



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

2021 DEC 22 PM 4:27
Town Clerk

Project Address 17 Winthrop Avenue

Assessor Map(s) 3 Parcel Number(s) 44

OWNER INFORMATION

Signature _____ date _____

Name (printed) Keith & Jennie DePhillips

Address 17 Winthrop Avenue, Marblehead

Phone Numbers: home 781-631-3008 work _____

E-mail kdephillips@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature *Craig Bosworth* date 12-22-2021

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]* 12-22-2021

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

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

Page 2 of 3

Project Address 17 Winthrop Avenue **Map(s) / Parcel(s)** 3 / 44

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

Date 12-22-2021

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 17 WINTHROP AVENUE

Map(s) / Parcel(s)

3 - 44

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

5000

5000

Area of features

footprint of accessory building(s)

355 SF

355 SF

footprint of building

800 SF

1055 SF

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

99 SF

89 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

1578

1823 SF

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

3422 SF

3177 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

355

355

basement or cellar (area > 5' in height)

630 SF

741 SF

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

[for heights exceeding

800 SF

1055 SF

2nd floor (12' or less in height)

12' see definition

552 SF

847 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)

0 SF

28 SF

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

2337 SF

3026 SF

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

= 689 SF

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

= 29.48 %

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

= 1.46

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

= 1.05

This worksheet applies

1. plan by/dated North Shore Survey

7-Dec-21

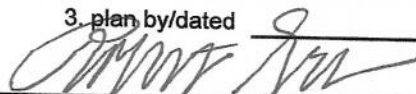
to the following plan(s):

2. plan by/dated Bosworth Architect LLC

15-Dec-21

3. plan by/dated _____

Building Official



Date 12-22-2021



BOSWORTH
ARCHITECT L.L.C.

Reviewed by
Building Department
For Zoning Board
Of Appeals

December 15, 2021

Zoning Board of Appeals

Mary Alley Municipal Building
7 Widger Road
Marblehead, MA 01945

RE: Zoning Board of Appeals Application – 17 Winthrop Avenue

Zone: **Single Residence**

PROJECT DESCRIPTION

We request the approval from the Board of Appeals for a Dimensional Special Permit for the proposed new construction to an existing non-conforming single-family dwelling with less than required Lot Area, Lot Width, Frontage, Front & Side Yard setbacks located at 17 Winthrop Avenue, Marblehead, MA.

This proposal is to build a new two-story addition in the rear of the property. The first floor will provide a sitting area adjacent to the kitchen. The second floor will provide for a master bedroom suite. This addition would be in the side-yard setback and exceed the 10% Expansion Limits but meet all other dimensional regulations.

This proposed addition will be built out over the existing deck area and extend the existing non-conforming side setback of the original house.

The full addition we're asking for is 689 s.f. and will maintain a 1: 1.05 Open Area Ratio when the construction is complete.

Thank you,

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