



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  
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2023 MAY 24 PM 1:37  
Town Clerk

Project Address 14 Lattimer Street

Assessor Map(s) 146 Parcel Number(s) 12

### **OWNER INFORMATION**

Signature \_\_\_\_\_ date 5-24-2023

Name (printed) Philip & Amanda DiBuono

Address 14 Lattimer Street

Phone Numbers: home \_\_\_\_\_ work 617-971-6563

E-mail mandy.DiBuono@gmail.com fax \_\_\_\_\_

### **APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature Craig Bosworth date 5-24-2023

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) \_\_\_\_\_

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

5/24/23

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

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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**Project Address** 14 Lattimer Street      **Map(s) / Parcel(s)** 146 - 12

**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** ☒ **No** ☐ (explain) - \_\_\_\_\_

### PROPOSED CHANGE OF USE

No	X	Yes	(explain)
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**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)

☐ **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)

☒ **Other Non-conformities** (explain) EXISTING SHED IN SIDE & REAR SETBACKS.

☐ **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)

☒ **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**  
**Historic District Commission** Yes        No **X**  
**Planning Board** Yes        No **X**

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

Yes ☒ No ☐ (explain) ☐

**Building Official**  **Date** 5/24/23

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 14 Lattimere Street

Map(s) / Parcel(s)

146 - 12

**NET OPEN AREA (NOA)**

**EXISTING**

**PROPOSED**

Lot area = A

3673

3673

**Area of features**

footprint of accessory building(s)

64 SF

64 SF

footprint of building

670 SF

907 SF

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

167 SF

194 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**

1225

1489 SF

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

2448 SF

2184 SF

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

64

64

basement or cellar (area > 5' in height)

503 SF

713 SF

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

[for heights exceeding

670 SF

907 SF

2nd floor (12' or less in height)

12' see definition

647 SF

647 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

43 SF

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

1884 SF

2374 SF

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

= 490 SF

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

= 26.01 %

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

1.30

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

= 0.92

This worksheet applies

1. plan by/dated North Shore Survey

27-Apr-23

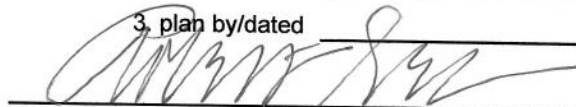
to the following plan(s):

2. plan by/dated Bosworth Architect LLC

23-May-23

3. plan by/dated \_\_\_\_\_

Building Official



Date 5/24/23

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BOSWORTH  
ARCHITECT L.L.C.

May 24, 2023

Zoning Board of Appeals

Mary Alley Municipal Building  
7 Widger Road  
Marblehead, MA 01945

Reviewed by  
Building Department  
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RE: Zoning Board of Appeals Application – **14 Lattimer Street.**

Zone: **Unrestricted**

#### 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, and Side Yard setback located at 14 Lattimer Street, Marblehead, MA.

This proposal is to build a new one-story addition in the rear of the house as a sun-room with the benefit of a full basement for storage under. The existing rear deck will be eliminated for the proposed addition and new stairs from the sunroom to grade will be built. New access via an open areaway will allow access to the basement.

In addition to the rear addition, we would like a small addition to the entry to provide a new stair, covered porch and slightly larger entry area to take off shoes and store a jacket. It would be very beneficial to have the entry porch platform continue as a small deck at the entry for chairs, and to receive packages, etc.

The proposal will be within the Side Yard Setback, Exceed the 10% Expansion Limits, and reduce the GFA to less than 1:1, albeit due to the extra full height basement and access to the existing basement we are requesting below the sunroom.

Thank you,

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