



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

2021 MAY 12 PM 4:39

ZBA APPLICATION

PAGE 1 of 3

Town Clerk

Project Address 60 ROCKAWAY AVE

Assessor Map(s) 10 Parcel Number(s) 25

OWNER INFORMATION

Signature _____ date _____

Name (printed) ALISON WILLIAMS

Address 60 ROCKAWAY AVE

Phone Numbers: home 781 631-1938 work _____

E-mail INFO@LASSAHASLANDSCAPINGINC.COM fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 4/21/21

Name (printed) GARY CANNER

Address 76 BEACON ST

Phone Numbers: home 781-631-1654 work _____

E-mail gcanner@adesignworks.com fax _____

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

ADD A 2-STORY ADDITION PARTIALLY OVER EXISTING GARAGE,
EXPAND EXISTING KITCHEN, AND ADD A DECK (6' HT). PROPOSED
WORK CONFORMS TO ZONING BUT EXISTING BUILDING ENCLOSES
INTO SETBACK ON TWO SIDES & FRONT & EXPANSION EXCEEDS 10%.

- 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

Reviewed by
Building Department
For Zoning Board
Of Appeals

1. Building Commissioner (pages 1, 2 and 3) [Signature] MAY 12, 2021

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

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

Town of Marblehead
ZBA-APPLICATION

Page 2 of 3

Revision Date: 12-02-2020

Project Address 60 ROCKAWAY AVE Map(s) / Parcel(s) 10/25

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

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

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

Yes ☒ No ☐ (explain) _____

Building Official [Signature] Date 5-12-21

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 60 ROCKAWAY AVE Map(s) / Parcel(s) 10/25

NET OPEN AREA (NOA)

| | <u>EXISTING</u> | <u>PROPOSED</u> |
|---|------------------------|------------------------|
| Lot area = A | <u>6411</u> | <u>6411</u> |
| Area of features | | |
| footprint of accessory building(s) | <u>—</u> | <u>—</u> |
| footprint of building (1251 + 355 = 1606) | <u>1251</u> | <u>1606</u> |
| footprint of deck(s), porch(es), step(s), bulkhead(s) | <u>98</u> | <u>324</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>—</u> | <u>—</u> |
| other areas (explain) <u>CHRYSLER COOP (5' x 8')</u> | <u>40</u> | <u>0</u> |
| Sum of features = B | <u>1713</u> | <u>2254</u> |
| Net Open Area (NOA) = (A - B) | <u>4698</u> | <u>4157</u> |

GROSS FLOOR AREA (GFA)

| | | |
|--|-------------|---------------------|
| accessory structure(s) | <u>—</u> | <u>—</u> |
| basement or cellar (area > 5' in height) | <u>848</u> | <u>934</u> |
| 1st floor (12' or less in height) NOTE: [for heights exceeding | <u>1251</u> | <u>(1251 + 355)</u> |
| 2nd floor (12' or less in height) 12' see definition | <u>867</u> | <u>1606</u> |
| 3rd floor (12' or less in height) <u>(GARAGE ATTIC)</u> of STORY §200-7] | <u>—</u> | <u>(867 + 206)</u> |
| 4th floor (12' or less in height) | <u>—</u> | <u>1073</u> |
| attic (area > 5' in height) | <u>283</u> | <u>(283 + 42)</u> |
| area under deck (if > 5' in height) | <u>—</u> | <u>325</u> |
| roofed porch(es) | <u>47</u> | <u>27</u> |
| Gross Floor Area (GFA) = sum of the above areas | <u>3296</u> | <u>3965</u> |

Proposed total change in GFA = (proposed GFA - existing GFA) = 669

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 669/3296 % 20.3%

Existing Open Area Ratio = (existing NOA ÷ existing GFA) 4698/3296 = 1.43

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) 4157/3965 = 1.05

This worksheet applies 1. plan by/dated N.O. STORE SURVEY ~ 4-21-21
to the following plan(s): 2. plan by/dated ARCHITECTURAL DESIGNWORKS ~ 4-21-21

3. plan by/dated [Signature] Reviewed by [Signature]
Building Official [Signature] Building Department
For Zoning Board Date 5-12-21
Of Appeals

PROJECT DESCRIPTION

Project involves the renovation and addition to an existing, 2 story, single-family, wood framed, residence with the following scope:

INTERIOR

- Basement: Add stairs from Basement to 1st floor.
- 1st Floor: Convert Garage to Entry & Storage. Expand Kitchen and add a deck.
- 2nd Floor: Add Master Bathroom.

EXTERIOR

- Add a 2-story addition to the rear and partially above the existing Garage.
- Add a deck.

PROJECT TEAM

ARCHITECT

Architectural DesignWorks, LLC
76 Beacon St
Marblehead, MA 01945

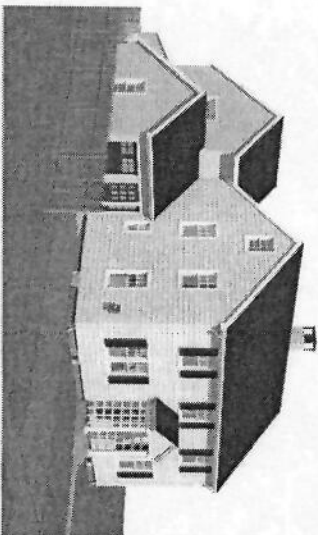
SURVEYOR

Northshore Survey
14 Brown St
Salem, MA 01970

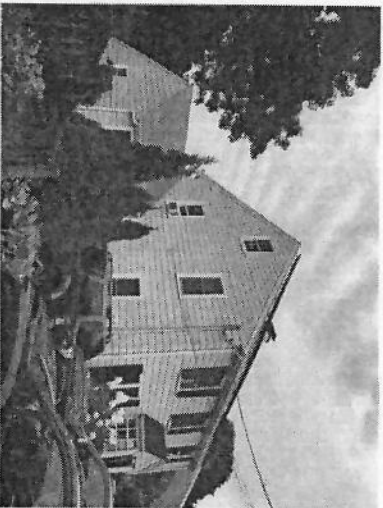
DRAWING INDEX

DRAWING INDEX

- | | |
|-----|---|
| A-1 | PROJECT INFORMATION |
| A-2 | SURVEY |
| A-3 | BASEMENT PLANS (EXISTING & PROPOSED) |
| A-4 | 1ST FLOOR PLANS (EXISTING & PROPOSED) |
| A-5 | 2ND FLOOR PLANS (EXISTING & PROPOSED) |
| A-6 | ATTIC FLOOR PLANS (EXISTING & PROPOSED) |
| A-7 | ELEVATIONS (EXISTING & PROPOSED) |
| A-8 | ELEVATIONS (EXISTING & PROPOSED) |

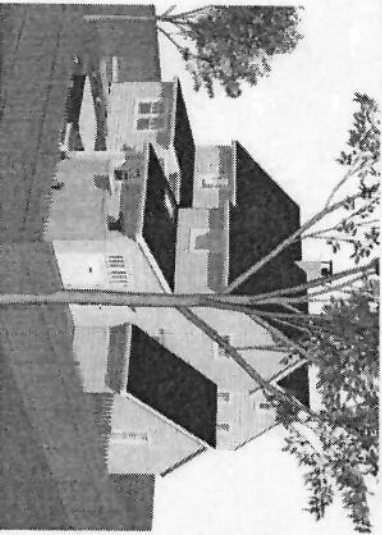


PROPOSED

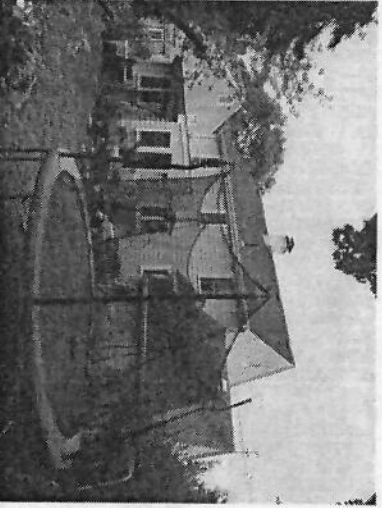


EXISTING

VIEW FROM ROCKAWAY AVE



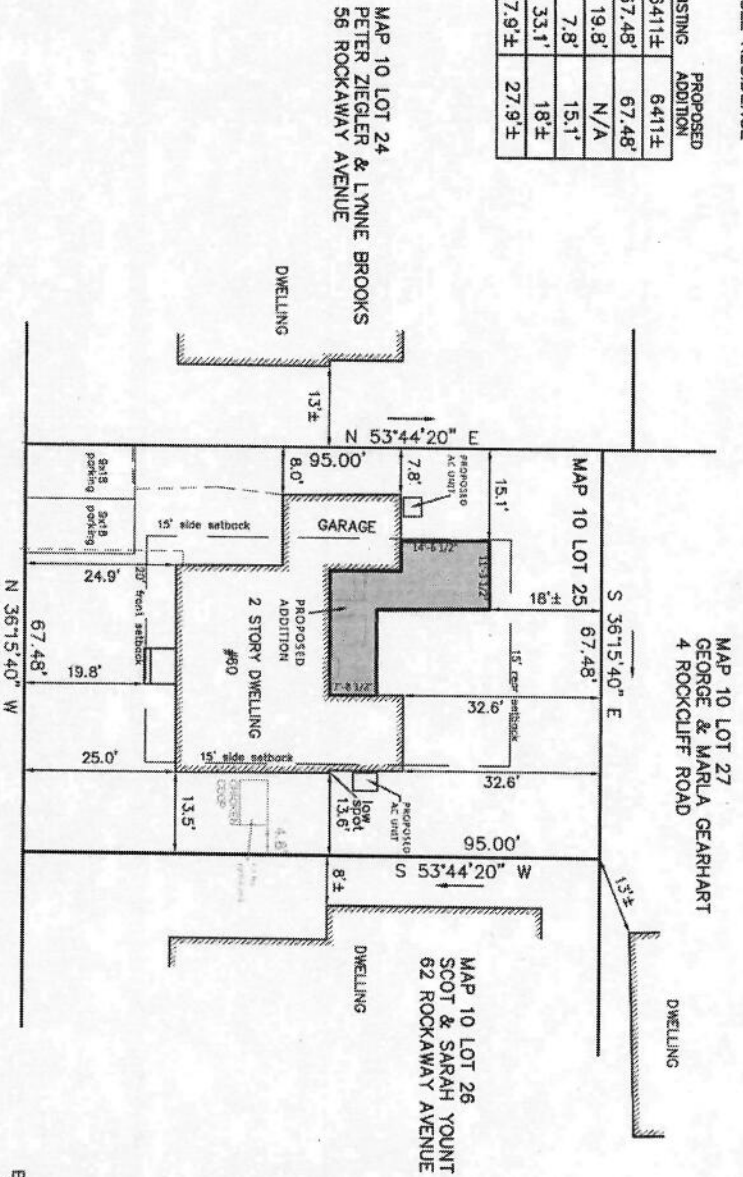
PROPOSED



EXISTING

VIEW FROM BACKYARD

| | REQUIRED | EXISTING | PROPOSED ADDITION |
|--------------|----------|----------|----------------------|
| LOT AREA | 10000 | 6411± | 6411± |
| FRONTAGE | 100 | 67.48' | 67.48' |
| FRONT | 20 | 19.8' | N/A |
| SIDE | 15 | 7.8' | 15.1' |
| REAR | 15 | 33.1' | 18± |
| BUILD HEIGHT | 35 | 27.9± | 27.9± |



**Reviewed by
Building Department
For Zoning Board
Of Appeals**

ROCKAWAY AVENUE

ZONING BOARD OF APPEALS PLAN

60 ROCKAWAY AVENUE

MARBLEHEAD

PROPERTY OF

ALISON WILLIAMS & LASSANA DIAWARA

SCALE 1' = 20' APRIL 9, 2021

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

5063

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.



ARCHITECTURAL

ARCHITECTURAL DESIGNWORKS

DESIGNWORKS

76 BEACON STREET
MARBLEHEAD, MA
01945-2622

WILLIAMS RESIDENCE

60 Rockaway Ave, Marblehead, MA

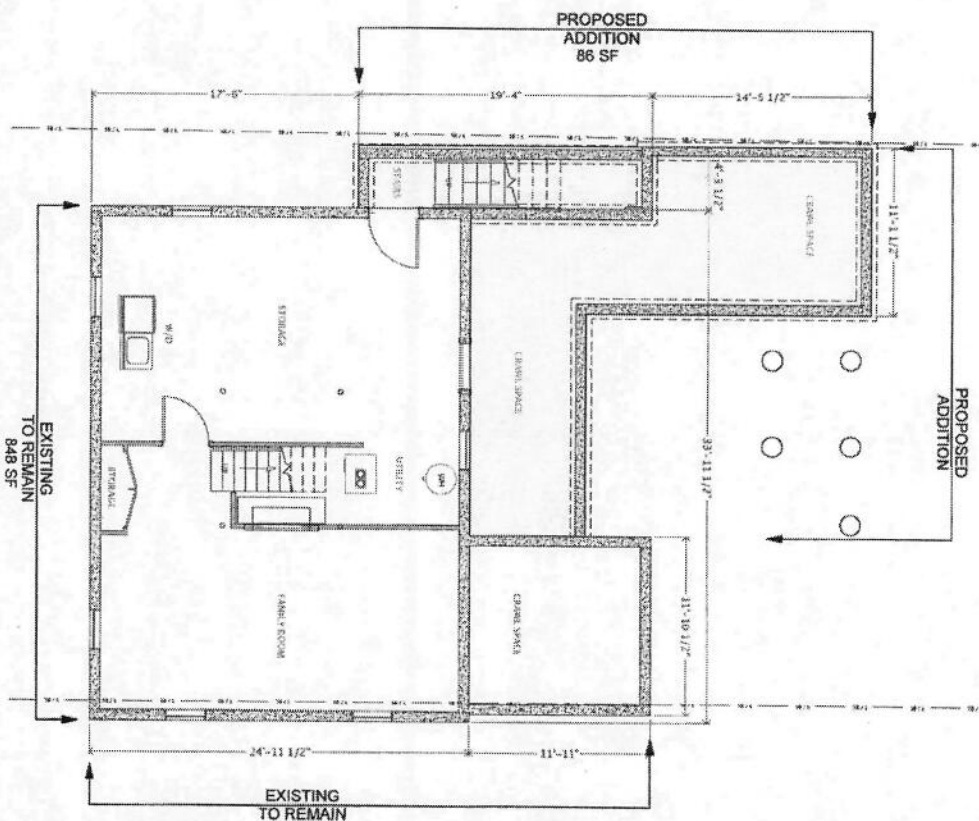
ZONING BOARD OF APPEALS

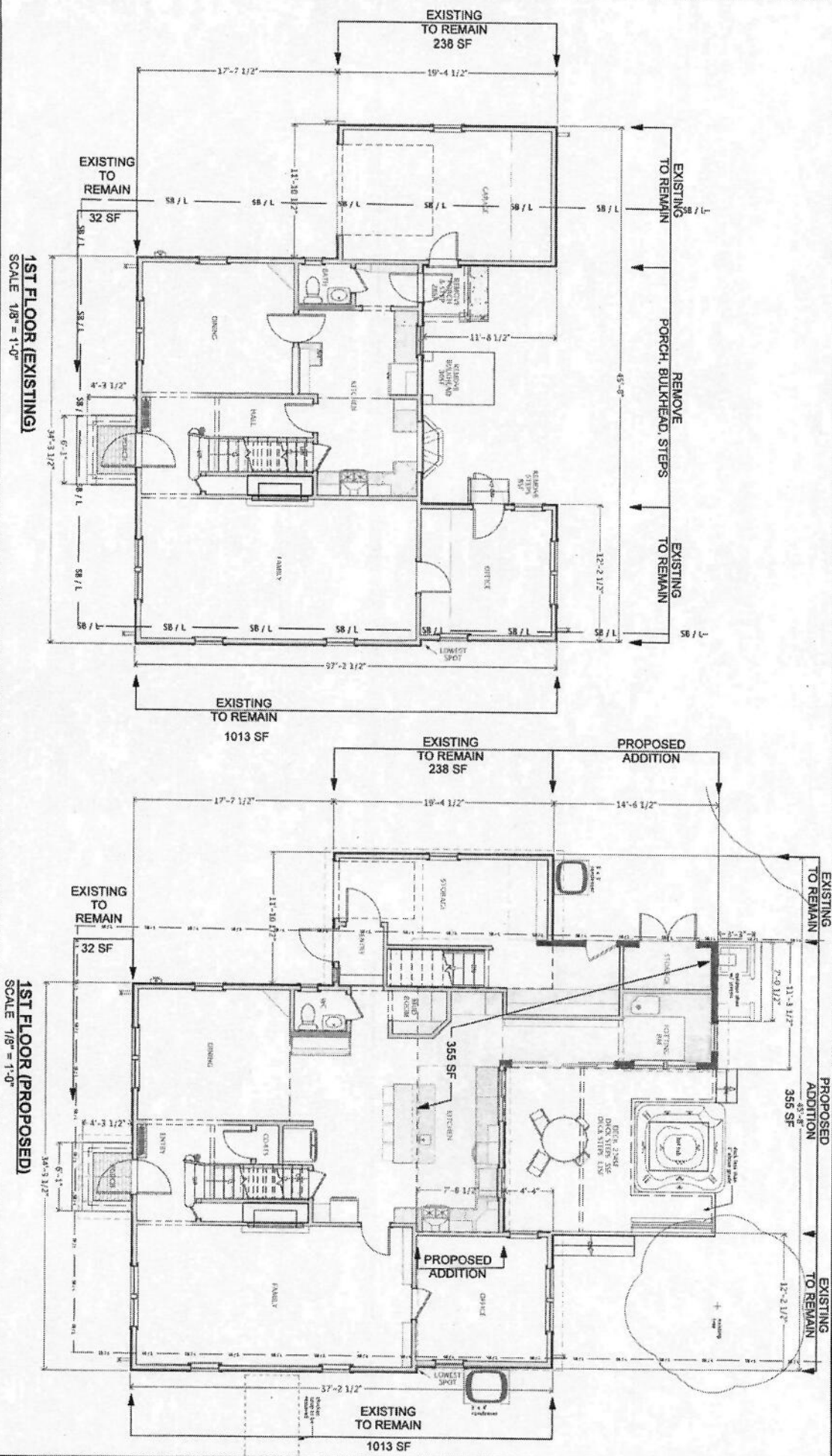
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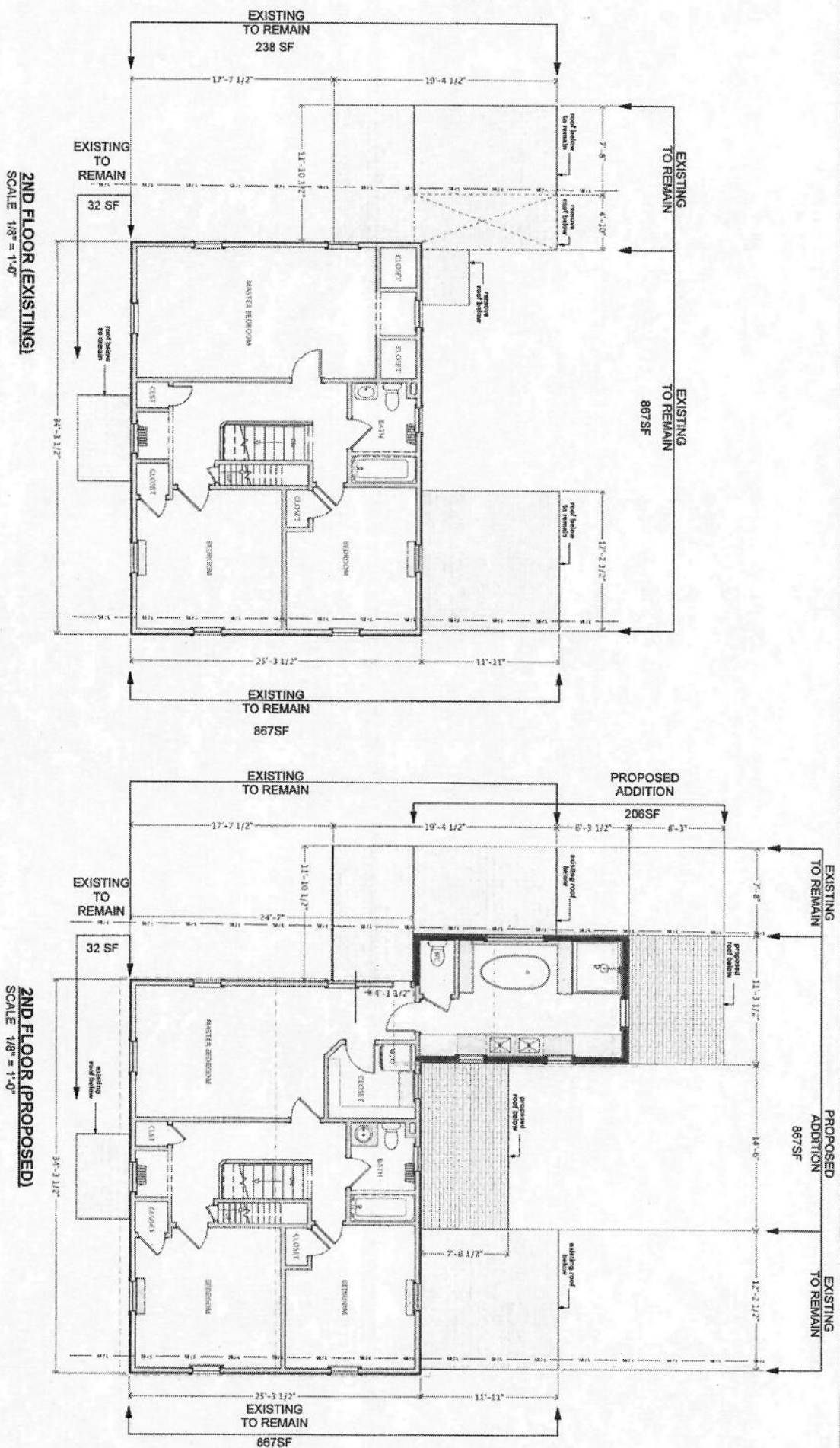
DATE: APRIL 21, 2021

A-2

SCALE: AS NOTED







WILLIAMS RESIDENCE
60 Rockaway Ave, Marblehead, MA
ZONING BOARD OF APPEALS

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For Zoning Board
Of Appeals

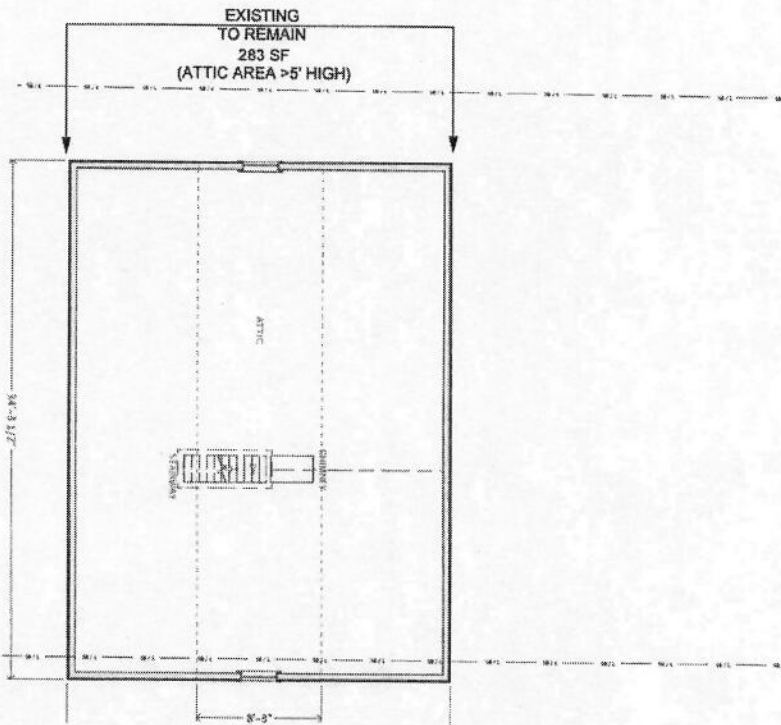
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A-6

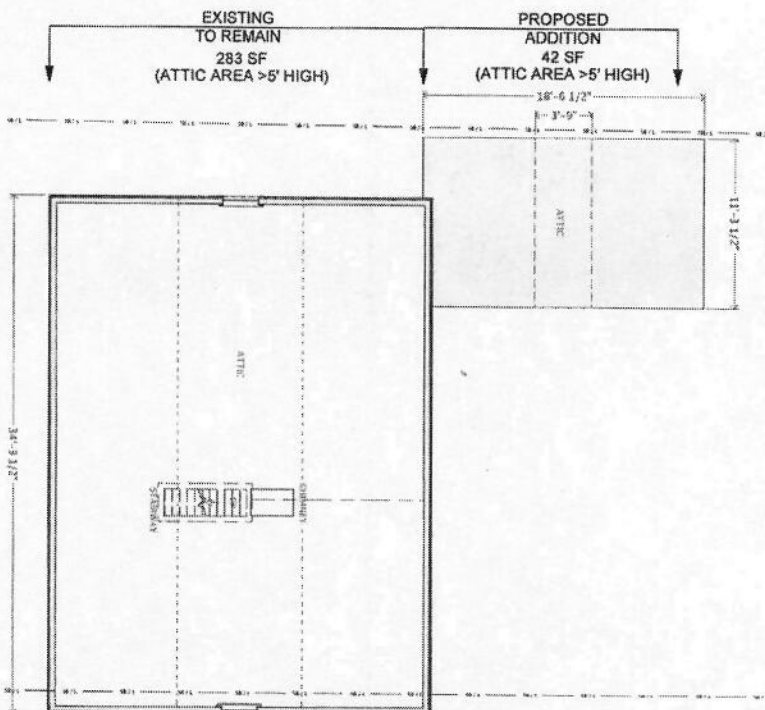
SCALE:

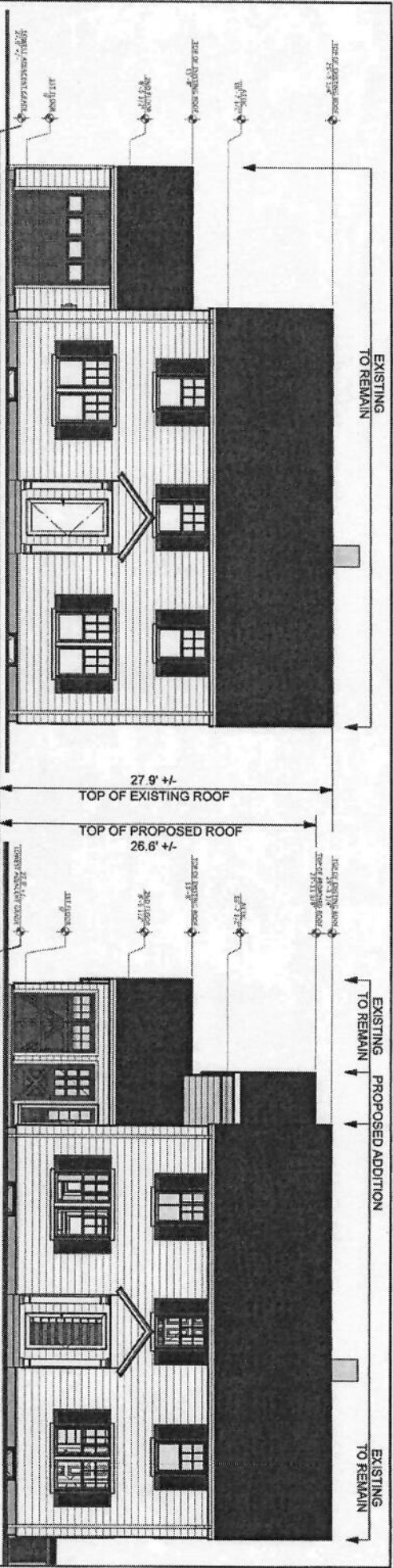
AS NOTED

ATTIC FLOOR (EXISTING)
SCALE 1/8" = 1'-0"



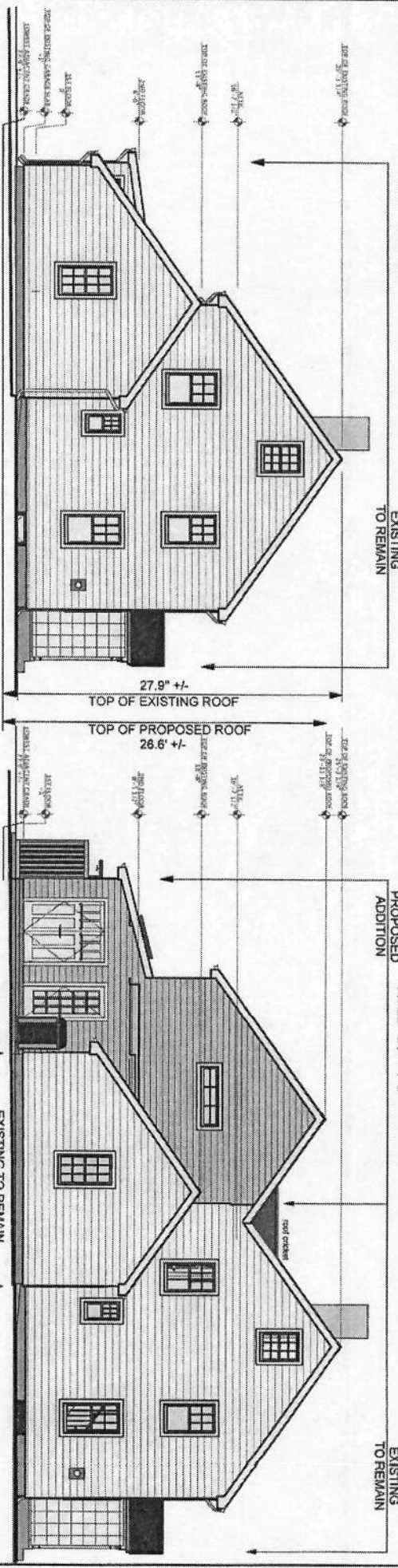
ATTIC FLOOR (PROPOSED)
SCALE 1/8" = 1'-0"





FRONT ELEVATION (EXISTING)
SCALE 1/8" = 1'-0"

FRONT ELEVATION (PROPOSED)
SCALE 1/8" = 1'-0"



SIDE ELEVATION (EXISTING)
SCALE 1/8" = 1'-0"

SIDE ELEVATION (PROPOSED)
SCALE 1/8" = 1'-0"

ARCHITECTURAL DESIGNWORKS
76 BEACON STREET
MARBLEHEAD, MA
01945-2622

WILLIAMS RESIDENCE
60 Rockaway Ave, Marblehead, MA
ZONING BOARD OF APPEALS

Reviewed by
Building Department
For Zoning Board
Of Appeals

DATE: APRIL 21, 2021
A-7
SCALE: AS NOTED

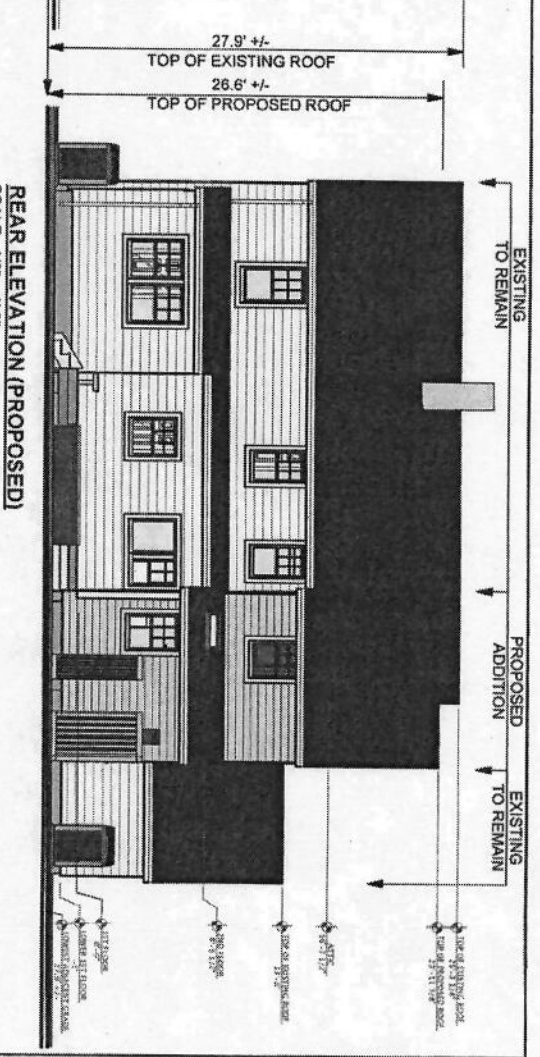
REAR ELEVATION (EXISTING)

SCALE 1/8" = 1'-0"



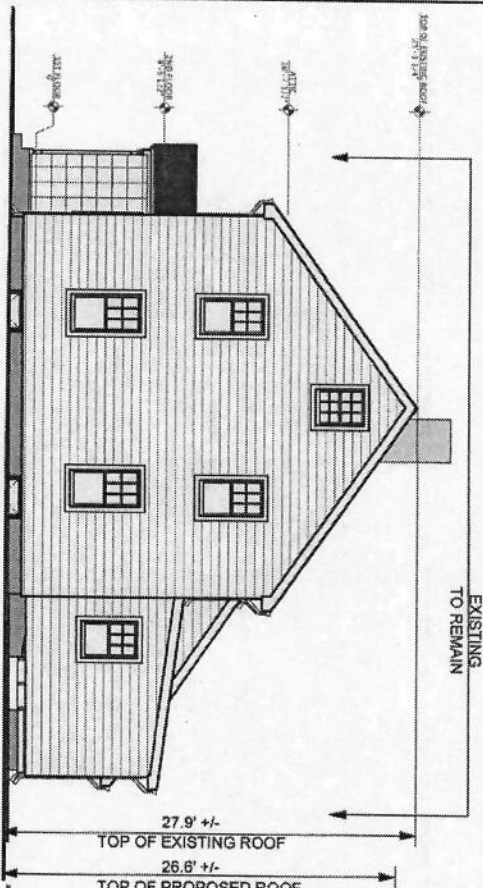
REAR ELEVATION (PROPOSED)

SCALE 1/8" = 1'-0"



SIDE ELEVATION (EXISTING)

SCALE 1/8" = 1'-0"



SIDE ELEVATION (PROPOSED)

SCALE 1/8" = 1'-0"



ARCHITECTURAL
DESIGNWORKS
76 BEACON STREET
MARBLEHEAD, MA
01945-2622

WILLIAMS RESIDENCE
60 Rockaway Ave, Marblehead, MA
ZONING BOARD OF APPEALS

Reviewed by
Building Department
For Zoning Board
Of Appeals

DATE: APRIL 21, 2021
A-8
SCALE: AS NOTED