

tel: 781-631-1529

#### Town of Marblehead ZONING BOARD OF APPEALS

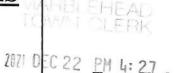
Mary A. Alley Municipal Building 7 Widger Road, Marblehead, MA

## fax: 781-631-2617

Revision Date: 12-02-20

### **ZBA APPLICATION**

PAGE 1 of 3



PM 4: 27 Town Clerk

Project Address1	7 Winthrop Avenue		
Assessor Map(s) 3	Parcel Number(s)	44	
OWNER INFORMA	TION		
Signature			_ date
Name (printed) Keith	& Jennie DePhillips		
Address 17 Winthro	p Avenue, Marblehead		
Phone Numbers: hor	me781-631-3008	_ work	
E-mail kdephi	illips@gmail.com	fax	
	PRESENTATIVE INFORMATI		
Signature hory	Bround		date 12-22- 2021
Name (printed) / C1	raig Bosworth - Bosworth Archite	ect L.L.C	
Address 78 Fro	ont Street, Marblehead. MA.		
Phone Numbers: hor	meN/A	work_	781-631-1982
E-mail <u>craig@bosy</u>	vortharchitect.com	fax	N/A
PROJECT DESCRI	PTION & RELIEF REQUEST	<b>ED</b> (attach addition	onal page if necessary)
See attached Project D		(annual addition	mar page in necessary)
<ul> <li>Obtain the Town Clerk</li> <li>The sign</li> <li>Current</li> <li>The proj</li> <li>Check fo</li> <li>Any relevant permit(s</li> </ul>	ing review with the Building Departmen's stamp and submit 12 copies of each of each and stamped application (3 pages); survey plan (not older than 90 days) as lect design plans as required; or the applicable fee payable to the Town that were previously issued, must be a (Section 3(D), Board of Zoning Appeals	of the following to the prepared by a Region prof Marblehead. The province of the province of	the town Engineer's Office:  stered Professional Land Surveyor;  by the Board of Appeals at the
	REQUIRED SIGN	ATURES	
1. Building Commiss	ioner (pages 1, 2 and 3)	MUT NU	12-22-2021
2. Town Clerk's stam	upper right corner)		

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

# Town of Marblehead <u>ZBA-APPLICATION</u> Page 2 of 3

Revision Date: 12-02-2020

Project Address 17 Winthrop Avenue Map(s) / Parcel(s) 3/44				
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)				
X Lot Width - Less than required (§200-7)				
X Front Yard Setheols 1 - X Front Yard Setheols 2 - X Front Yard Sethe				
X Front Yard Setback - Less than required (Table 2)  Rear Yard Setback - Less than required (Table 2)				
- 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)				
rarking - Less than required; undersized; tandom (\$200, 174, \$200, 21)				
Conto mices (explain) Deliached GARAGE				
No Existing Dimensional Non-conformities				
NEW DIMENSIONAL NON CONFORMATION				
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)				
Front Yard Soth all J.				
Front Yard Setback - Less than required (Table 2)				
Rear Yard Setback - Less than required (Table 2)  X Side Vard Setback - Less than required (Table 2)				
X Side Yard Setback - Less than required (Table 2)  Height - Exceeds manifestation 11				
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 (§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-section (§200-21) (circle all that apply)				
- The contol mitter (explain)				
No New Dimensional Non-conformities				
ADDITIONAL HEARINGS REQUIRED				
Conservation Commission  Historic District Commission  Yes No _X  Planning Record				
Planning Board $\frac{1es}{Ves} = \frac{N_0}{N_0} \frac{X}{V}$				
165 NO_A_				
DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))				
Yes No(explain) (Sections 3(A) and 3(C))				
19610				
Building Official Myly My				

#### Town of Marblehead ZBA-APPLICATION

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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 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 <u>Proposed total change in GFA</u> = (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 <u>Proposed Open Area Ratio</u> = (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** 12-22-2021 Date



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

78 Front Street Marblehead, MA 01945 781.631.1982 craig@boswortharchitect.com