



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

ZBA APPLICATION

PAGE 1 of 3

RECEIVED
MARBLEHEAD
TOWN CLERK

2022 NOV -3 AM 11:04

Town Clerk

Project Address 31 Shetland Road

Assessor Map(s) 31 Parcel Number(s) 19

OWNER INFORMATION

Signature _____ date _____

Name (printed) Matthew & Ali DiFrancesco

Address 31 Shetland Road, Marblehead

Phone Numbers: home _____ work 518-441-5223 (Matt)

E-mail matthew.j.difrancesco@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Craig Bosworth date 11-1-2022

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

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature] 11-2-22

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Page 2 of 3

Project Address 31 Shetland Road **Map(s) / Parcel(s)** 31 / 17

B B1 BR CR SCR ECR GR SGR(SR) SSR ESR SESR HBR U SU

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

PROPOSED CHANGE OF USE

PROPOSED CONSTRUCTION QUALIFIES AS “Building New” (§200-7) Yes ☐ No ☒

No Existing Dimensional Non-conformities

No New Dimensional Non-conformities

Planning Board Yes No X
Yes No X

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

Building Official  Date 11-2-2022

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 31 Shetland Road

Map(s) / Parcel(s)

31 - 19

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

8865

8865

Area of features

footprint of accessory building(s)

0 SF

0 SF

footprint of building

1385 SF

1936 SF

footprint of deck(s), porch(es), step(s), bulkhead(s)

217 SF

60 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

1926

2320 SF

Net Open Area (NOA) = (A - B)

6939 SF

6545 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area > 5' in height)

702 SF

1153 SF

1st floor (12' or less in height) NOTE:

[for heights exceeding

1385 SF

1936 SF

2nd floor (12' or less in height)

12' see definition

702 SF

1388 SF

3rd floor (12' or less in height)

of STORY ~200-7]

0

0 SF

4th floor (12' or less in height)

0

0

attic (area > 5' in height)

232

232

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

3021 SF

4709 SF

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

= 1688 SF

Percent change in GFA = (proposed total change in GFA / existing GFA) x 100

= 55.88 %

Existing Open Area Ratio = (existing NOA / existing GFA)

= 2.30

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

= 1.39

This worksheet applies

1. plan by/dated North Shore Survey

20-Sep-22

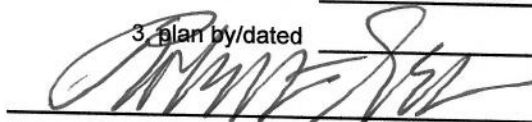
to the following plan(s):

2. plan by/dated Bosworth Architect LLC

12-Oct-22

3. plan by/dated _____

Building Official



Date 11-2-2022

Reviewed by
Building Department
For Zoning Board
Of Appeals



BOSWORTH
ARCHITECT L.L.C.

November 2, 2022

Zoning Board of Appeals

Mary Alley Municipal Building
7 Widger Road
Marblehead, MA 01945

RE: Zoning Board of Appeals Application – **31 Shetland Road**

Zone: **Single Residence**

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 single-family dwelling with less than required Lot Area and side-yard setback violation located at 31 Shetland Road, Marblehead, MA.

This project consists of additions of a family room and kitchen addition to the first floor. The second floor will benefit from a new master bedroom suite and the laundry room relocated from the basement.

The proposed addition will be built over the garage which is within the side-yard setback. As the existing house is non-conforming our additions will also exceed the allowable 10% limit. All other dimensional regulations including Open Space will be met.

Thank you,

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

Reviewed by
Building Department
For Zoning Board
Of Appeals