

tel: 781-631-1529 fax: 781-631-2617

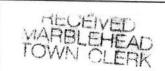
Revision Date: 12-02-20

## Town of Marblehead ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building 7 Widger Road, Marblehead, MA 01945

## ZBA APPLICATION

PAGE 1 of 3



2023 DEC -8 AM 11: 49

**Town Clerk** 

Project Address 291 Ocean Avenue	
Assessor Map(s) 912	Parcel Number(s) 30
OWNER INFORMATION	
Signature	date
Name (printed) Neha & Pratik Patel	
Address	
Phone Numbers: home	work
E-mail	fax
	INFORMATION (if different from owner)  date
Address 3 Pleasant Street, Marblehead,	MA
Phone Numbers: home	work
E-mail walter@architectwaj.com	

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

This residential project includes two components:

1: The enclosure of a first floor covered porch and new addition to create a first floor bedroom and bathroom (the addition is 74 sf and will encroach on the side setback)

- 2: An addition at the rear of the building. On the fist floor the addition will add 93 sf of enclosed space that is currently deck, and 134 sf on the second floor (creating an area of covered porch over the first floor deck, and also connect the house to the accessory structure, which is a WW2 submarine tower)
- 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:

o the signed and stamped application (3 pages);

o current survey plan (not older than 90 days) as prepared by a Registered Professional Land Surveyor;

the project design plans as required;

- o 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	SIGNA	TU	RE	5

1. Building Commissioner (pages 1, 2 and 3)

m/

12-7-2023

ng Department Zoning Board Of Appeals

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

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

## Town of Marblehead ZBA-APPLICATION Page 2 of 3

Revision Date: 12-02-2020

Project Address 291 Ocean Avenue Map(s) / Parcel(s) 912 / 30
<b>ZONING DISTRICT</b> (circle all that apply)
on sen een gr sgr sk (ssr) esr sesr hbr u su
<u>CURRENT USE</u> (explain) single family residence
CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)
Yes X No (explain) single family residence
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)
A Height - Exceeds maximum allowed (8200-7 and Table 2)
<b>Open Area</b> - Less than required (\$200-7, \$200-15, B(2)) and Table 2)
- Farking - Less than required; undersized: tandem (8200-17 to 8200-21) (-in-1)
other roll of intres (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)
X Side Yard Setback - Less than required (Table 2)
A Height - Exceeds maximum allowed (\$200-7 and Table 2)
X Open Area - Less than required (\$200-7, \$200-15 B(2) and Table 2)
Taccous 10 /0 Expansion Limits for Non-conforming Duilding (2000 20 7)
other roll-conformities (explain)
No New Dimensional Non-conformities
ADDITIONAL HEARINGS REQUIRED
Conservation Commission Yes No X
Historic District Commission  Yes No X  Planning Board  Yes No X  Planning Board
Conservation Commission       Yes       No X       X       Ad paweined         Historic District Commission       Yes       No X       No X       page 6 buildo 2 to 3         Planning Board       Yes       No X       No X       sleedd∀ 10
DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))
Yes No (explain)
Building Official Sm Date 127-2023

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

Revision Date: 12-02-2020

Project Address_ 291 Ocean Avenue	_ Map(s) / Parcel(s)_	912/30	
NET OPEN AREA (NOA)	EXISTING	PROPOSED	
Lot area $= A$	9,577	9,577	
Area of features footprint of accessory building(s)	207		
footprint of building	2,262	2,828	
footprint of deck(s), porch(es), step(s), bulkhead(s)	779		
number of required parking spaces x (9'x 18' per space)	324	324	
area of pond(s), or tidal area(s) below MHW	_		
other areas (explain)	_		
Sum of features $= B$ 3,572		3,678	
Net Open Area $(NOA) = (A - B)$	6,005	5,899	
GROSS FLOOR AREA (GFA)			
accessory structure(s)	207	_	
basement or cellar (area >5' in height)		1,005	
1st floor (12' or less in height) <u>NOTE</u> : [for heights exceeding	2,262	2,828 2,321	
2nd floor (12' or less in height) 12' see definition	1,990		
3rd floor (12' or less in height) of STORY §200-7]	_		
4th floor (12' or less in height)		197	
attic (area >5' in height)	268	465	
area under deck (if >5' in height)	_		
roofed porch(es)	273	145	
Gross Floor Area (GFA) = sum of the above areas	6,005	7,158	
Proposed total change in GFA = (proposed GFA - existing GF		1,259	
Percent change in GFA = (proposed total change in GFA ÷ exis	ting GFA) x 100 =	21 %	
Existing Open Area Ratio = (existing NOA ÷ existing GFA)	=	1.00	
Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)	) =	0.82	
This worksheet applies 1. plan by/dated		Of Appeals	
o the following plan(s): 2. plan by/dated  3. plan by/dated		r Zoning Board	