



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

2021 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 Arrieta

Address 3 Foss Terrace, Marblehead MA

Phone Numbers: home 617-576-9781 (cell) _____ work _____

E-mail chris.arrieta@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Craig Bosworth date AUG 4, 2021

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 hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature] 8-4-2021
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

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Date 8-4-2021

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-14-2015

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 SF

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

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

= 0.5912829

This worksheet applies

1. plan by/dated North Shore Survey Corp

June 17, 2021

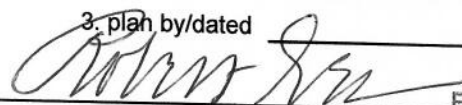
to the following plan(s):

2. plan by/dated Bosworth Architect LLC

20-Jul-21

3. plan by/dated _____

Building Official



Reviewed by

Date

8-4-2021

Building Department
For Zoning Board
Of Appeals



BOSWORTH
ARCHITECT L.L.C.

July 20, 2021

Zoning Board of Appeals

Mary Alley Municipal Building
7 Widger Road
Marblehead, MA 01945

Reviewed by
Building Department
For Zoning Board
Of Appeals

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