



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

ZBA APPLICATION

PAGE 1 of 3

RECEIVED
MARBLEHEAD
TOWN CLERK

2022 MAR 24 AM 9:25
Town Clerk

Project Address 102 Harbor Avenue

Assessor Map(s) 918 Parcel Number(s) 11

OWNER INFORMATION

Signature _____ date _____

Name (printed) Kenneth and Janet Himmel

Address 102 Harbor Avenue

Phone Numbers: home 781-710-6889 Janet work _____

E-mail jhimmel7@icloud.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Craig Bosworth date 3-22-2022

Name (printed) Craig Bosworth – Bosworth Architect L.L.C

Address 78 Front Street, Marblehead. MA.

Phone Numbers: home N/A work 781-631-1982

E-mail craig@boswortharchitect.com fax N/A

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

See attached Project Description.

- Please schedule a zoning 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] 3-23-2022

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

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

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 102 Harbor Avenue Map(s) / Parcel(s) 918 / 11

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) Detached Carriage house as independent dwelling on same lot as primary residence

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

Yes No X (explain) - Detached carriage house is second dwelling on property.

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)

- 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(4) and Table 2)
- Parking - Less than required; undersized; tandem (§200-17 to §200-21) (circle all that apply)
- Other Non-conformities (explain)
- X 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(4) 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)
- X No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes ✓ No (explain)

Building Official

Date 3-23-2022

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 102 Harbor Avenue

Map(s) / Parcel(s)

918 - 11

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

57000

57000

Area of features

footprint of accessory building(s)

2102 SF

2102 SF

footprint of building

3788 SF

3788 SF

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

856 SF

856 SF

number of required parking spaces 4 x (9'x18' per space)

648 SF

648 SF

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

0 SF

0 SF

other areas (explain) _____

0

0 SF

Sum of features = B

7394

7394 SF

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

49606 SF

49606 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

3233

3271

basement or cellar (area > 5' in height)

3522 SF

3522 SF

1st floor (12' or less in height) **NOTE:**

[for heights exceeding

3788 SF

3788 SF

2nd floor (12' or less in height)

12' see definition

2403 SF

2403 SF

3rd floor (12' or less in height)

of STORY ~200-7]

0

0 SF

4th floor (12' or less in height)

0

0

attic (area > 5' in height)

1075

1075

area under deck (if > 5' in height)

0

0 SF

roofed porch(es)

856 SF

856 SF

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

14877 SF

14915 SF

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

= 38 SF

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

= 0.26 %

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

= 3.33

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

= 3.33

This worksheet applies

1. plan by/dated North Shore Survey

17-Mar-22

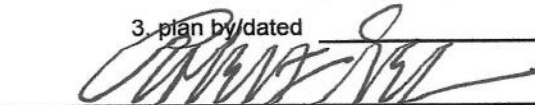
to the following plan(s):

2. plan by/dated Bosworth Architect LLC

10-Mar-22

3. plan by/dated _____

Building Official



Date 3-23-2022

Reviewed by
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For Zoning Board
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BOSWORTH
ARCHITECT L.L.C.

March 10, 2022

Zoning Board of Appeals

Mary Alley Municipal Building
7 Widger Road
Marblehead, MA 01945

Reviewed by
Building Department
For Zoning Board
Of Appeals

RSI
3-23-2022

RE: Zoning Board of Appeals Application – **102 Harbor Avenue**

Zone: **Shoreline Expanded Single Residence**

PROJECT DESCRIPTION

We request the approval from the Board of Appeals for a Special Permit or Variance for the proposed dormer addition to an existing non-conforming accessory use structure with a working kitchen which makes this an existing non-conforming use. The accessory structure meets all dimensional requirements. Our proposed dormer addition will add in total 38 s.f. to the existing detached Carriage House Structure.

It is our desire to create a new shed dormer on the rear side of this existing carriage house. The purpose of this dormer is to provide proper head height down an existing corridor to one of the existing bedrooms on the second floor.

Thank you,

Craig Bosworth N.C.A.R.B.
Bosworth Architect LLC