

TOWN SEAL

tel: 781-631-1529

fax: 781-631-2617 Revision Date: 12-14-15

Town of Marblehead ZONING BOARD OF APPEALS

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

ZBA APPLICATION

PAGE 1 of 3



2071 AUG

5 AM 9: 42

Town Clerk

Project Address 3 Foss Terrace		
Assessor Map(s) 163 Parcel Number(s)	20C	
OWNER INFORMATION		
Signature		_ date
Name (printed) Christian Arrieta Rodriguez & Carrie Arri	ieta	
Address 3 Foss Terrace, Marblehead MA		
Phone Numbers: home617-576-9781 (cell)	work	
E-mail chris.arrieta@gmail.com fa	x	
APPLICANT OF REPRESENTATIVE INFORMATION	I (:£ 1:60	0
Signature Cang Brank	(II different	from owner)
Name (printed) Craig Bosworth – Bosworth Architect I	I C	date ALG, 4, 2021
Address 78 Front Street, Marblehead, MA	<u>,.L.C</u>	
Address 78 Front Street, Marblehead. MA. Phone Numbers: home N/A	•	
Phone Numbers: home N/A E-mail craig@boswortharchitect.com	work _ fax	781-631-1982 N/A
PROJECT DESCRIPTION & RELIEF REQUESTED See attached Project Description.		
 Please schedule a zoning review with the Building Department by Color of the Town Clerk's stamp and submit 12 copies of each of the The signed and stamped application (3 pages); Current survey plan (not older than 90 days) as preposition of the project design plans as required; Check for the applicable fee payable to the Town of the Any relevant permit(s) that were previously issued, must be available (Section 3(D), Board of Zoning Appeals Rules & Regulations). 	following to th ared by a Regis	te town Engineer's Office: stered Professional Land Surveyor;
1. Building Commissioner (pages 1, 2 and 3) 2. Town Clerk's stamp (upper right corner)	VRES VI	8-4-2021
View Bylaws - (Chapter 200, Zoning) - online at:	vww.marble	ehead.org/

Reviewed by Building Department For Zoning Board Of Appeals

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

Revision Date: 12-14-2015

Project Address 3 Foss Terrace Map(s) / Parcel(s) 163 / 20C		
ZONING DISTRICT (circle all that apply)		
B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU		
<u>CURRENT USE</u> (explain) _ <u>Townhouse Style - Single Family Dwelling</u>		
CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)		
Yes X No (explain)		
PROPOSED CHANGE OF USE		
NoX Yes (explain)		
PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes No _X_		
EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)		
A Lot Area - Less than required (§200-7 and Table 2)		
X 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 Side Yard Setback - Less than required (Table 2) Height - Exceeds maximum allowed (§200-7 and Table 2)		
Y 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)		
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)		
Height - Exceeds maximum allowed (§200-7 and Table 2)		
Y 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) X Exceeds 10% Expansion Limits for No.		
X Exceeds 10% Expansion Limits for Non-conforming Building (§200-30.D) Other Non-conformities (explain)		
No New Dimensional Non-conformities		
which stonar ron-comor infines		
ADDITIONAL HEARINGS REQUIRED Reviewed by		
Historic District Commission Yes No _X For Zoning Board Of Appeals		
Conservation Commission Historic District Commission Planning Board Yes No _X		
DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))		
Yes No(explain)		
Puilli according (MMBAA-XB)		
Building Official Date 8-4-2021		

Town of Marblehead ZBA-APPLICATION

Revision Date: 12-14-2015

Page 3 of 3

Project Address 3 Foss Terrace Map(s) / Parcel(s) 163 - 20C **NET OPEN AREA (NOA) EXISTING PROPOSED** Lot area = A 2,488 2,488 Area of features footprint of accessory building(s) 24 SF 24 SF footprint of building 610 SF 610 SF footprint of deck(s), porch(es), step(s), bulkhead(s) 92 SF 92 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 1050 1050 SF NET OPEN AREA (NOA) = (A - B) 1438 SF 1438 GROSS FLOOR AREA (GFA) accessory structure(s) 24 24 basement or cellar (area > 5' in height) 610 SF 610 SF 1st floor (12' or less in height) NOTE: [for heights exceeding 610 SF 610 SF 2nd floor (12' or less in height) 12' see definition 640 SF 640 SF 3rd floor (12' or less in height) of STORY ~200-7] 0 548 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 0 SF Gross Floor Area (GFA) = sum of the above areas 1884 SF 2432 SF Proposed total change in GFA = (proposed GFA - existing GFA) 548 SF Percent change in GFA = (proposed total change in GFA / existing GFA) x 100 = 29.087049 % Existing Open Area Ratio = (existing NOA / existing GFA) = 0.7632696 <u>Proposed Open Area Ratio</u> = (proposed NOA / proposed GFA) = 0.5912829 This worksheet applies 1. plan by/dated North Shore Survey Corp June 17, ,2021 to the following plan(s): 2. plan by/dated Bosworth Architect LLC 20-Jul-21 3. plan by/dated Date 8-4-2021 **Building Official** Reviewed by

Building Department For Zoning Board Of Appeals



July 20, 2021

Zoning Board of Appeals

Reviewed by Building Department For Zoning Board Of Appeals

Mary Alley Municipal Building 7 Widger Road Marblehead, MA 01945

RE: Zoning Board of Appeals Application – 3 Foss Terrace

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 Townhouse style dwelling with less than required Lot Area, Lot Width, Side Yard setback and Open Area located at 3 Foss Terrace, Marblehead, MA.

This proposal is to create one new bedroom and one bathroom on a third floor. The addition will be in the Side-yard Setback, with less than the required Open Area, and Exceeds 10% Expansion Limits for a Non-conforming Building.

Christian and Carrie have many family members in the neighborhood and are trying desperately to remain in this neighborhood. Due to the expansion of the family, bedroom space is necessary. This proposal will allow my client longevity with their family in this location.

Thank you,

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

Bosworth Architect LLC

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