

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 83 Evans Road	
Assessor Map(s) 138 Parcel Nu	umber(s) 41
OWNER INFORMATION Signature	date 1/8/24
Name (printed) James Ashton and Peyton Pugmire	date1/8/24
Address 83 Evans Road, Marblehead, MA 019	945
646,060,0007	work
E-mail jfeltonashton@gmail.com	workfax
APPLICANT or REPRESENTATIVE INFORMA	
Signature X	date 1/2/22
Name (printed) James Ashton	Perton Puamice
Address 83 Evans Rd, Marbleha	202, MA 01945
Phone Numbers: home 646-262-3037	work
Phone Numbers: home 646-262-3037 E-mail Jelton ashton egmail.	om fax
PROJECT DESCRIPTION & RELIEF REQUES	
A one-story addition containing a mud room, banon-conformities for Lot Size, Front Yard and Sthe existing Front Yard encroachment.	athroom and quest hedroom, on a lot with existing
 Please schedule a Zoning / Application review with the Obtain the Town Clerk's stamp and submit 12 copies of the signed and stamped application (3 pages); current survey plan (not older than 90 days) as the project design plans as required; check for the applicable fee payable to the Town Any relevant permit(s) that were previously issued must scheduled hearing. (Section 3(D), Board of Zoning Application (Section 3(D)) 	f each of the following to the Town Engineer's Office: prepared by a Registered Professional Land Surveyor; on of Marblehead. St be available for review by the Board of Appeals at the reals Rules & Regulations).
	- NO21 - 10
1. Building Commissioner (pages 1, 2 and 3)	1-220011

1. Building Commissioner (pages 1, 2 and 3)

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

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PLICATION Revision Date: 12-02-2020

Project Address 83 Evans Road Map(s) / Parcel(s) 138/41		
ZONING DISTRICT (circle all that apply)		
B B1 BR CR SCR ECR GR SGR (SR) SSR ESR SESR HBR U SU		
CURRENT USE (explain) SFR		
CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)		
Yes X No (explain)		
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 and Table 2) Frontage - Less than required (\$200-7 and Table 2) Rear Yard Setback - Less than required (Table 2) Rear Yard Setback - Less than required (Table 2) Height - Exceeds maximum allowed (\$200-7 and Table 2) Parking - Less than required (\$200-7, \$200-15.B(2) and Table 2) Parking - Less than required (\$200-7, \$200-15.B(2) and Table 2) Parking - Less than required (\$200-7, \$200-15.B(2) and Table 2) Parking - Less than required (\$200-7, \$200-15.B(2) and Table 2) Parking - Less than required (\$200-7 and Table 2) Lot Area - Less than required (\$200-7 and Table 2) Lot Width - Less than required (\$200-7 and Table 2) Frontage - Less than required (\$200-7 and Table 2) Rear Yard Setback - Less than required (Table 2) Rear Yard Setback - Less than required (Table 2) Rear 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 (\$200-7, \$200-15.B(2) and Table 2) Parking - Less than required (\$200-7, \$200-15.B(2) and Table 2) Parking - Less than required (\$200-7, \$200-15.B(2) and Table 2) Open Area - Less than required (\$200-7, \$200-15.B(2) and Table 2) Parking - Less than required (\$200-7, \$200-15.B(2) and Table 2) Open Area - Less than required (\$200-7, \$200-15.B(2) and Table 2) Parking - Less than required (\$200-7, \$200-15.B(2) and Table 2) Open Area - Less than required (\$200-7, \$200-15.B(2) and Table 2) Parking - Less than required (\$200-7, \$200-15.B(2) and Table 2) Open Area - Less than required (\$200-7, \$200-15.B(2) and Table 2) Open Area - Less than required (\$200-7, \$200-15.B(2) and Table 2) Open Area - Less than required (\$200-7, \$200-15.B(2) and Table 2)		
ADDITIONAL HEARINGS REQUIRED Conservation Commission Historic District Commission Planning Board Yes No X No X No X No X No X No X Planning Board Peviewed by For Zoning Department Of Appeals		
DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))		
Yes No (explain)		
Building Official Lay C		

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Project Address 83 Evans Road	_Map(s) / Parcel(s)	138/41
NET OPEN AREA (NOA)	EXISTING	DDODOCED
Lot area = A	10,000	PROPOSED 9,500
Area of features		
footprint of accessory building(s)	260	260
footprint of building	801	991
footprint of deck(s), porch(es), step(s), bulkhead(s)	135	120
number of required parking spaces 2 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	1520	1695
Net Open Area $(NOA) = (A - B)$	7980	7805
GROSS FLOOR AREA (GFA)		
accessory structure(s)	260	260
basement or cellar (area >5' in height)	545	545
1st floor (12' or less in height) NOTE: [for heights exceeding	801	991
2nd floor (12' or less in height) 12' see definition	625	625
3rd floor (12' or less in height) of STORY §200-7]		
4th floor (12' or less in height)		,
attic (area >5' in height)		
area under deck (if >5' in height)		-
roofed porch(es)	77	77
Gross Floor Area (GFA) = sum of the above areas	2308	2498
Proposed total change in GFA = (proposed GFA - existing GF	FA) =	= 190
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ exist	sting GFA) x 100 =	8.2 %
Existing Open Area Ratio = (existing NOA ÷ existing GFA)		= 3.46
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)		3.12
This worksheet applies 1. plan by/dated BLOOM Architecture	12/12/23	uilding Departs
to the following plan(s): 2. plan by/dated North Shore Survey 3. plan by/dated	12/19/23	Of Ann Board
		Wpeals and
Building Official	Date _ /-	8-2027