



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
TOWN CLERK

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** _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ **date** _____

Name (printed) Walter Jacob, Architect

Address 3 Pleasant Street, Marblehead, MA

Phone Numbers: home _____ **work** _____

E-mail walter@architectwaj.com **fax** _____

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 first 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:
 - 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) _____ 12-7-2023

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

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 291 Ocean Avenue Map(s) / Parcel(s) 912 / 30

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 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)

- X 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)
X Height - Exceeds maximum allowed (§200-7 and Table 2)
 Open Area - Less than required (§200-7, §200-15.B(2) 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)
X Side Yard Setback - Less than required (Table 2)
X Height - Exceeds maximum allowed (§200-7 and Table 2)
X Open Area - Less than required (§200-7, §200-15.B(2) 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 <u> </u>	No <u>X</u>
Historic District Commission	Yes <u> </u>	No <u>X</u>
Planning Board	Yes <u> </u>	No <u>X</u>

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

Yes No (explain)

Building Official  Date 12-7-2023

Revision Date: 12-02-2020

Map(s) / Parcel(s) 912 / 30

PROPOSED

9,577

2,828

526

324

Conclusion

752

1000

3,678

5,899

—

1,005

2,828

2.321

107

107

2000

465

—

145

7,158

= 1,259

= 21 %

$$= 1.00$$
$$= 0.82$$

Reviewed by _____
Building Department _____
For Zoning Board _____
Of Appeals _____

Date 12-7-2023