

Town of Marblehead

ZONING BOARD OF APPEALS

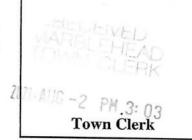
Mary A. Alley Municipal Building 7 Widger Road, Marblehead, MA 01945

tel: 781-631-1529

fax: 781-631-2617 Revision Date: 12-02-20

ZBA APPLICATION

PAGE 1 of 3



Project Address_ 41 Devereux Street
Assessor Map(s) 69 Parcel Number(s) 4
Signature Holly and Jason/Matulewicz date 7/29/21
Address 41 Devereux Street
Phone Numbers: home 617-861-7863_ work
E-mail hollyharrison@hotmail.com faxfax
APPLICANT or REPRESENTATIVE INFORMATION (if different from owner) Signature
Address 254 Bay Road, Hamilton, MA 01982
Phone Numbers: homework978-530-4705
E-mail brian@bdsdesigninc.com faxfax
PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary) Add new 12'x19.4' deck on rear of home that will encroach 8.3' into rear setback Existing lot is non-conforming in lot area, frontage, front, rear and side yard setbacks, with undersize parking area. The existing shed is in the side and rear yard setbacks

- 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 and stampe

the signed and stamped application (3 pages);

o current survey plan (not older than 90 days) as prepared by a Registered Professional Land Surveyor;

o the project design plans as required;

- o 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)

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/

Town of Marblehead <u>ZBA-APPLICATION</u> Page 2 of 3

Revision Date: 12-02-2020

Project Address 41 Devereux St	treet Map(s) / Parcel(s) 69/4
ZONING DISTRICT (circle all that app	
CHARLES TO BE CK SCR EC	CR GR SGR <u>SR</u> SSR ESR SESR HBR U SU
<u>CURRENT USE</u> (explain) Single F	Family Residential
CURRENT USE CONFORMS TO ZO	ONING (Article IV, Table 1)
Yes X No (explain)	
PROPOSED CHANGE OF USE	
No X Yes (explain)	
PROPOSED CONSTRUCTION QUA	LIFIES AS "Building New" (§200-7) Yes NoX
EXISTING DIMENSIONAL NON-CO	
X Lot Area - Less than required (§2	00-7 and Table 2)
Lot Width - Less than required (8	5200-7)
X Frontage - Less than required (82)	00-7 and Table 2)
X Front Yard Setback - Less than	required (Table 2)
X Rear Yard Setback - Less than r	required (Table 2)
Side Yard Setback - Less than re	equired (Table 2)
Height - Exceeds maximum allow	red (8200-7 and Table 2)
Open Area - Less than required (8	8200-7 8200-15 R(2) and Table 2)
A Farking - Less than required land	ausi
— Ton-conformities (explain	n) SHED IN SIDE A DELLA COLOR
No Existing Dimensional Non-o	conformities
NEW DIMENSIONAL NON-CONFO	DMITIES
Lot Area - Less than required (§20	OO 7 and Table 2)
Lot Width - Less than required (§26)	200.7)
Frontage - Less than required (§20	200-7)
Front Yard Setback - Less than	required (Table 2)
X Rear Yard Setback - Less than re	equired (Table 2)
Side Yard Setback - Less than re	equired (Table 2)
Height - Exceeds maximum allowe	ed (\$200-7 and Table 2)
Open Area - Less than required (8	200-7 8200-15 R(2) and Table 2)
 Parking - Less than required: unde	rsized: tandem (8200 17 to 8200 21) (: 1 11 11
Zacceds 10 /6 Expansion Limits	S IOT Non-conforming Ruilding (\$200.20 D)
Other Non-conformities (explain	1)
No New Dimensional Non-confo	ormities
ADDITIONAL HEARINGS REQUIRE	ΞD
Conservation Commission	Yes No X Reviewed by
Historic District Commission	Yes No X Building Department For Zoning Board
Planning Board	Yes No _ X
DESIGN & SURVEY PLANS MEET -2	ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))
Yes X No (explain)	(() () () () () () () () () (
Building Official AMBAL	7 XG1
Building Official //////	Date 7-30-2021

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Revision Date: 12-02-2020

Project Address 41 Devereux Street	_ Map(s) / Parcel(s)	69/4	
NET OPEN AREA (NOA)	EXISTING		
Lot area = A	5,800 SF	<i>PROPOSED</i> 5,800 SF	
Area of features			
footprint of accessory building(s)	342 SF	342 SF	
footprint of building	871 SF	871 SF	
footprint of deck(s), porch(es), step(s), bulkhead(s)	194 SF	443 SF	
number of required parking spaces2 x (9'x 18' per space)	324 SF	324 SF	
area of pond(s), or tidal area(s) below MHW		-	
other areas (explain)	-		
Sum of features $= B$	1,749 SF	1,980 SF	
Net Open Area $(NOA) = (A - B)$	4,051 SF	3,820 SF	
GROSS FLOOR AREA (CEA)			
GROSS FLOOR AREA (GFA) accessory structure(s)			
basement or cellar (area >5' in height)	342 SF	342 SF	
	871 SF	871 SF	
2 d G (12) d (12)	871 SF	871 SF	
2-1 flags (12)	832 SF	832 SF	
01 STORY §200-/]		-	
(vi ross in neight)			
attic (area >5' in height)	154 SF	154 SF	
area under deck (if >5' in height)			
roofed porch(es)	126 SF	126 SF	
Gross Floor Area (GFA) = sum of the above areas	3,196 SF	3,196 SF	
<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA) =		0 SF	
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ exis	ting GFA) x 100 =	0 %	
Existing Open Area Ratio = (existing NOA ÷ existing GFA) =		1.27	
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)) =	1.20	
This worksheet applies 1. plan by/dated TAROSZ AND SURVEY 7-28-21 to the following plan(s): 2. plan by/dated BDS DESIGN ING 7-30-21 3. plan by/dated Reviewed by Building Department For Zoning Board Of Appeals Building Official Date 8-2-2021			
ОТ Арре	aio		