



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

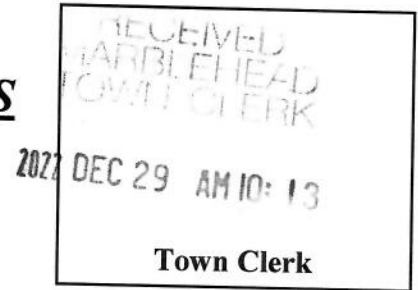
Revision Date: 12-02-20

Town of Marblehead ZONING BOARD OF APPEALS

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 286 Ocean Avenue

Assessor Map(s) 912 Parcel Number(s) 5

OWNER INFORMATION

Signature _____ date _____

Name (printed) QBW LLC

Address 3 Valley Street, Marblehead, MA 01945

Phone Numbers: home 781-462-5626

work _____

E-mail scimoneb7@gmail.com

fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 12/28/2022

Name (printed) QBW LLC

Address c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home _____

work 781-631-7808

E-mail lynch@marbleheadlaw.com

fax _____

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

Special Permit to construct an addition to an existing single -family dwelling on a lot with less than the required lot area, front yard and side yard setbacks and exceeds the allowed height in the Shoreline Expanded Single Residence District.

The addition will exceed the allowed 10% increase for a nonconforming building.

- 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) [Signature] 12-28-22

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

Page 2 of 3

Revision Date: 12-02-2020

Project Address 286 Ocean Avenue

Map(s) / Parcel(s) 912/5

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 ☒ No ☐ (explain) _____

PROPOSED CHANGE OF USE

No ☒ Yes ☐ (explain) _____

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes ☒ No ☐

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(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)
☐ 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(2) 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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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

Yes ☒ No ☐ (explain) _____

Building Official _____

Date 12-28-22

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 286 Ocean Avenue

Map(s) / Parcel(s) 912/5

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	12,481	12,481
Area of features		
footprint of accessory building(s)	189	0
footprint of building	878	3,053
footprint of deck(s), porch(es), step(s), bulkhead(s)	317	425
number of required parking spaces <u>2</u> x (9' x 18' per space)	324	324
area of pond(s), or tidal area(s) below MHW	0	0
other areas (explain) _____	0	0
Sum of features = B	1,708	3,802
Net Open Area (NOA) = (A - B)	10,773	8,679

GROSS FLOOR AREA (GFA)

accessory structure(s)	189	0
basement or cellar (area >5' in height)	661	1,890
1st floor (12' or less in height) NOTE: [for heights exceeding	938	3,032
2nd floor (12' or less in height) 12' see definition	677	2,235
3rd floor (12' or less in height) of STORY §200-7]	0	0
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
roofed porch(es)	247	425
Gross Floor Area (GFA) = sum of the above areas	2,712	7,582

Proposed total change in GFA = (proposed GFA - existing GFA) = 4,870

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 179.57 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1: 3.97

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1: 1.14

This worksheet applies 1. plan by/dated Tucker Architecture & Landscape / 12/28/2022

to the following plan(s): 2. plan by/dated North Shore Surve/ 12/09/2022

3. plan by/dated _____

Building Official _____

Date 12-28-22

Reviewed by
Building Department
For Zoning Board
Of Appeals

286 Ocean Avenue Residence

Date 2022 12 27

NET OPEN AREA (NOA)

Lot Area (A):	Existing	Proposed
Footprint of Accessory Building	12481	12481
Footprint of Building	189	0
Footprint of deck(s), porch(es), step(s), bulkhead(s)	878	3053
Number of Required Parking Spaces ___x(9' x 18' per space)	317	425
Area of pond(s) or tidal area(s) below MHW	324	324
Other Areas	0	0
	0	0

Sum of Features (B)	1708	3802
Net Open Area (NOA)=(A-B)=	10773	8679

GROSS FLOOR AREA (GFA)

Accessory structure(s)	189	0
Basement or cellar (area >5' in height)	661	1890
1st Floor (12' or less in height)	938	3032
2nd Floor (12' or less in height)	677	2235
3rd Floor (12' or less in height)	0	0
4th Floor (12' or less in height)	0	0
Attic (area >5' in height) (area which exceeds 12' ht)		0
Area under deck (if >5' in height)		0
Roofed Porch(es)	247	425

Gross Floor Area (GFA) = sum of the above areas	2712	7582
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Proposed total change in GFA = (proposed GFA - existing GFA)=	4870
Percent change in GFA = (proposed total change in GFA / existing GFA)x100=	179.57%
Existing Open Area Ratio = (existing NOA / existing GFA)=	3.97
Proposed Open Area Ratio = (proposed NOA / proposed GFA)=	1.14

SSR GFA 482

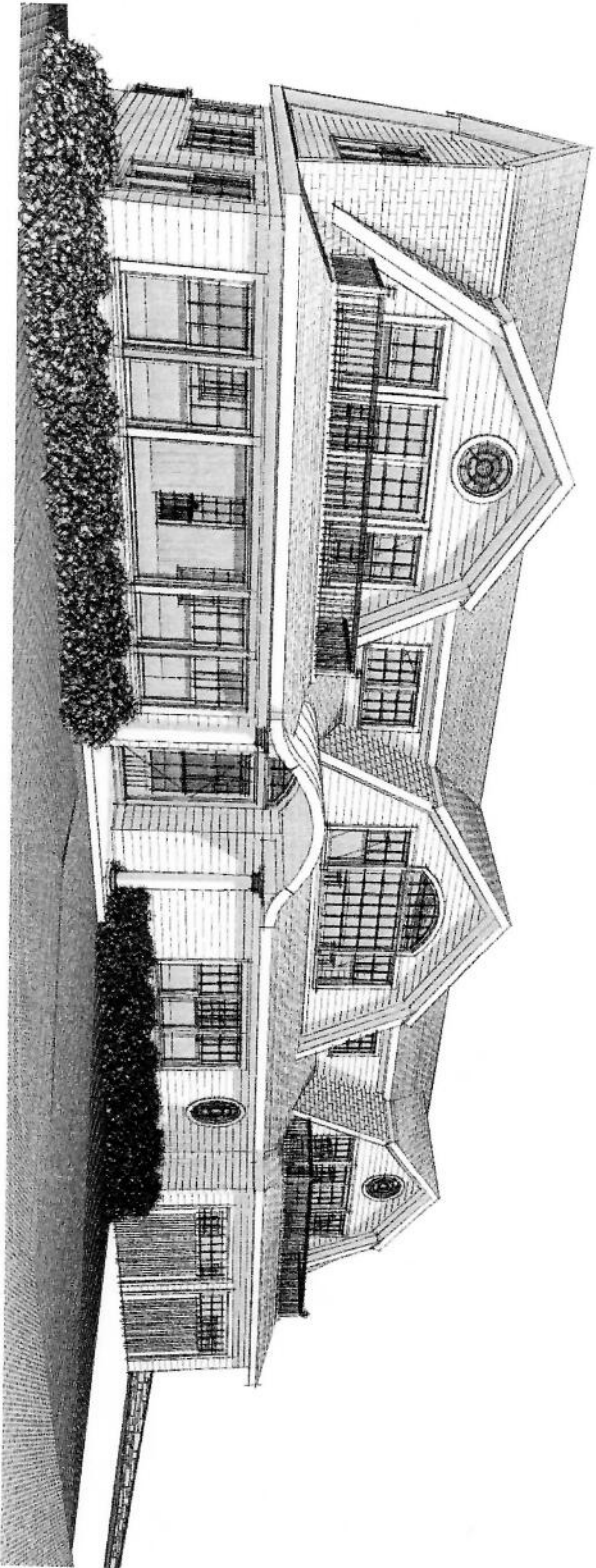
Total Change in GFA: 4870

-1097

1097

1097

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56 Atlantic Avenue, Marblehead, MA
www.TuckerArch.com
(781) 631-3546
Tucker Architecture and Landscape LLC

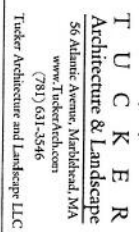
Drawing Index:	
1	Cover Sheet
X2	Existing Basement Plan
2	Basement Floor Plan
X3	Existing First Floor Plan
3	First Floor Plan
X4	Existing Second Floor Plan
4	Second Floor Plan
X5	Existing Roof Plan
5	Roof Plan
X6	Existing Building Elevations
6	Building Elevations
X7	Existing Building Elevations
7	Building Elevations

ISSUANCE DATE:
DATE 2022 12 28 28A SET

Note: Not for Construction unless
stamped otherwise by Architect

286 Ocean Avenue
Marblehead, MA

Cover



Tucker Architecture and Landscape LLC

26'0 ³/₈" x 25'0 ³/₄"

UNFINISHED STORAGE

UP

1 **Basement Floor Plan**
Scale: 1/4" = 1'-0"

DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY

▶ **Ports of Egress to Exterior**

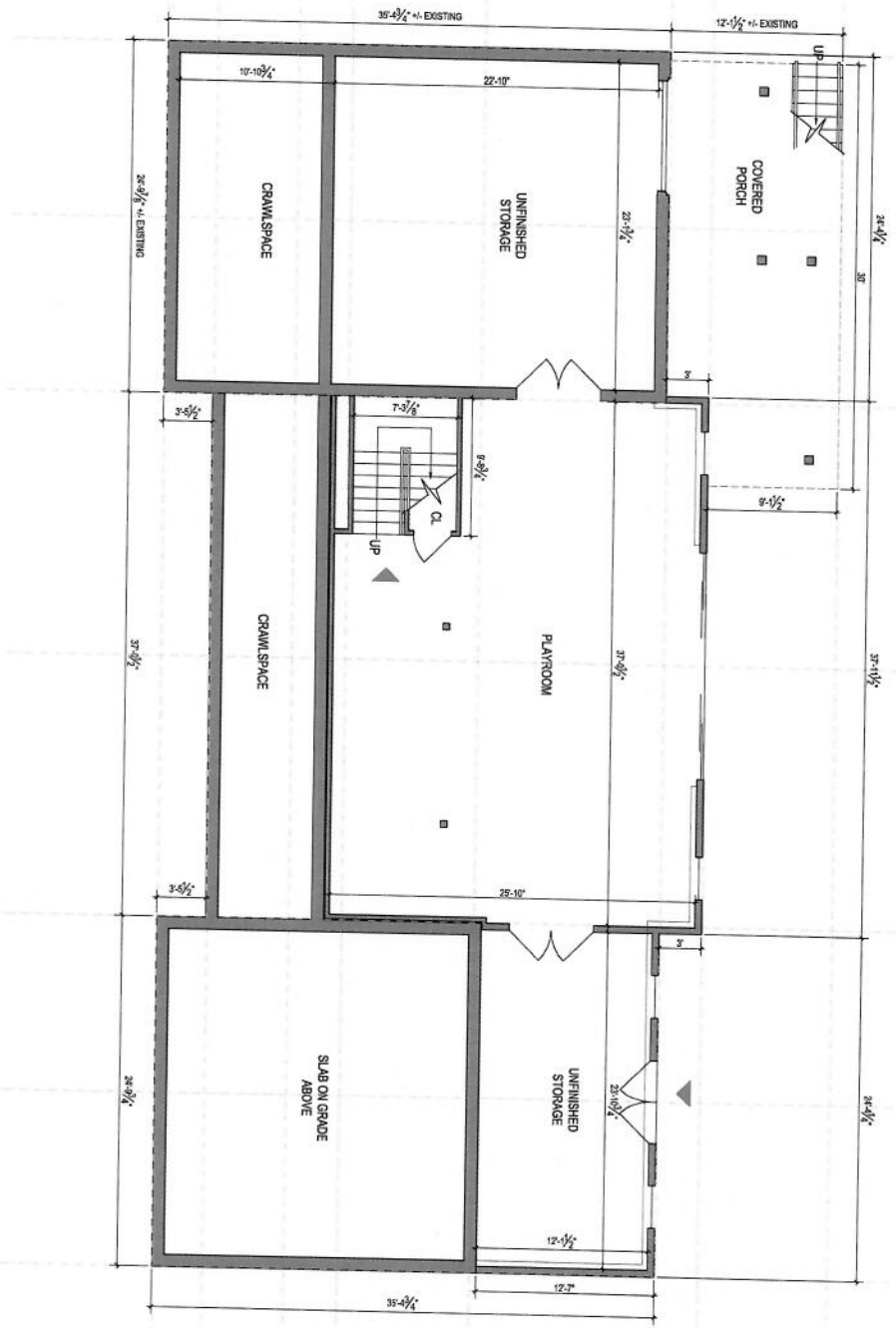
REVISION DATE:
DATE 2022 12 28 ZBA SET

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286 Ocean Avenue
Marblehead, MA

NOTE: ORIGINAL DRAWING SET TO 2000 FULL SCALE

PAGE NO. **X2**



1 Basement Floor Plan
Scale: 1/4"=1'-0"

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285 Ocean Avenue
Marshfield, MA

Proposed Basement Floor Plan

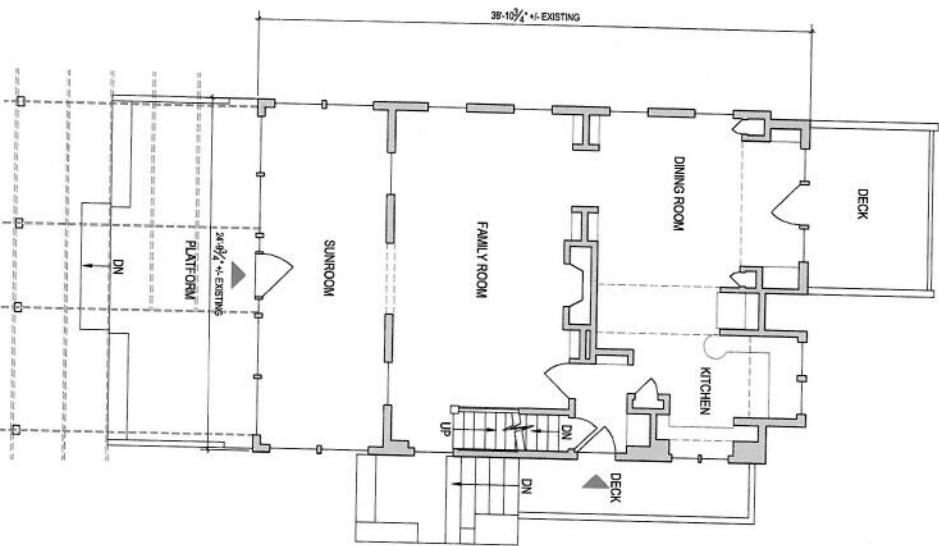
REVISION DATE:
DATE: 2022.12.28 ZSA SET

Note: Not for Construction unless stamped otherwise by Architect

DATE: 2022.12.28 ZSA SET

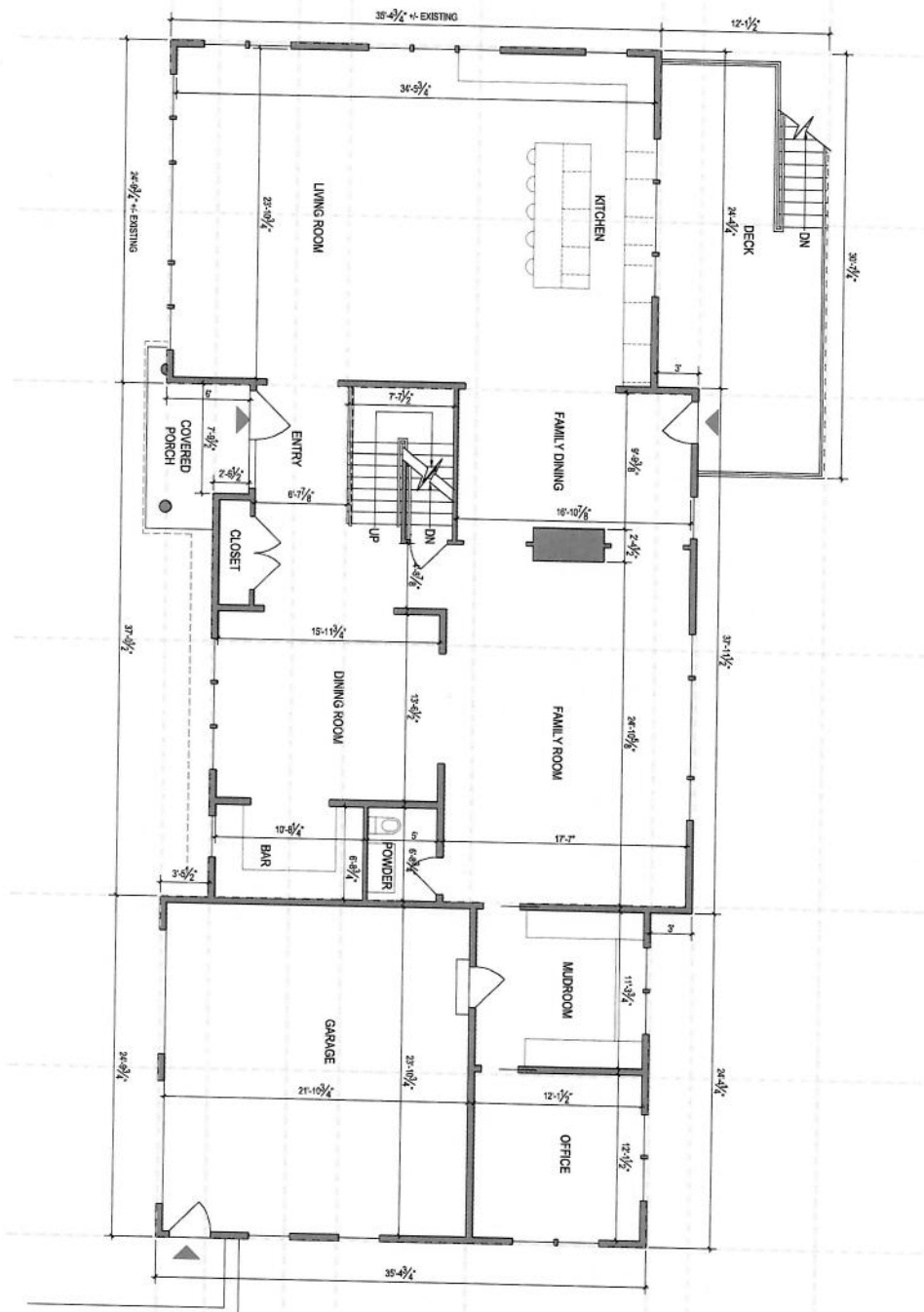
NOTE: GRAPHIC DRAWING SET TO TUCKER FLS. SCALE: 1/4"=1'-0"

2



DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY

<p>T U C K E R Architecture & Landscape 56 Atlantic Avenue, Northbrook, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</p>		<p>286 Ocean Avenue Marblehead, MA</p>
<p>Existing First Floor Plan</p>		<p>NOTE: ORIGINAL DRAWINGS SET TO INTERIOR SCALE 0 1 2 3 X3</p>



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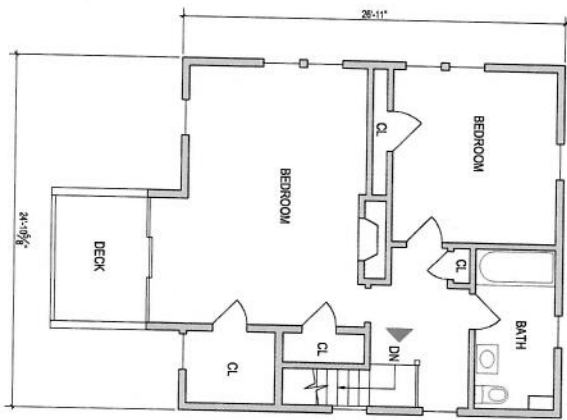
Proposed First Floor Plan

286 Ocean Avenue
Marblehead, MA




REVISION DATE: 12/28/2022
DATE: 12/28/2022
Note: Not for Construction unless stamped otherwise by Architect

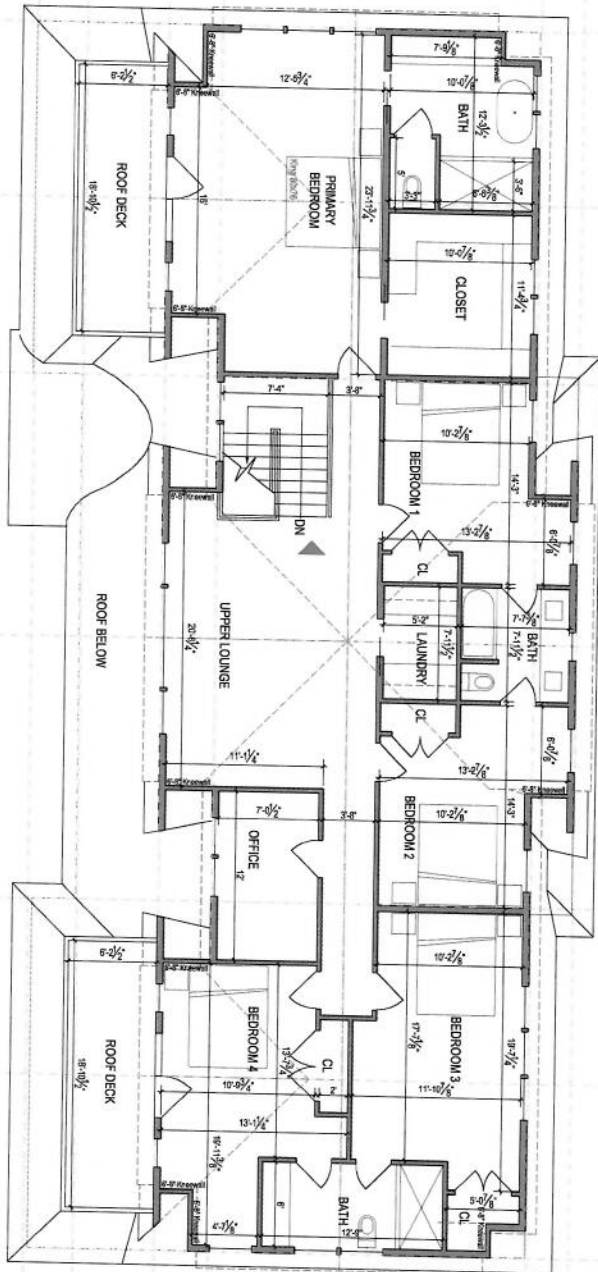
3

1 Second Floor Plan
Scale: 1/4" = 1'-0"




DO NOT SCALE - GO TO VERIFY ALL DIMENSIONS, NOTIFY ARCHITECT OF ANY DISCREPANCY

<p> T U C K E R Architecture & Landscape 56 Atlantic Avenue, Marshfield, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</p>	<p> Point of Entry to Exterior REVISION DATE: DATE 2022 12 28 29A SET Note: Not for Construction unless stamped otherwise by Architect</p>	<p>286 Ocean Avenue Marshfield, MA</p> <p>Existing Second Floor Plan</p> <p>NOTE: ORIGINAL DRAWING SET TO 2022 FULL SCALE PAGE NO. X4</p> <p></p>
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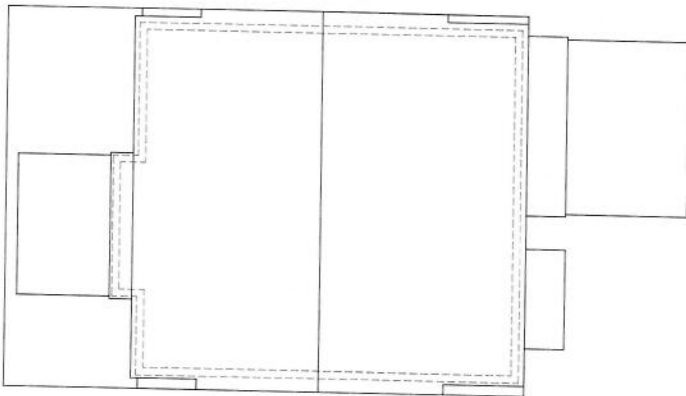
Tucker Architecture and Landscape LLC

286 Ocean Avenue
Marshfield, MA


Proposed Second Floor Plan

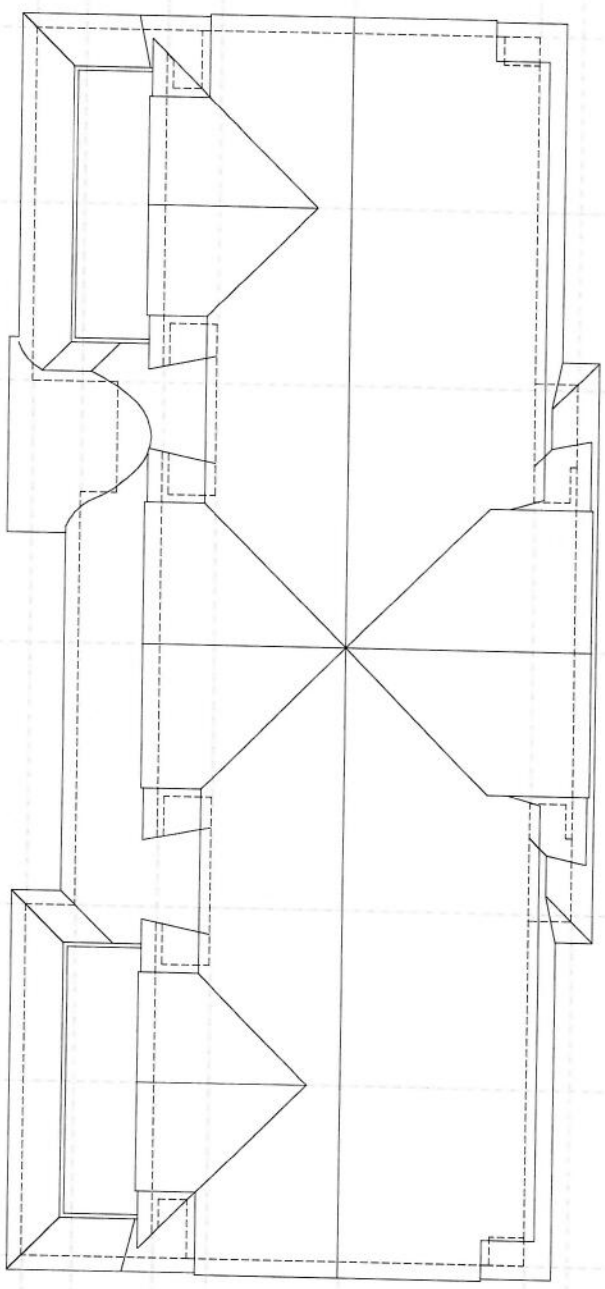
DATE: 2022.12.28
DATE SET: 2023.01.05
Note: Not for Construction unless stamped otherwise by Architect

1 4



DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY

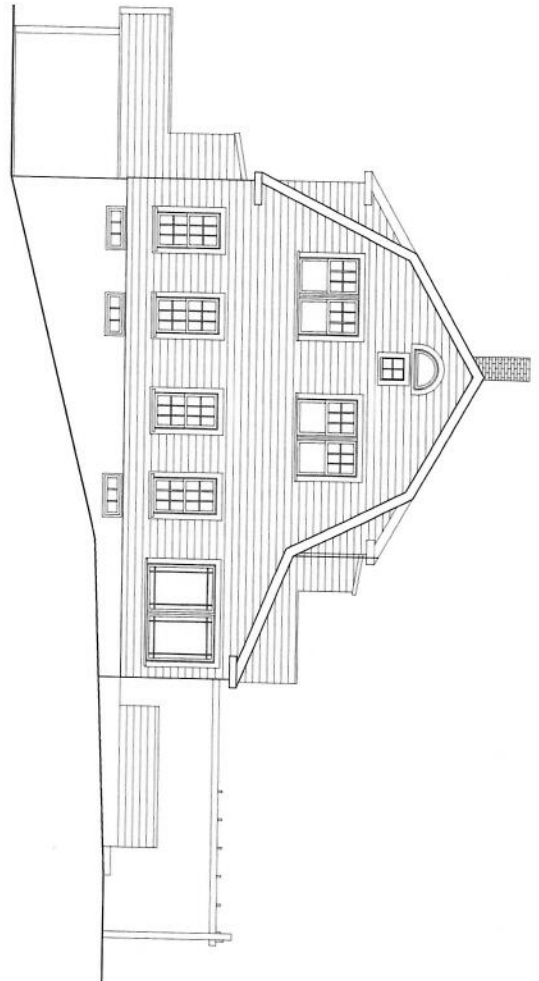
 <p>T U C K E R Architecture & Landscape 56 Atlantic Avenue, Marshfield, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</p>	
<p>REVISION DATE: DATE 2022 12 28 ZSA SET Note: Not for Construction unless stamped otherwise by Architect</p>	
<p>286 Ocean Avenue Marshfield, MA</p>	
<p>Existing Roof Plan</p>	
<p>NOTE: DIMENSIONS SHOWN IN THIS SCALE 0 1 2 3 4 5</p>	<p>SCALE X5</p>



DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY

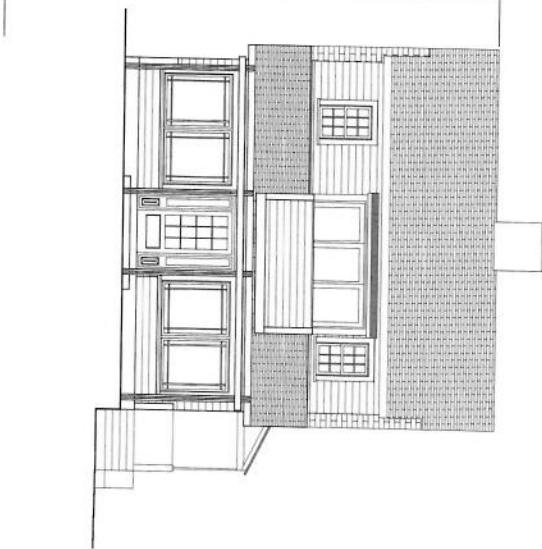
① Left Side Elevation
Scale: 1/4"=1'-0"

34'-0" ± EXISTING RIDGE TO GRADE LOW POINT



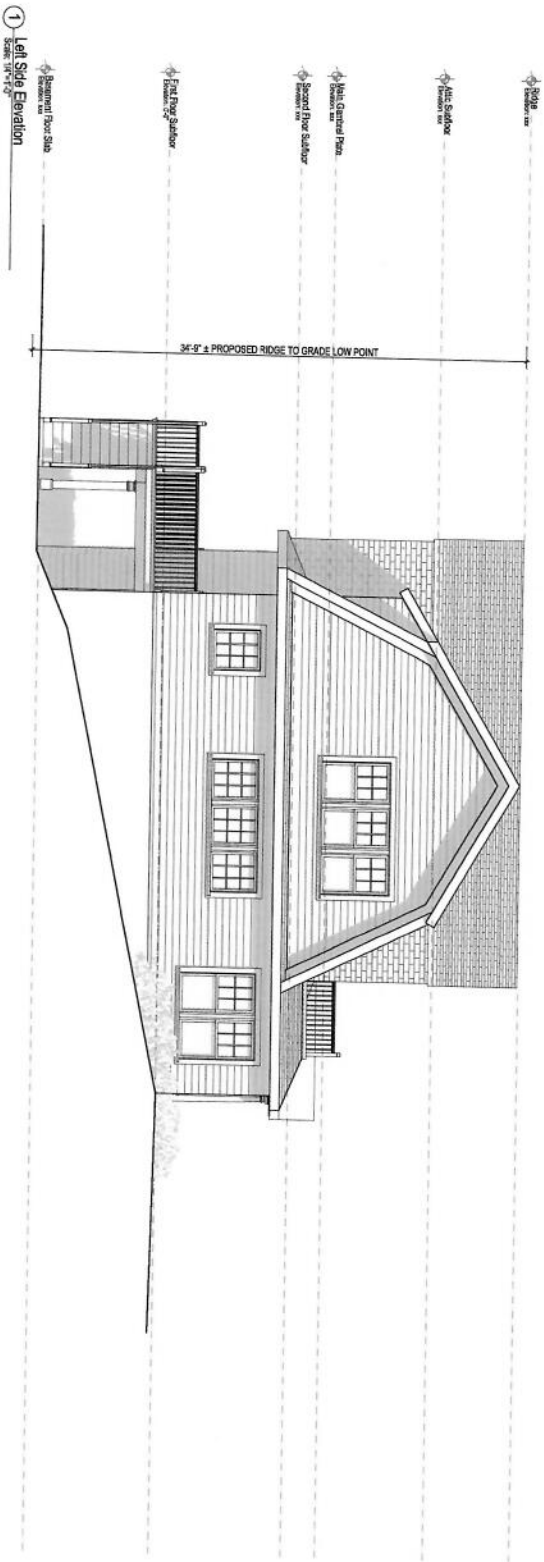
② Front Elevation
Scale: 1/4"=1'-0"

34'-0" ± EXISTING RIDGE TO GRADE LOW POINT

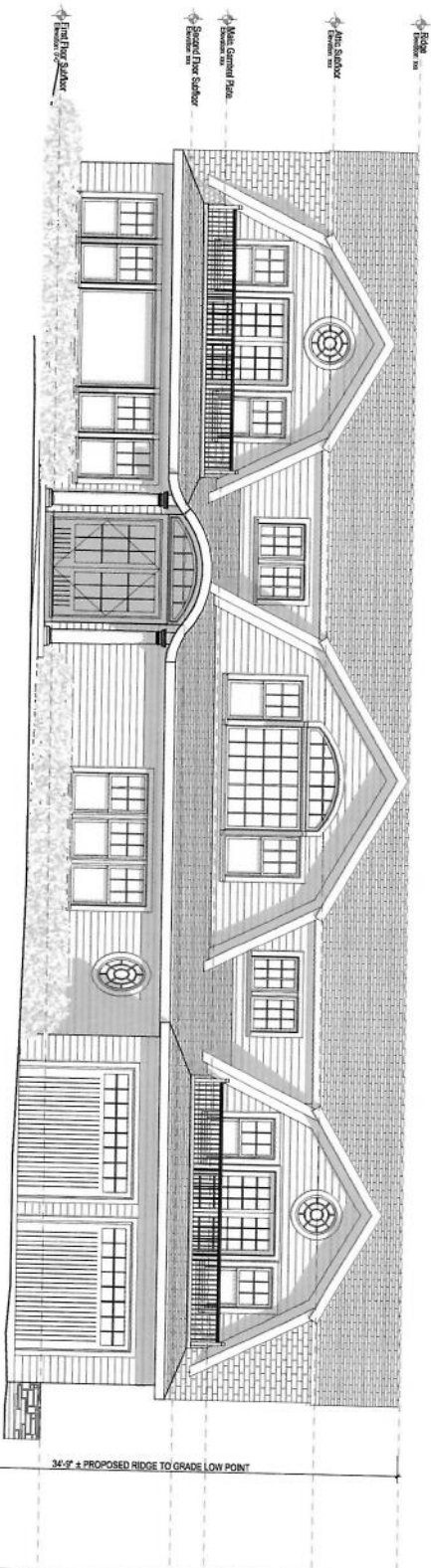


DO NOT SCALE - GO TO VERIFY ALL DIMENSIONS, NOTIFY ARCHITECT OF ANY DISCREPANCY

<p>TUCKER Architecture & Landscape 56 Atlantic Avenue, Marshfield, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</p>	<p>REVISION DATE: DATE 2022 12 29 25A SET Note: Not for Construction unless stamped otherwise by Architect</p> <p>286 Ocean Avenue Marshfield, MA</p>	<p>Existing Building Elevations</p> <p>NOTE: ORIGINAL DRAWING SET TO ARCHITECT SCALE</p> <p>0 1 2 3</p> <p>X6 PAGE NO.</p>
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① Left Side Elevation
Scale: 1/4" = 1'-0"



② Front Elevation
Scale: 1/4" = 1'-0"

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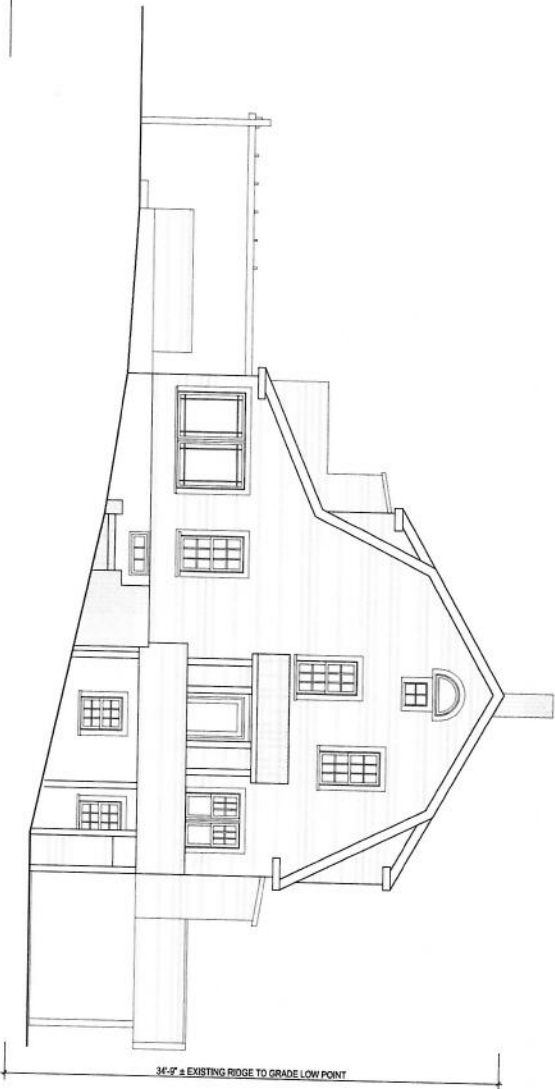
REVISION DATE
DATE 2022 12 28 2BA SET
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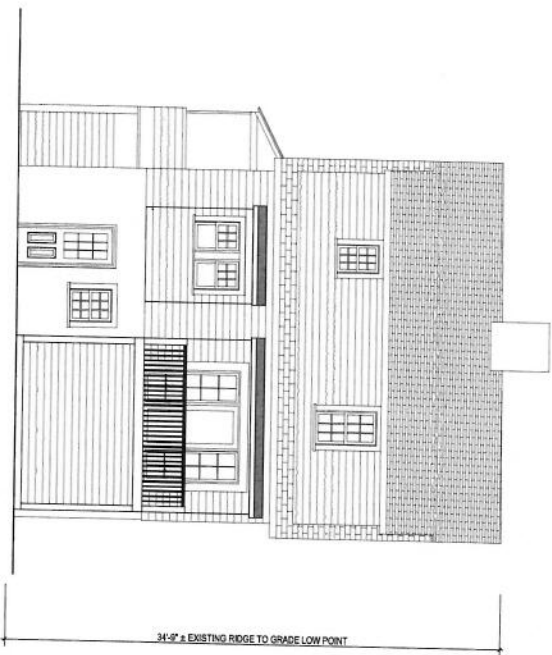
Proposed Building Elevations

NOTE: ORIGINAL DRAWING SET TO EXCEED FULL SCALE
PAGE NO. 6



① Right Side Elevation
Scale: 1/4"=1'-0"



② Back Elevation
Scale: 1/4"=1'-0"



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RESUBMIT DATE: DATE 2022.12.28 2B4 SET Note: Not for Construction unless stamped otherwise by Architect	
286 Ocean Avenue Marshfield, MA	
Existing Building Elevations	
TOTAL SHEET: DRAWING SETS: 2022.12.28 SET 	PAGE NO. X7

Pledge
LIVERMORE, CA

At the Surface
Diversions and

Main Garden Plot
Elevation: 100'

Second Floor Suite
Elevation 800

First Floor Subfloor
Elevation: 0'-0"

Basement Floor Slab
Elevation 1000

① **Right Side Elevation**
Scale: 1/4"=1'-0"

$$z_1 = 1.96$$

Ridge
CORPORATION

Art Studio
Elementary

Man Gained Peace
LAWRENCE, MISS.

Second Floor Subfloor

First Floor Subfloor
Revision 4/02

Basement Floor Slab
Elevation 300

② Back Elevation
Scale: 1/4"=1'-0"

Scale: 1/4" = 1'-0"

34'-9" ± PROPOSED RIDGE TO GRADE LOW POINT

34'-9" ± PROPOSED RIDGE TO GRADE LOW POINT

DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY


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286 Ocean Avenue
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Proposed Building Elevations

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