



TOWN SEAL

tel: 781-631-1529

fax: 781-631-2617

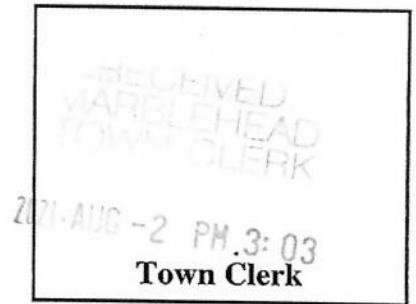
Revision Date: 12-02-20

# 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 41 Devereux Street

Assessor Map(s) 69 Parcel Number(s) 4

### **OWNER INFORMATION**

Signature Holly Matulewicz date 7/29/21

Name (printed) Holly and Jason Matulewicz

Address 41 Devereux Street

Phone Numbers: home 617-861-7863 work

E-mail hollyharrison@hotmail.com fax

### **APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature Brian Stein date 7/29/21

Name (printed) Brian Stein - BDS Design, Inc

Address 254 Bay Road, Hamilton, MA 01982

Phone Numbers: home  work 978-530-4705

E-mail brian@bdsdesigninc.com fax

### **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 undersized 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 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] 8/2/21

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/](http://www.marblehead.org/)**



**Town of Marblehead**  
**ZBA-APPLICATION**  
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Revision Date: 12-02-2020

Project Address 41 Devereux Street

Map(s) / Parcel(s) 69/4

**NET OPEN AREA (NOA)**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Lot area = A	<u>5,800 SF</u>	<u>5,800 SF</u>
Area of features		
footprint of accessory building(s)	<u>342 SF</u>	<u>342 SF</u>
footprint of building	<u>871 SF</u>	<u>871 SF</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>194 SF</u>	<u>443 SF</u>
number of required parking spaces <u>2</u> x (9' x 18' per space)	<u>324 SF</u>	<u>324 SF</u>
area of pond(s), or tidal area(s) below MHW	<u>-</u>	<u>-</u>
other areas (explain) _____	<u>-</u>	<u>-</u>
Sum of features = B	<u>1,749 SF</u>	<u>1,980 SF</u>
Net Open Area (NOA) = (A - B)	<u>4,051 SF</u>	<u>3,820 SF</u>

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	<u>342 SF</u>	<u>342 SF</u>
basement or cellar (area > 5' in height)	<u>871 SF</u>	<u>871 SF</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>871 SF</u>	<u>871 SF</u>
2nd floor (12' or less in height) 12' see definition	<u>832 SF</u>	<u>832 SF</u>
3rd floor (12' or less in height) of STORY §200-7]		
4th floor (12' or less in height)		
attic (area > 5' in height)	<u>154 SF</u>	<u>154 SF</u>
area under deck (if > 5' in height)		
roofed porch(es)	<u>126 SF</u>	<u>126 SF</u>
Gross Floor Area (GFA) = sum of the above areas	<u>3,196 SF</u>	<u>3,196 SF</u>

<b><u>Proposed total change in GFA</u></b> = (proposed GFA - existing GFA)	=	<u>0 SF</u>
<b><u>Percent change in GFA</u></b> = (proposed total change in GFA ÷ existing GFA) x 100	=	<u>0</u> %
<b><u>Existing Open Area Ratio</u></b> = (existing NOA ÷ existing GFA)	=	<u>1.27</u>
<b><u>Proposed Open Area Ratio</u></b> = (proposed NOA ÷ proposed GFA)	=	<u>1.20</u>

This worksheet applies 1. plan by/dated JAROSZ LAND SURVEY 7-28-21  
to the following plan(s): 2. plan by/dated BDS DESIGN INC 7-30-21  
3. plan by/dated \_\_\_\_\_

Building Official \_\_\_\_\_

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

Date

8-2-2021