



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
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Town Clerk

Project Address 34 Ruby Avenue
Assessor Map(s) 14 Parcel Number(s) 11-0

OWNER INFORMATION

Signature Annie Lee date 3/28/2023
Name (printed) Annie Lee and Nankun Li
Address 34 Ruby Ave
Phone Numbers: home _____ work 262-408-1527 1572
E-mail annie.pharmd@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature D. Bruce Greenwald date _____
Name (printed) D. Bruce Greenwald
Address 32 High Street
Phone Numbers: home _____ work 617-794-2234
E-mail bruce@brucegreenwald.com fax _____

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

Additions to an existing non-conforming single family residence with less than the required lot area, frontage, rear yard setback, and side yard setback. The new construction will be within the front and side yard setbacks, will reduce the open space requirement, and exceed 10% expansion limits.

- 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)

[Signature]
3-29-23

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Date 3-29-23

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Revision Date: 12-02-2020

Project Address	34 Ruby Avenue	Map(s) / Parcel(s)	14-11-0
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NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A	6000	6000	
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Area of features

footprint of accessory building(s)	475	475
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footprint of building	923	1257
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footprint of deck(s), porch(es), step(s), bulkhead(s)	82	138
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number of required parking spaces	<u>2</u>	x (9'x 18' per space)	<u>324</u>	<u>324</u>
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area of pond(s), or tidal area(s) below MHW _____

other areas (explain) _____

Sum of features = B	<u>1804</u>	<u>2194</u>
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Net Open Area (NOA) = (A - B)	4196	3806
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GROSS FLOOR AREA (GFA)

accessory structure(s)	475	475
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basement or cellar (area >5' in height)	816	1216
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1st floor	(12' or less in height)	NOTE: [for heights exceeding	923	1257
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2nd floor (12' or less in height)	12' see definition	816	1088
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3rd floor (12' or less in height)	of STORY §200-7]	-	-
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4th floor (12' or less in height)	-	-
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attic	(area >5' in height)	-	-
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area under deck (if >5' in height)	Build Re	-	-
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roofed porch(es)	-	63
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Gross Floor Area (GFA) = sum of the above areas	3030	4099
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Proposed total change in GFA = (proposed GFA - existing GFA) = 1069

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 35 %

$$\text{Existing Open Area Ratio} = (\text{existing NOA} \div \text{existing GFA}) = 1.38$$
$$\text{Proposed Open Area Ratio} = (\text{proposed NOA} \div \text{proposed GFA}) = .93$$

This worksheet applies to the following plan(s):

1. plan by/dated	<u>Nº 5 HORE SURVEY</u>	<u>3-8-23</u>
2. plan by/dated	<u>D. BRUCE GREENWALD</u>	<u>3-29-23</u>

3. plan by/dated

Building Official *CHW/14* Date *3-29-23*

Zoning Board of Appeals Application: Project Description and Demolition

*Reviewed by
Building Department
For Zoning Board
Of Appeals*

Proposed Modifications to 34 Ruby Avenue, Marblehead, MA
For Annie Lee and Nankun Li **3/29/23**

Zoning District:	Single Residence
Relief:	Special Permit to construct additions and modifications to an existing non-conforming single-family residence with less than the required lot area and frontage. The property has an existing accessory garage that is within the side and rear yard setbacks. The dwelling is currently within the side yard setback with front steps that are within the front yard setback. The new construction will be within the front yard and side yard setbacks, will exceed the open area requirement and will exceed the 10% expansion limit.
Proposal:	The proposal is to remove the existing front steps and build a new front porch. The proposed rear addition will be within the side yard setback. These changes are shown in the attached drawings, dated 3/29/23.
Existing/new:	Existing non-conformities will be maintained. The new porch will extend into the front yard. The new addition in the rear will align with the existing northwest face of the house.
Demolition:	Demolition is to include removal of the existing front steps, a small one-story addition at the rear of the house and replacement of some windows within the existing openings.
As-of-Right	Renovation work within the existing house and window/door replacements.
Prior Approvals	None required.



REAR VIEW



FRONT VIEW

34 RUBY AVENUE