



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

2024 JAN -9 PM 3:09
Town Clerk

Project Address 17 Bennett Road

Assessor Map(s) 139 Parcel Number(s) 20&21

OWNER INFORMATION

Signature John & Kathleen Payne date 12/21/23

Name (printed) John & Kathleen Payne

Address 17 Bennett Road, Marblehead

Phone Numbers: home 781-639-1668 work 781-771-5608

E-mail polleypayne@gmail.com fax X

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____

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] 1-9-2024
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

Page 2 of 3

Revision Date: 12-02-2020

Project Address 17 Bennett Road **Map(s) / Parcel(s)** 139 - 20&21

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)

 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)

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(4) and Table 2)

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)

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)

X 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	X
-------------------------	-----	----	---

	Yes	No
Historic District Commission	Yes	No

	Yes	No
Planning Board	Yes	No

Reviewed by
Planning Department
For Zoning Board
Of Appeals

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

Yes X No (explain)

Building Official EN [Signature] Date 1-9-2024

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 17 Bennett Road

Map(s) / Parcel(s)

139/20&21

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

10600

10600

Area of features

footprint of accessory building(s)

190 SF

190 SF

footprint of building

954 SF

1194 SF

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

289 SF

132 SF

number of required parking spaces 2 x (9'x18' per space)

324 SF

324 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

1757

1840 SF

NET OPEN AREA (NOA) = (A - B)

8843 SF

8760 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

190

190

basement or cellar (area > 5' in height)

954 SF

954 SF

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

[for heights exceeding

954 SF

1194 SF

2nd floor (12' or less in height)

12' see definition

857 SF

1138 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)

0

0

area under deck (if > 5' in height)

0

0 SF

roofed porch(es)

24 SF

24 SF

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

2979 SF

3500 SF

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

= 521 SF

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

= 17.49 %

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

= 2.97

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

= 2.50

This worksheet applies

1. plan by/dated Bosworth Architect LLC

12-1-2023

to the following plan(s):

2. plan by/dated North Shore Survey

11-8-2023

3. plan by/dated _____

Building Official



Date 1-9-2024

Reviewed by
Building Department
For Zoning Board
Of Appeals



BOSWORTH
ARCHITECT L.L.C.

December 7, 2023

Zoning Board of Appeals

Mary Alley Municipal Building
7 Widger Road
Marblehead, MA 01945

RE: Zoning Board of Appeals Application – **17 Bennett Road**

Zone: **Single Residence**

PROJECT DESCRIPTION

We request the approval from the Board of Appeals for a Dimensional Special Permit for the proposed addition to an existing non – conforming single-family dwelling with less than required frontage and side yard setback nonconformity.

The proposal is a two-story addition in the location of the existing deck. This addition will serve to create a new first story den and additional space for a second story master bedroom. The addition is conforming to all dimensional regulations with the exception of being greater than the allowable 10% expansion limits for any non-conforming structure.

Thank you,

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

Reviewed by
Building Department
For Zoning Board
Of Appeals