



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

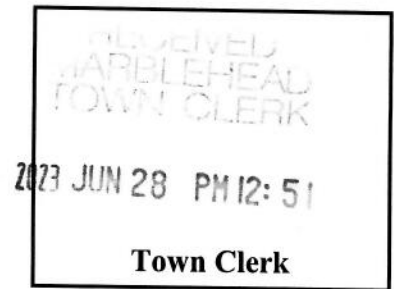
Revision Date: 12-02-20

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 10 Coolidge Road Marblehead, MA 01945

Assessor Map(s) 47 Parcel Number(s) 36-0

OWNER INFORMATION

Signature _____ date _____

Name (printed) Daniel J. Riccio, Trustee

Address 10 Coolidge Road Marblehead, MA 01945

Phone Numbers: home _____ work see contact info below

E-mail _____ fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 6/28/2023

Name (printed) Matthew Wolverton, Law Offices of Lausier & Lausier, LLC

Address 2 Hooper Street Marblehead, MA 01945

Phone Numbers: home _____ work 781 631 8830 x3

E-mail matt@lausierlaw.com fax 781 631 8840

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

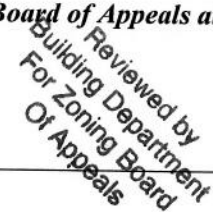
SEE ATTACHED DESCRIPTION

- 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]

2. Town Clerk's stamp (upper right corner) 6/28/23



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

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 10 Coolidge Road Map(s) / Parcel(s) 47/36-0

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 residence

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 checked="" type="checkbox"/> | No <input 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"/> |

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes ☒ No ☐ (explain) BUILDING HEIGHT LISTED ON SURVEY PLAN

Building Official [Signature] Date 6/28/23

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 10 Coolidge Road Map(s) / Parcel(s) 47/36-0

NET OPEN AREA (NOA)

| | <u>EXISTING</u> | <u>PROPOSED</u> |
|--|------------------------|------------------------|
| Lot area = A | <u>14800</u> | <u>14800</u> |
| Area of features | | |
| footprint of accessory building(s) | <u>0</u> | <u>0</u> |
| footprint of building | <u>1900</u> | <u>2178</u> |
| footprint of deck(s), porch(es), step(s), bulkhead(s) | <u>512</u> | <u>644</u> |
| number of required parking spaces <u>2</u> x (9'x 18' per space) | <u>324</u> | <u>324</u> |
| area of pond(s), or tidal area(s) below MHW | <u>0</u> | <u>0</u> |
| other areas (explain) _____ | <u>0</u> | <u>0</u> |
| Sum of features = B | <u>2736</u> | <u>3146</u> |
| Net Open Area (NOA) = (A - B) | <u>12064</u> | <u>11654</u> |

GROSS FLOOR AREA (GFA)

| | | |
|--|-------------|-------------|
| accessory structure(s) | <u>0</u> | <u>0</u> |
| basement or cellar (area >5' in height) | <u>1662</u> | <u>1940</u> |
| 1st floor (12' or less in height) NOTE: [for heights exceeding | <u>1804</u> | <u>1804</u> |
| 2nd floor (12' or less in height) 12' see definition | <u>1744</u> | <u>1744</u> |
| 3rd floor (12' or less in height) of STORY §200-7] | <u>1161</u> | <u>1161</u> |
| 4th floor (12' or less in height) | <u>0</u> | <u>0</u> |
| attic (area >5' in height) | <u>0</u> | <u>0</u> |
| area under deck (if >5' in height) | <u>195</u> | <u>0</u> |
| roofed porch(es) | <u>87</u> | <u>87</u> |
| Gross Floor Area (GFA) = sum of the above areas | <u>6653</u> | <u>6736</u> |

Proposed total change in GFA = (proposed GFA - existing GFA) = 83

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 1.247 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1.81

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.73

This worksheet applies 1. plan by/dated N^o SHORE SURVEY
to the following plan(s): 2. plan by/dated POORE + CO.
3. plan by/dated _____

Reviewed by
Building Department
For Zoning Board
Of Appeals

4-21-2023
10-24-2022

Building Official [Signature] Date 6/28/23

PROJECT DESCRIPTION & RELIEF REQUESTED

10 Coolidge Road, Marblehead, MA 01945

Daniel J. Riccio, Trustee

Daniel J. Riccio Qualified Personal Residence Trust, u/d/t dated May 27, 2008

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing the construction of an addition to an existing deck and enclosure of the area beneath the deck on a pre-existing non-conforming single-family dwelling having less than required Side Yard Setback, exceeding the maximum allowed Height, on a Lot having less than required Lot Width, located at **10 COOLIDGE ROAD** in a **SHORELINE SINGLE RESIDENCE DISTRICT**. The proposed addition to the dwelling will be constructed partially within the Side Yard Setback, but will otherwise conform to all other Dimensional Regulations.

Reviewed by
Building Department
For Zoning Board
Of Appeals