



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

RECEIVED
MARBLEHEAD
TOWN CLERK

2022 JUN 16 PM 3:15

Town Clerk

Project Address 143 Village Street

Assessor Map(s) 121 Parcel Number(s) 11

OWNER INFORMATION

Signature _____ date _____

Name (printed) Matthew Morse and Ingrid Anderson

Address 143 Village Street, Marblehead, MA 01945

Phone Numbers: home 781-953-2030 work _____

E-mail matt@ryanmarineservices.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 6/13/22

Name (printed) Matthew Morse and Ingrid Anderson

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 a single family dwelling located in
the single residence district on a lot with less than the required lot area, lot frontage, lot width
and side yard setback. The addition will exceed the allowed 10% expansion for a non-conforming
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] 6-15-22

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 143 Village Street

Map(s) / Parcel(s) 121/11

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 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)
X Lot Width - Less than required (§200-7)
X 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)
_____ Open Area - Less than required (§200-7, §200-15.B(2) and Table 2)
X 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)
_____ 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)
X 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 _____	No <u>X</u> _____
Historic District Commission	Yes _____	No <u>X</u> _____
Planning Board	Yes _____	No <u>X</u> _____

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes X No _____ (explain) _____

Building Official _____

Date 6-15-22

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 143 Village Street

Map(s) / Parcel(s) 121/11

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>6,506</u>	<u>6,506</u>
Area of features		
footprint of accessory building(s)	<u>0</u>	<u>0</u>
footprint of building	<u>816</u>	<u>1,120</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>388</u>	<u>388</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>1,528</u>	<u>1,832</u>
Net Open Area (NOA) = (A - B)	<u>4,978</u>	<u>4,674</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>0</u>	<u>0</u>
basement or cellar (area >5' in height)	<u>624</u>	<u>624</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>789</u>	<u>1,120</u>
2nd floor (12' or less in height) 12' see definition	<u>390</u>	<u>1,097</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>0</u>	<u>0</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>0</u>	<u>0</u>
roofed porch(es)	<u>238</u>	<u>238</u>
Gross Floor Area (GFA) = sum of the above areas	<u>2,041</u>	<u>3,079</u>

Proposed total change in GFA = (proposed GFA - existing GFA) = 1,038

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = .51 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1:2.44

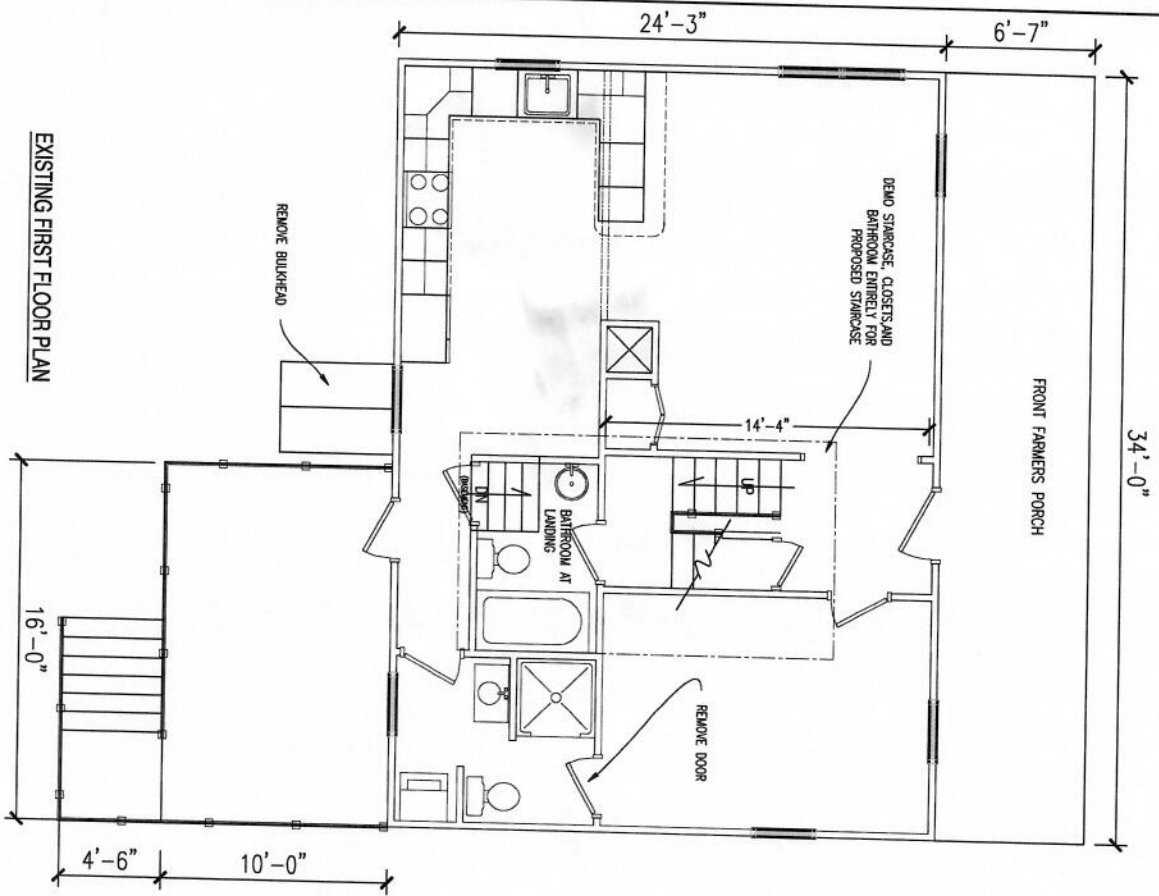
Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1: 1.52

This worksheet applies 1. plan by/dated M.S Construction/ 5/2/2022
 to the following plan(s): 2. plan by/dated North Shore Survey / 05/18/2022
 3. plan by/dated _____

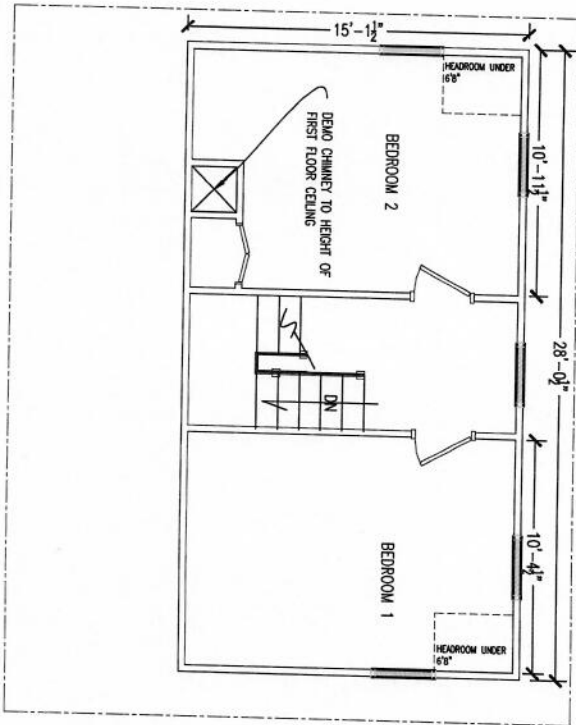
Building Official _____

Date 6-15-22

Reviewed by
Building Department
For Zoning Board
Of Appeals



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

- NOTES:
- EXISTING FIRST FLOOR GROSS AREA= 789SF
 - EXISTING SECOND FLOOR GROSS AREA= 390SF
 - REMOVE ALL WALL CEILINGS AND FLOORING ON SECOND FLOOR DOWN TO ROUGH FRAMING
 - DEMO BATHROOM AT STAIR LANDING ENTIRELY
 - DEMO STAIRCASE ENTIRELY

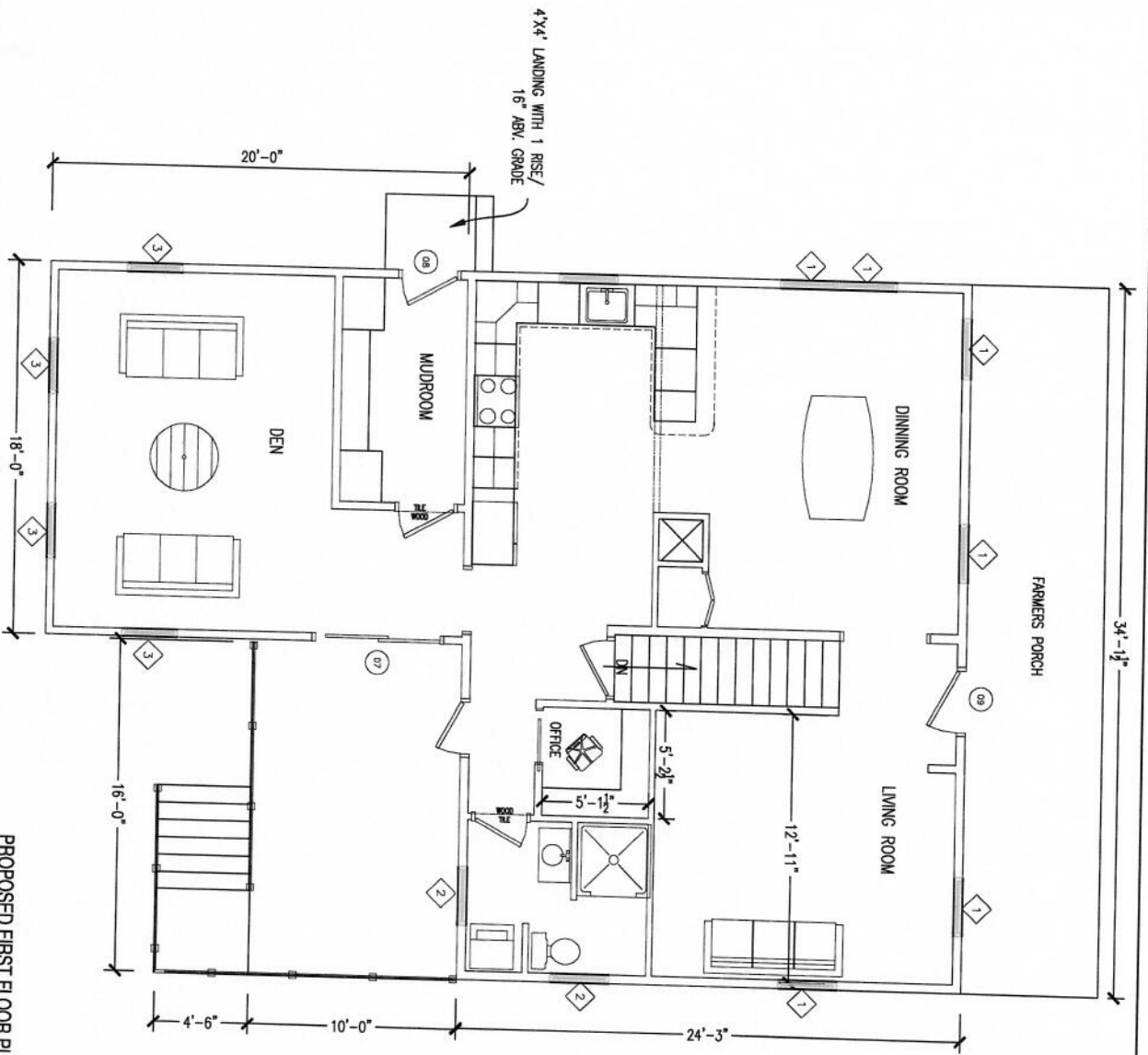
SCALE: 3/16"=1'

A1.1

M.S. CONSTRUCTION
GENERAL CONTRACTOR
12 SUNSET RD. NANTUCKET, MA 01945
(781) 551-4266

JOB:
MORSE RESIDENCE
143 VILLAGE ST.
MARBLEHEAD, MA 01945

REVISIONS:
1-17-22
5-3-22



PROPOSED FIRST FLOOR PLAN

- NOTES:
- PROPOSED FIRST FLOOR GROSS AREA= 1120 SF
 - PROPOSED SECOND FLOOR GROSS AREA= 1097 SF
 - NO WORK TO KITCHEN, DINING ROOM, AND FIRST FLOOR BATH
 - NO WORK TO FRONT FARMERS PORCH

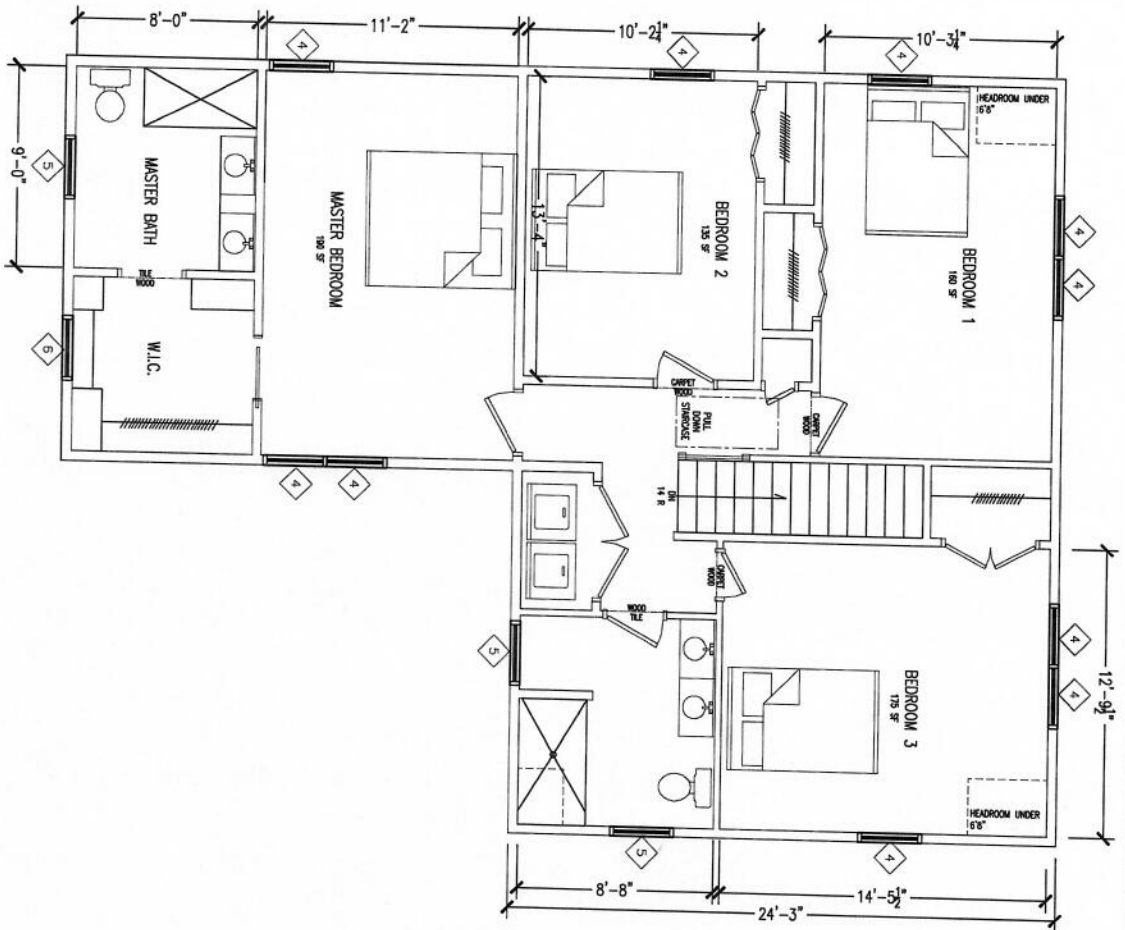
M.S. CONSTRUCTION
GENERAL CONTRACTOR
12 S. STREET RD. NANTUCKET, MA 01908
(508) 426-4266

JOB:
MORSE RESIDENCE
143 VILLAGE ST.
MARBLEHEAD, MA 01945

REVISIONS:
1-17-22
5-3-22

SCALE: 3/16"=1'

A2.1



WINDOW AND DOOR SCHEDULE

MK	SIZE R.O.		TYPE	ANDER. #	QTY	NOTES
	W	H				
1	2'-10 1/2"	4'-8 1/2"	DH	TW2846	6	6'8" 10 HEADER
2	2'-10 1/2"	4'-4 1/2"	DH	TW2842	2	TEMPERED/ 6'8" 10 HEADER
3	2'-10 1/2"	5'-0 1/2"	DH	TW210410	6	6'8" HEADER HEIGHT
4	2'-10 1/2"	4'-4 1/2"	DH	TW2842	10	6'8" HEADER HEIGHT
5	2'-10 1/2"	4'-0 1/2"	DH	TW28310	3	TEMPERED/ 6'8" HEADER HEIGHT
6	2'-10 1/2"	4'-0 1/2"	DH	TW28310	1	6'8" HEADER HEIGHT
7	6'-0"	6'-8"	SLIDER	FW20068	1	
8	2'-10 1/2"	6'-10 1/2"			1	
9	3'-2 1/2"	6'-10 1/2"			1	

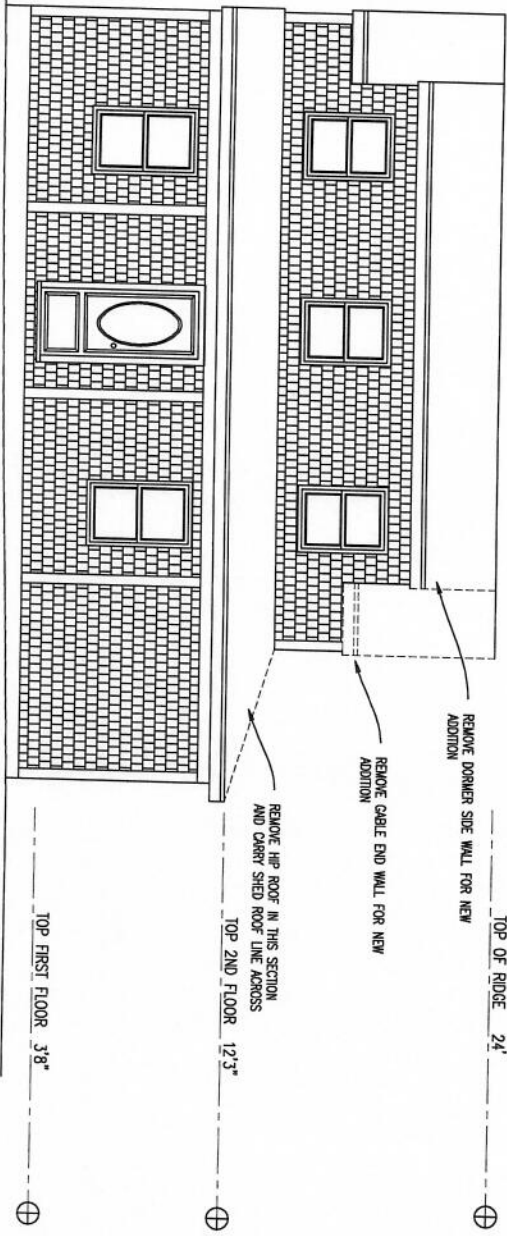
M.S. CONSTRUCTION
 GENERAL CONTRACTOR
 12 SUMMIT RD. NANTUCKET, MA 01908
 (508) 225-4266

JOB:
 MORSE RESIDENCE
 143 VILLAGE ST
 MARBLEHEAD, MA 01915

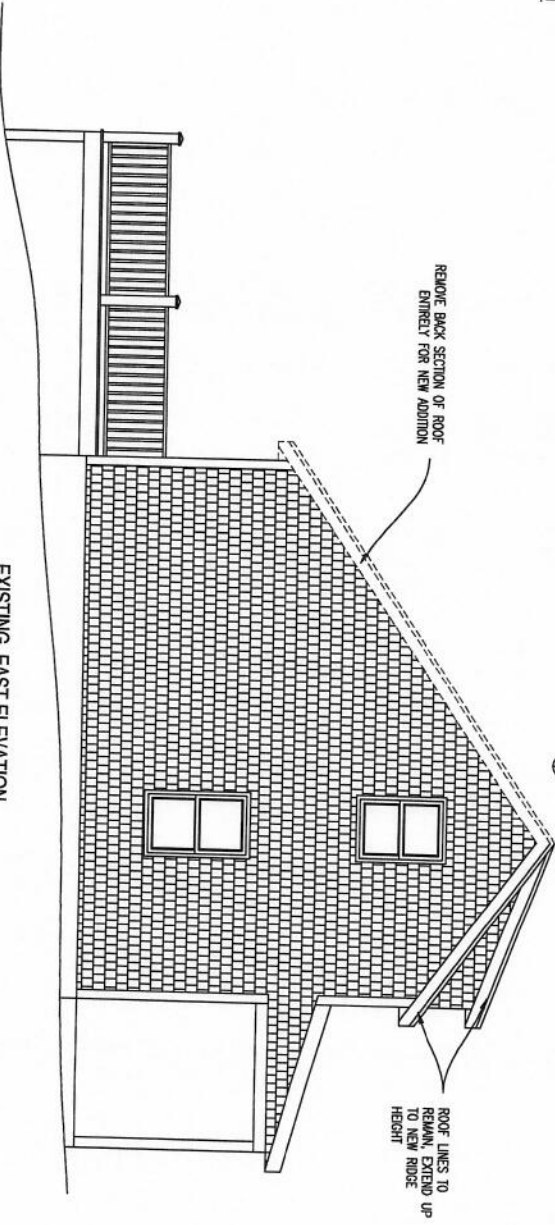
REVISIONS:
 1-17-22
 5-3-22

SCALE: 3/16"=1'

A 2.2



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION

M.S. CONSTRUCTION
GENERAL CONTRACTOR
12 SUNSET RD. NANTUCKET, MA 01908
(508) 541-6086

JOB:
MORSE RESIDENCE
143 VILLAGE ST.
MARBLEHEAD, MA 01945

REVISIONS:
1-17-22
5-3-22

SCALE: 3/16"=1'

EL. 1.1

M.S. CONSTRUCTION
GENERAL CONTRACTOR
1250 WEST 1000 N. MA 01906
(781) 438-4266

JOB:

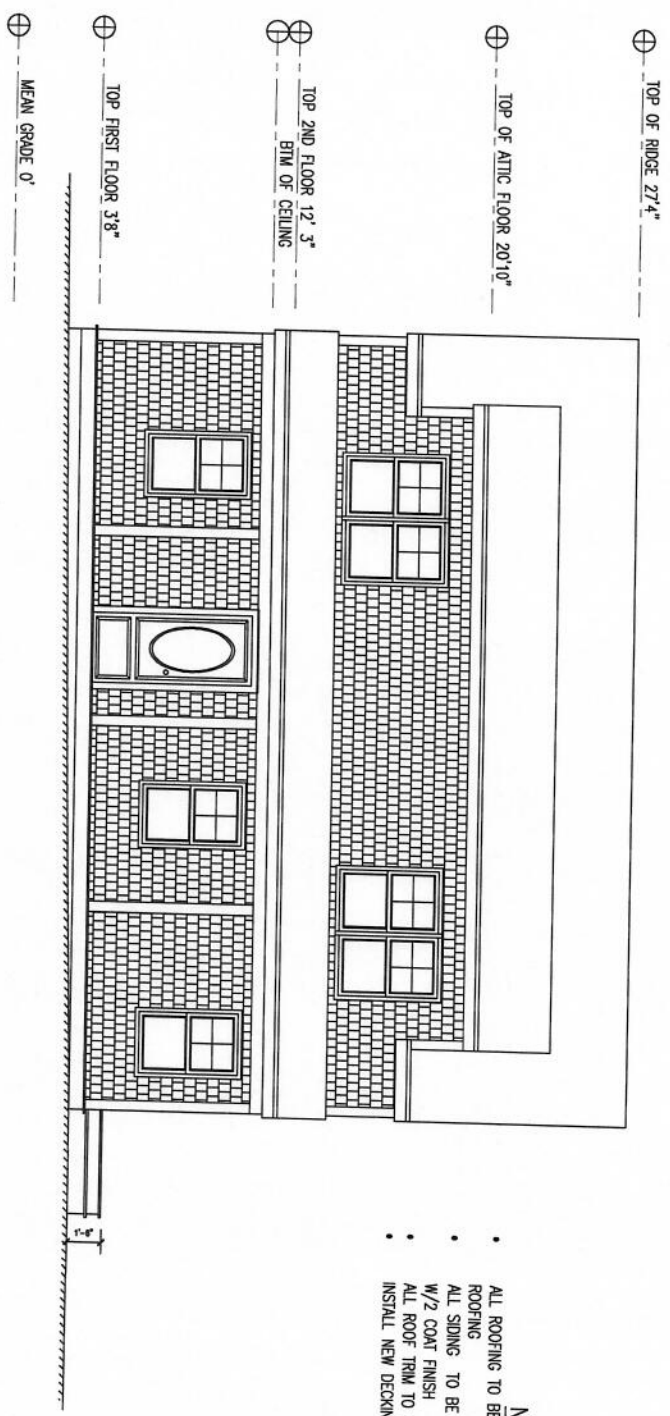
MORSE RESIDENCE
143 VILLAGE ST
MARBLEHEAD, MA 01945

REVISIONS:

1-17-22
5-3-22

NOTES:

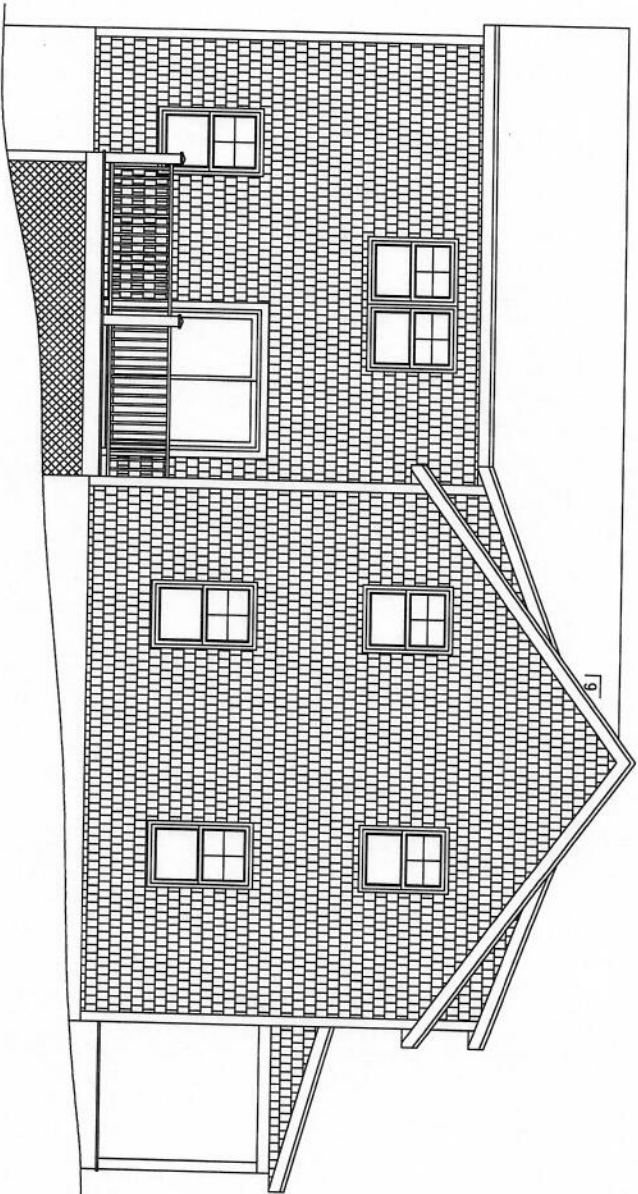
- ALL ROOFING TO BE ARCHITECTURAL ASPHALT
- ROOFING
- ALL SIDING TO BE WABEC WHITE CEDAR SHINGLES
- W/2 COAT FINISH
- ALL ROOF TRIM TO BE WHITE PVC TRIMBOARDS
- INSTALL NEW DECKING ON FRONT PORCH



SCALE: 3/16"=1'

EL. 2.1

- ⊕ TOP OF RIDGE 27'4"
- ⊕ TOP OF ATTIC FLOOR 20'10"
- ⊕ TOP 2ND FLOOR 12'3"
- ⊕ BTM OF CEILING
- ⊕ TOP FIRST FLOOR 3'8"
- ⊕ MEAN GRADE 0'



PROPOSED EAST ELEVATION

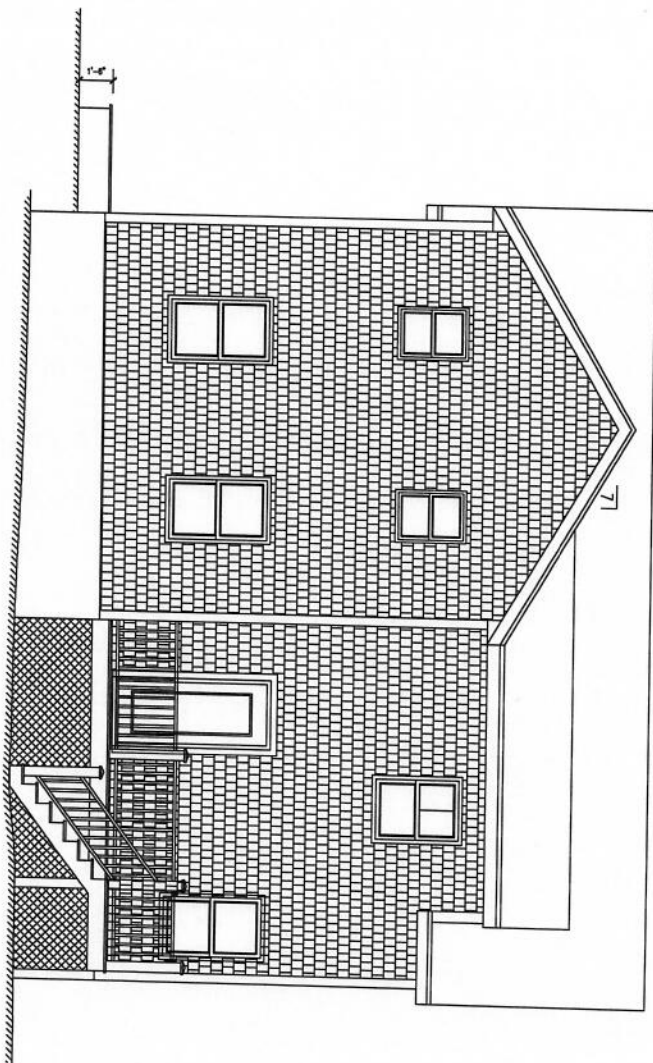
M.S. CONSTRUCTION
GENERAL CONTRACTOR
12 HUNTERTON AVENUE
BOSTON, MA 02118

JOB:
MORSE RESIDENCE
143 VILLAGE ST
MARBLEHEAD, MA 01945

REVISIONS:
1-17-22
5-3-22

SCALE: 3/16"=1'

EL. 2.2



PROPOSED SOUTH ELEVATION

SCALE: 3/16"=1'

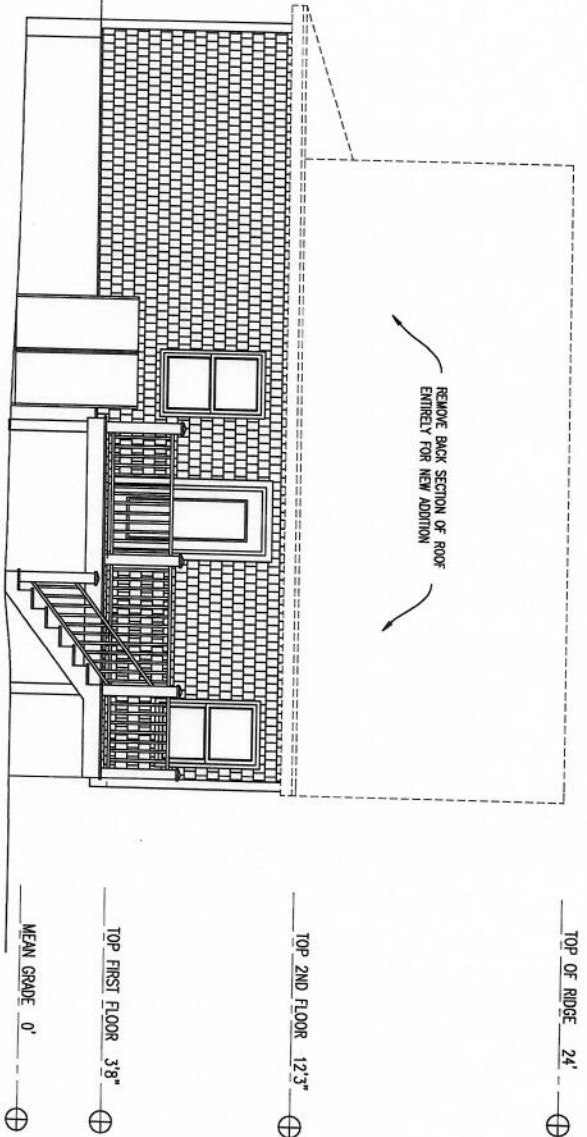
EL. 2.3

M.S. CONSTRUCTION
GENERAL CONTRACTOR
12 LINCOLN RD. MAHANT MA 01948
(781) 406-4066

JOB:
MORSE RESIDENCE
143 VILLAGE ST
MARBLEHEAD, MA 01945

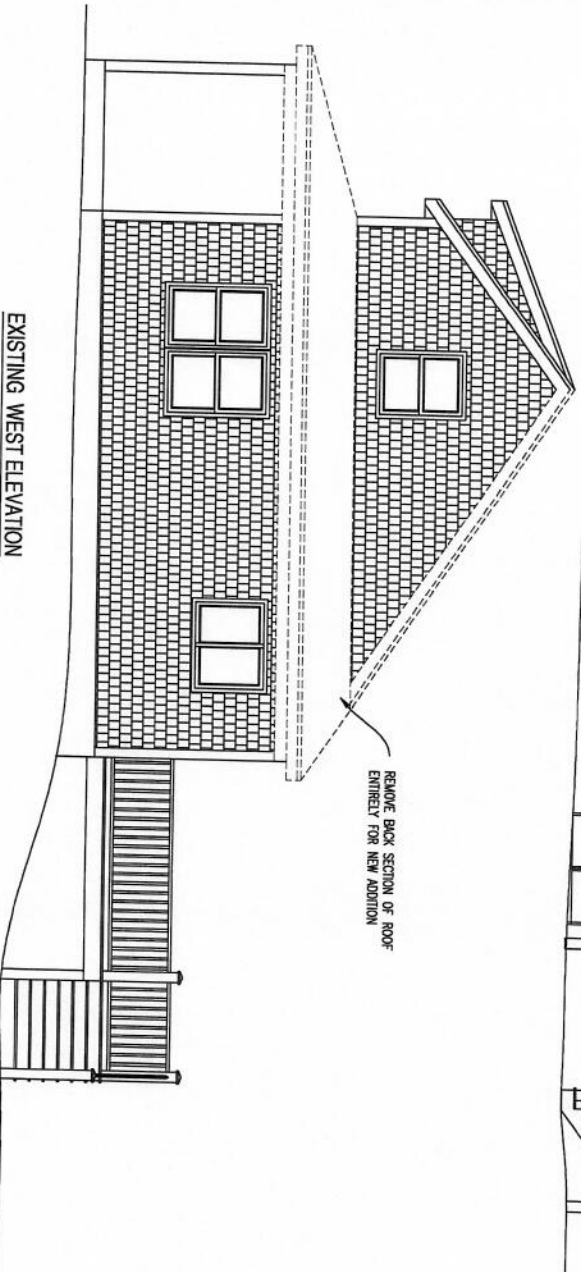
REVISIONS:
1-17-22
5-3-22

EXISTING SOUTH ELEVATION



REMOVE BACK SECTION OF ROOF
ENTIRELY FOR NEW ADDITION

EXISTING WEST ELEVATION



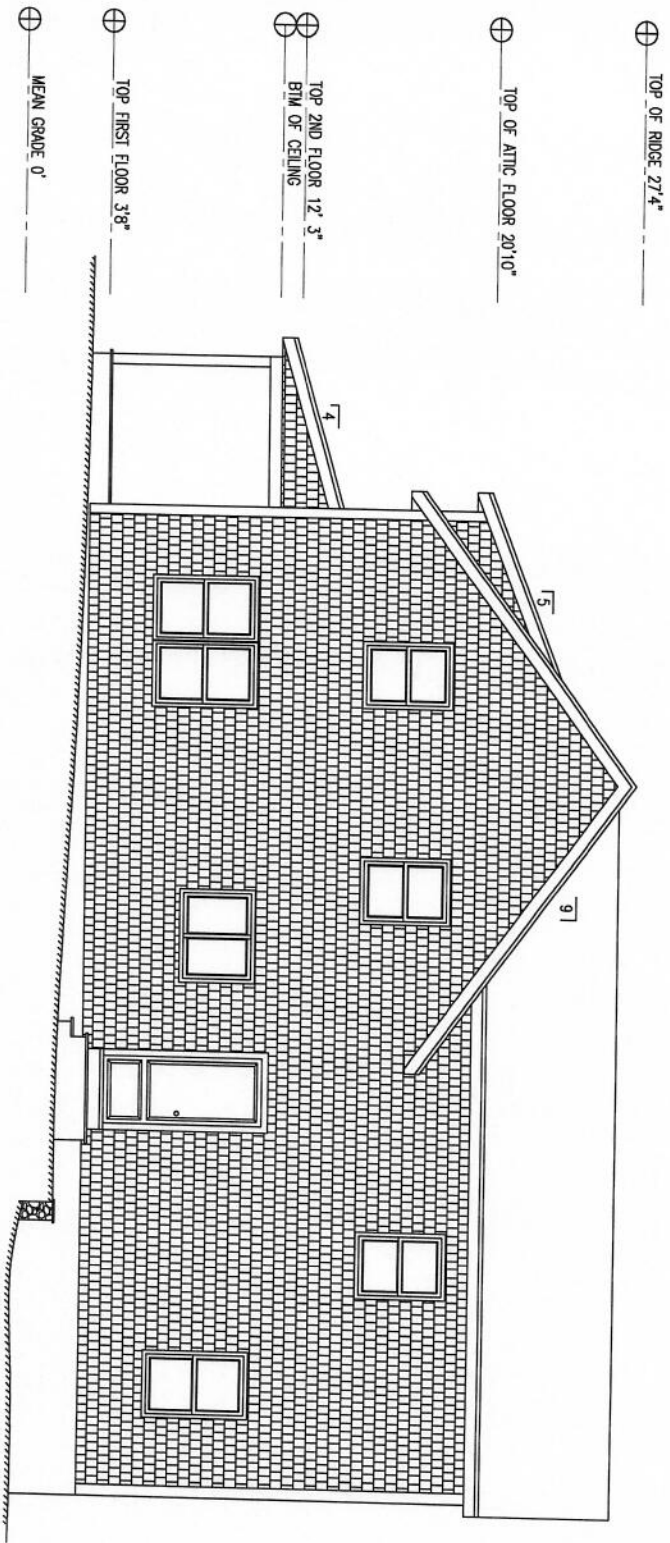
M.S. CONSTRUCTION
GENERAL CONTRACTOR
12 BURNETT BLVD. WILMANTON, MA 01945
(508) 455-1234

JOB:
MORSE RESIDENCE
143 VILLAGE ST
MARLBOROUGH, MA 01945

REVISIONS:
1-17-22
5-3-22

SCALE: 3/16"=1'

EL. 1.2



PROPOSED WEST ELEVATION

M.S. CONSTRUCTION
GENERAL CONTRACTOR
12 BURNETT STREET, SUITE 200
MARBLEHEAD, MA 01945

JOB:
MORSE RESIDENCE
143 VILLAGE ST
MARBLEHEAD, MA 01945

REVISIONS:
1-17-22
5-3-22

SCALE: 3/16"=1'

EL. 2.4