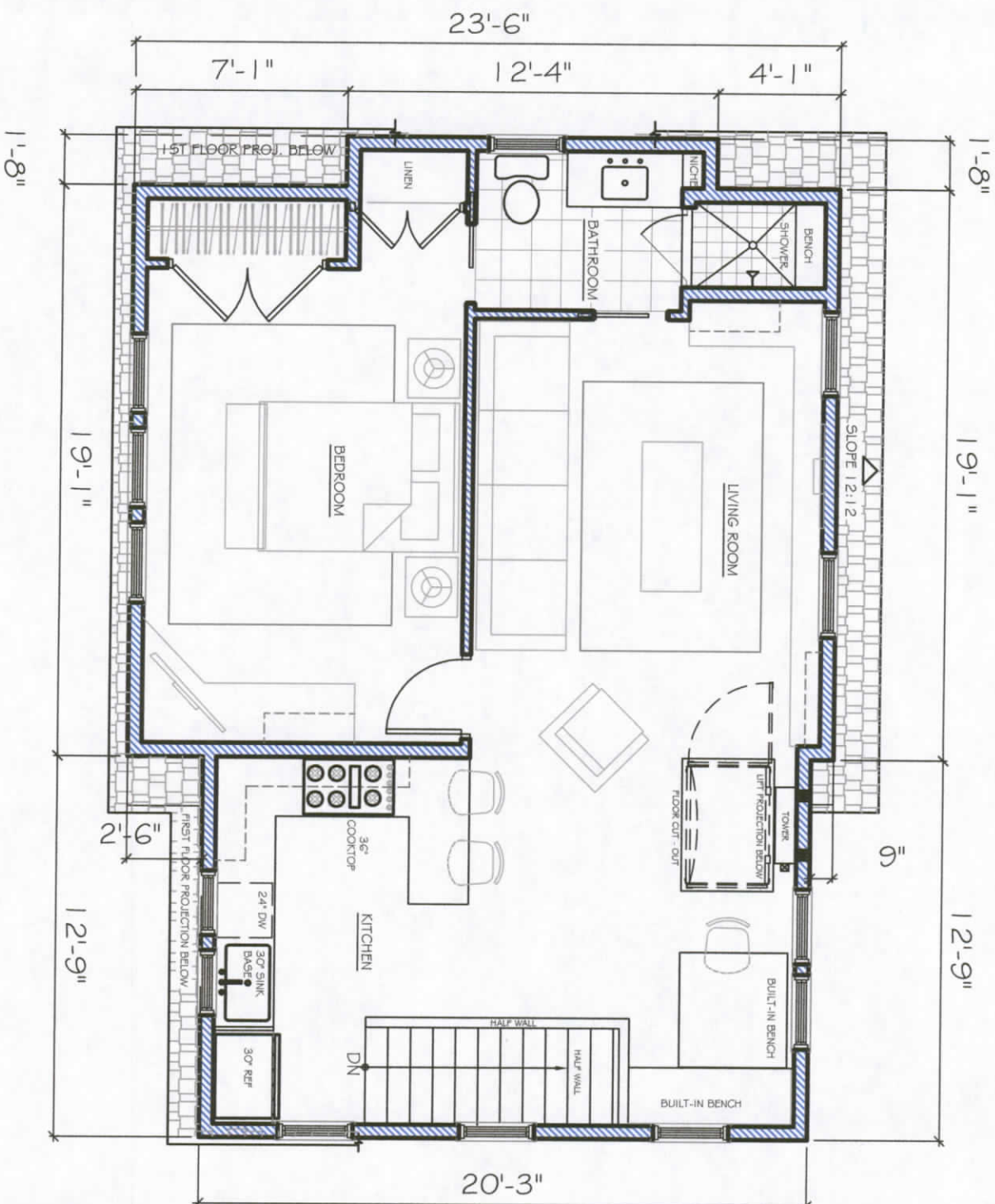
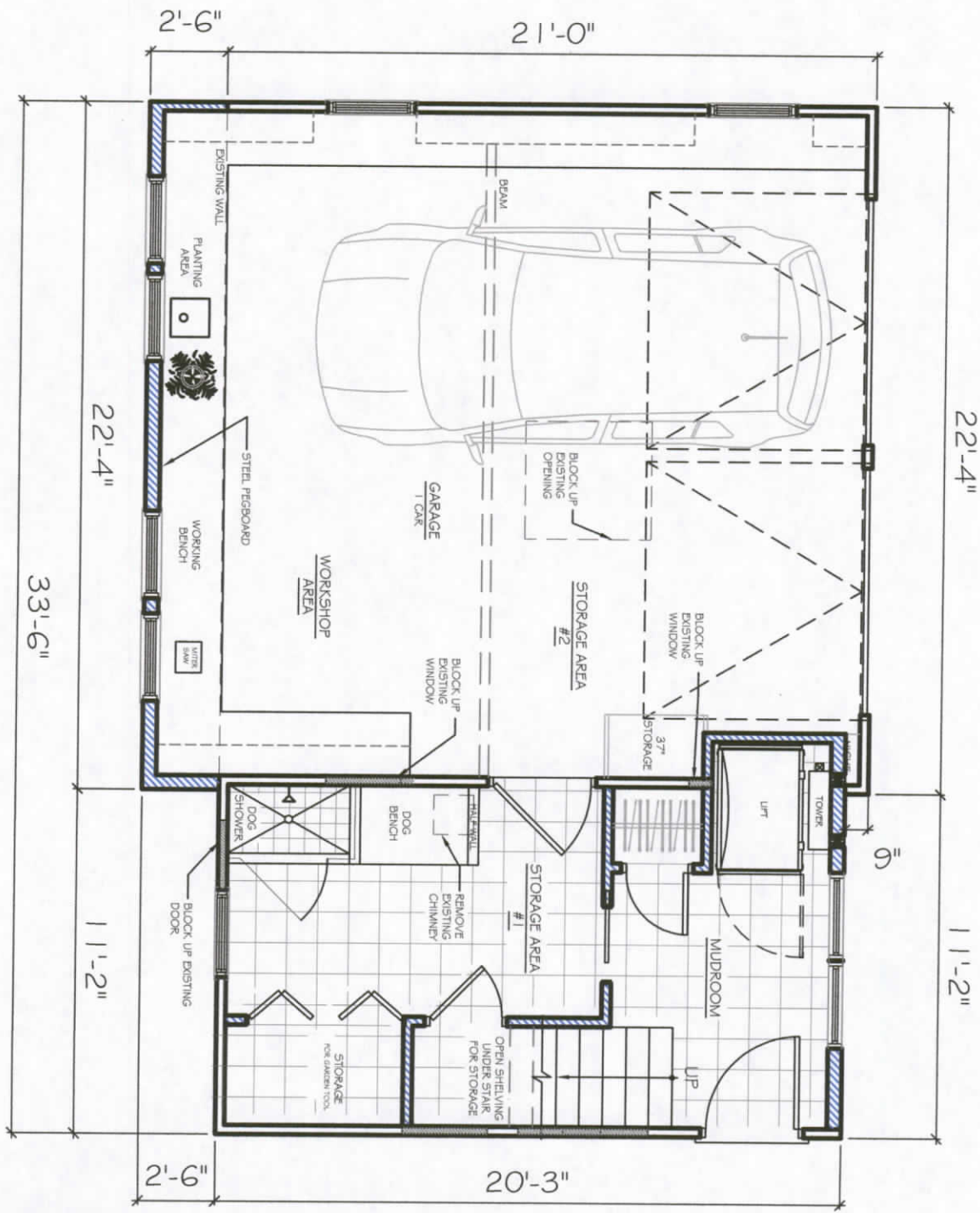
Drawn by:	
Checked by:	
Appr.:	
Rev.:	

TEETS GARAGE
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MARBLEHEAD, MA 01945

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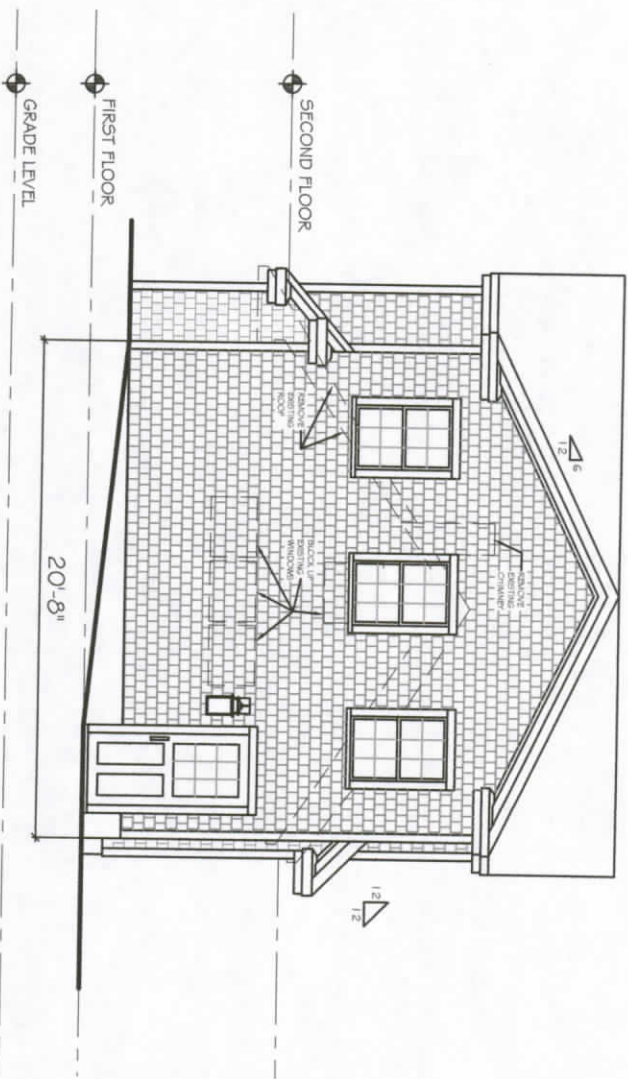
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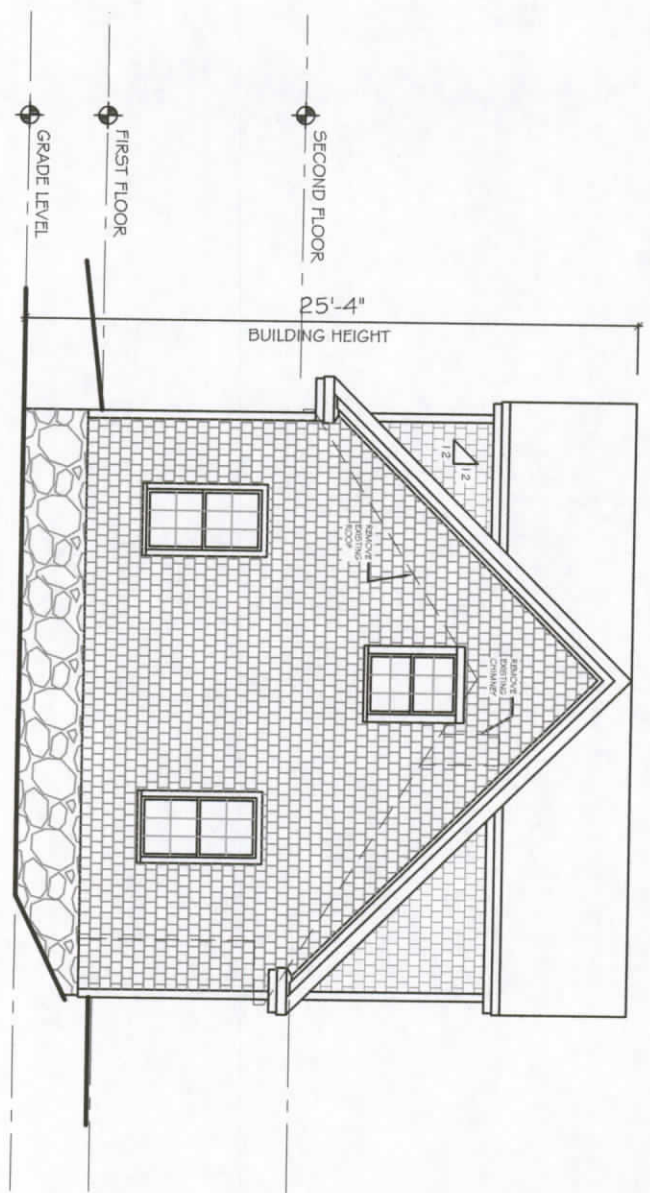
A FRONT ELEVATION



B LEFT SIDE ELEVATION



C REAR ELEVATION



D RIGHT SIDE ELEVATION

PROPOSED EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
Date: FEBRUARY 5, 2024

Drawn by:	
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Rev:	
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