



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 APR 27 PM 2: 06

Town Clerk

Project Address 8 Rose Avenue

Assessor Map(s) 23 Parcel Number(s) 25

OWNER INFORMATION

Signature _____ date _____

Name (printed) Andrew & Courtney Criezis

Address 8 Rose Avenue, Marblehead, MA 01945

Phone Numbers: home 847-226-0696 work _____

E-mail andrew.criezis@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date April 26, 2022

Name (printed) Andrew & Courtney Criezis

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 attached garage to the existing single family dwelling
on a lot with less than the required lot area, lot frontage, lot width and less than the required
side yard setback. The addition will exceed the allowed 10 % 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]

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
4-27-2022

Town of Marblehead
ZBA-APPLICATION

Page 2 of 3

Revision Date: 12-02-2020

Project Address 8 Rose Avenue

Map(s) / Parcel(s) 23/25

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 Dwelling

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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Building Department
For Zoning Board
Of Appeals

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

Yes ☒ No ☐ (explain) _____

Building Official _____

Date 4-27-2022

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 8 Rose Avenue

Map(s) / Parcel(s) 23/25

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

	7,250	7,250
Area of features		
footprint of accessory building(s)	50	50
footprint of building	1,313	1,783
footprint of deck(s), porch(es), step(s), bulkhead(s)	109	98
number of required parking spaces <u>2</u> x (9' x 18' per space)	324	324
area of pond(s), or tidal area(s) below MHW	0	0
other areas (explain) _____	0	0
Sum of features = B	1,796	2,255
Net Open Area (NOA) = (A - B)	5,454	4,995

GROSS FLOOR AREA (GFA)

accessory structure(s)	50	50
basement or cellar (area >5' in height)	879	879
1st floor (12' or less in height) NOTE: [for heights exceeding	1,313	1,783
2nd floor (12' or less in height) 12' see definition	1,080	1,080
3rd floor (12' or less in height) of STORY §200-7]	0	0
4th floor (12' or less in height)	0	0
attic (area >5' in height)	340	340
area under deck (if >5' in height)	0	0
roofed porch(es)	80	69
Gross Floor Area (GFA) = sum of the above areas	3,742	4,201

Proposed total change in GFA = (proposed GFA - existing GFA) = 479

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 12.27 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1: 1.46

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1: 1.19

This worksheet applies 1. plan by/dated Tucker Architecture & Landscape 4/22/2022

to the following plan(s): 2. plan by/dated North Shore Survey / 4/15/2022

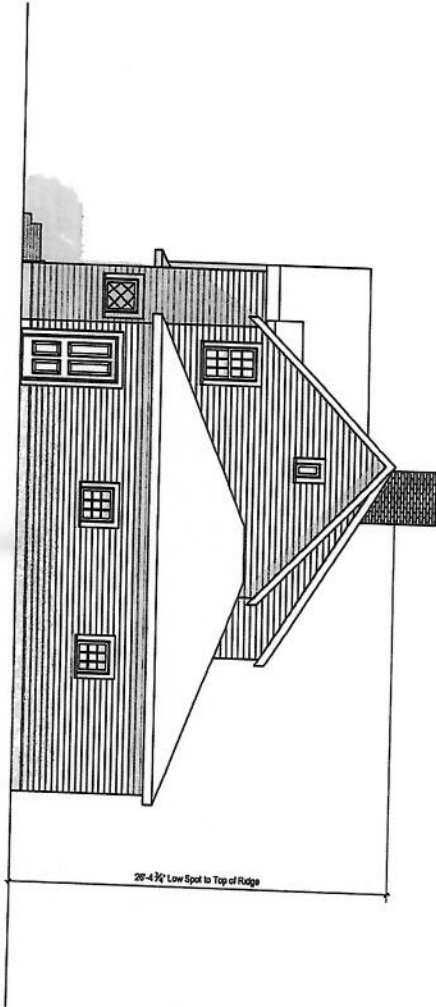
3. plan by/dated _____

Building Official _____

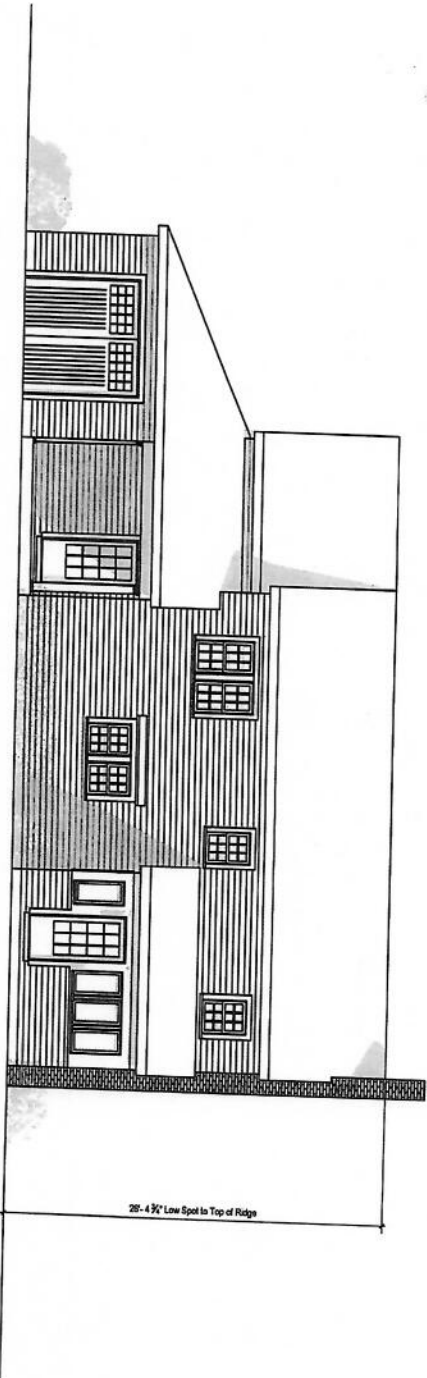
Date 4-27-2022

Reviewed by
Building Department
For Zoning Board
Of Appeals

① West Elevation
Scale 1/8" = 1'-0"



② South Elevation
Scale 1/8" = 1'-0"



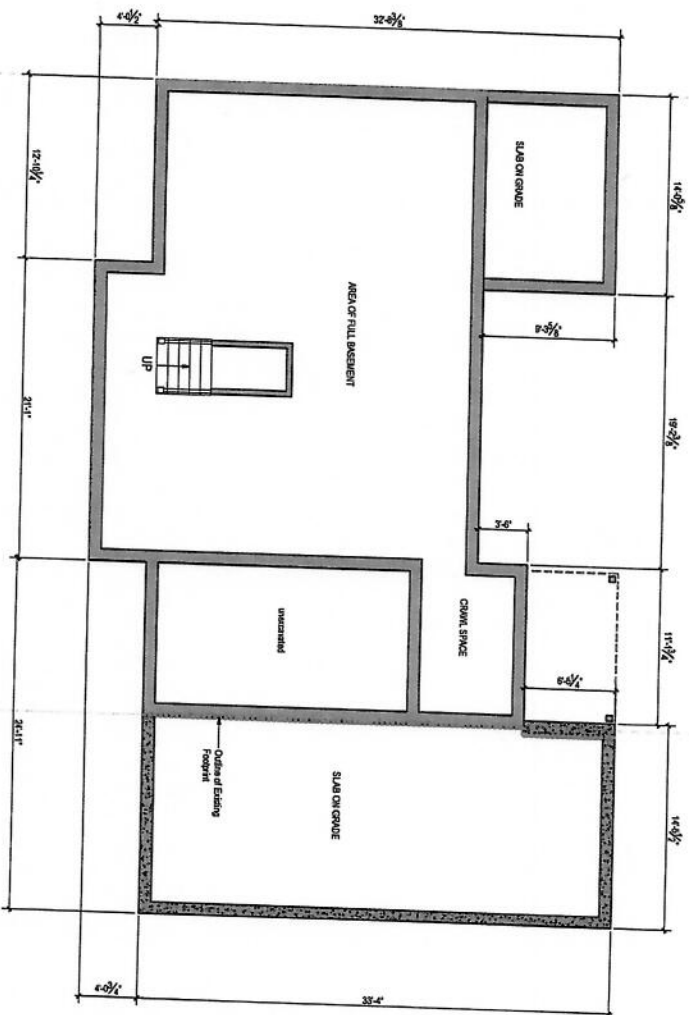
DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS, NOTIFY ARCHITECT OF ANY DISCREPANCY

TUCKER
Architecture & Landscape
59 Atlantic Avenue, Marshfield, MA
www.TuckerArch.com
(781) 631-3546
Tucker Architecture and Landscape, LLC


REVISIONS:
2022 04 22 28A Sp1
NOT FOR CONSTRUCTION

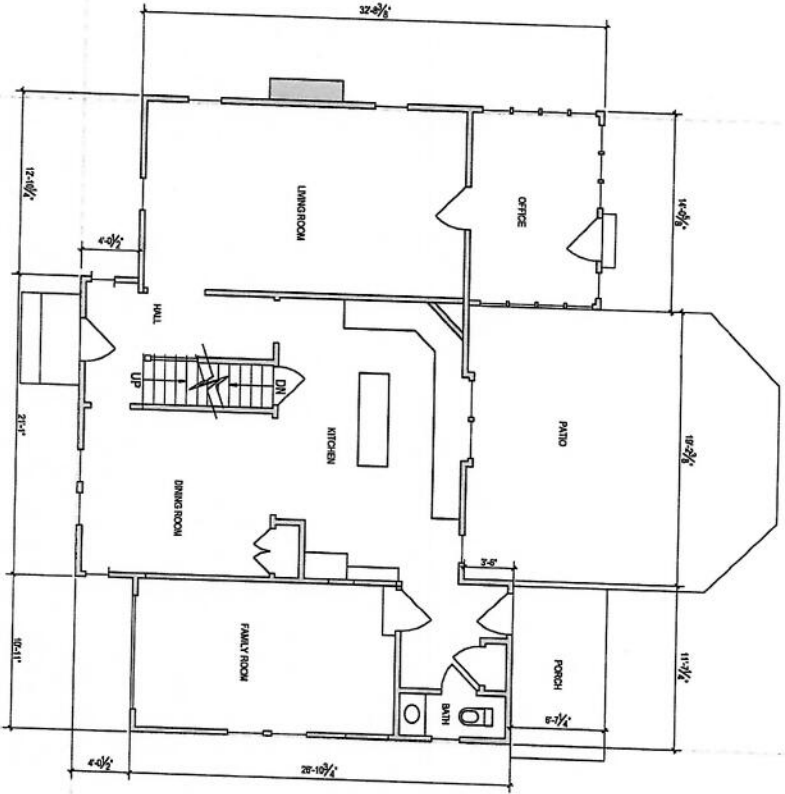
Proposed Building Elevations
Criezis Residence
Rose Avenue
Marshfield
6

NOTE: EXISTING DIMENSIONS TO EXISTING SCALE. PAPER NO.



DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY

<p style="text-align: center;">T U C K E R</p> <p style="text-align: center;">Architecture & Landscape</p> <p style="text-align: center;">59 Adams Avenue, Marblehead, MA</p> <p style="text-align: center;">www.tuckerad.com</p> <p style="text-align: center;">(781) 631-3546</p> <p style="text-align: center;">Tucker Architecture and Landscape, LLC</p>	<p>PLAN WALL LEGEND</p> <p>_____ Existing Wall to be Repaired</p> <p>_____ Existing Wall to be Removed</p> <p>_____ Proposed Concrete Walls</p> <p>▲ Points of Egress to Exterior</p> <p>REVISION DATE: 2022 04 22 250A SH</p> <p>NOT FOR CONSTRUCTION</p> <p style="text-align: center;">Christis Residence Rose Avenue Marblehead</p> <p>Proposed Basement Floor Plan</p> <p style="text-align: right;">NOT FOR CONSTRUCTION SET 2500A WALL SCALE 1/8"=1'-0"</p> <div style="text-align: center;">  <p>1</p> </div>
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DO NOT SCALE - GO TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY

PLAN WALL LEGEND

- Proposed Solid Walls
- Existing Walls to Remain
- Existing Walls to be Removed
- Proposed Concrete Walls

Points of Egress to Exterior

REVISION DATE:
2022 04 22 ZSA S&L

NOT FOR CONSTRUCTION

Existing First Floor Plan

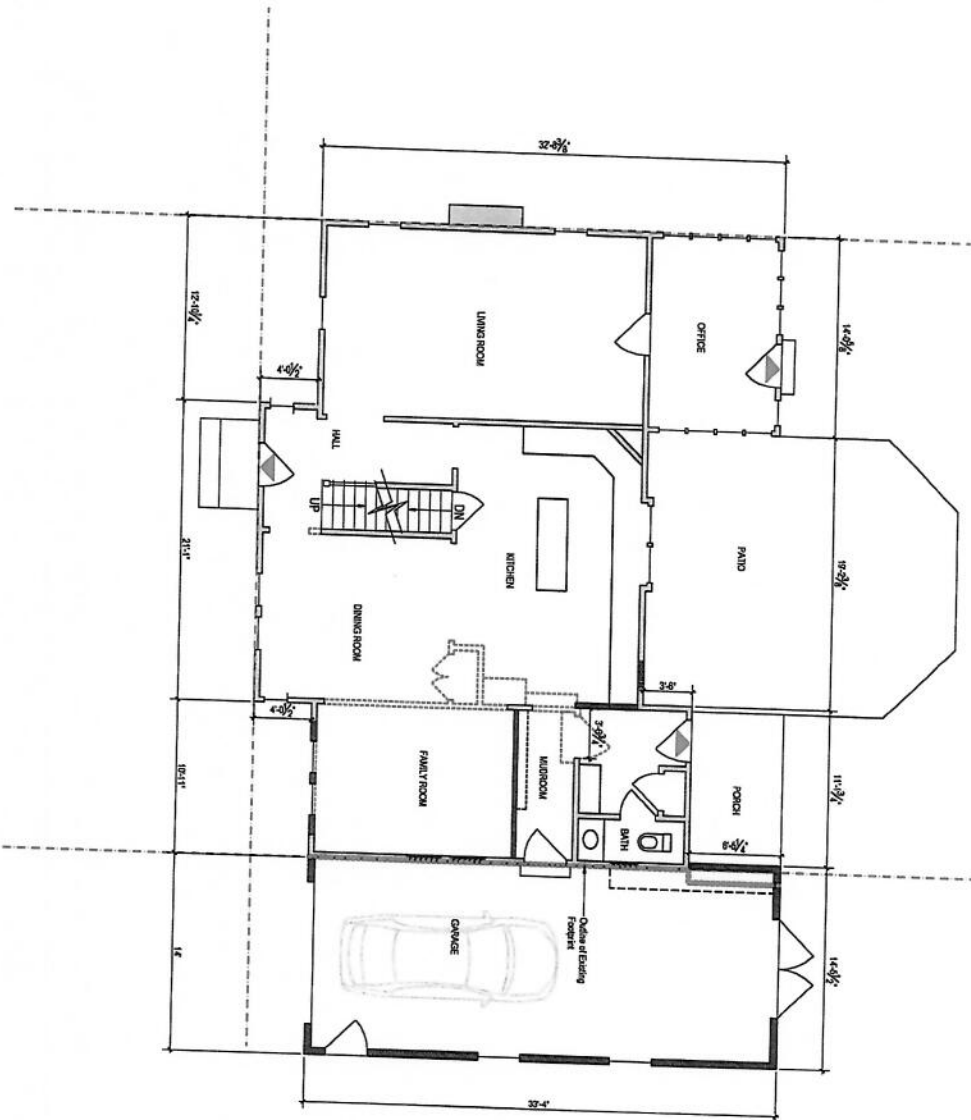
Chezis Residence
Rose Avenue
Maldenhead

NOTE: ORIGINAL DRAWING SET TO THIS FULL SCALE


1" = 1'-0"

PROJECT NO. **X2**

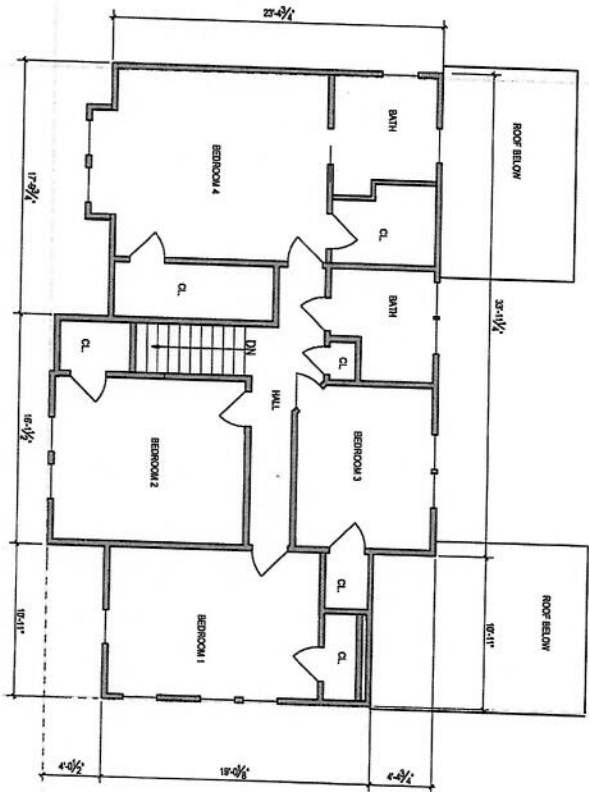
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Architecture & Landscape
59 Atlantic Avenue, Maldenhead, MA
www.TuckerArch.com
(781) 631-3546
Tucker Architecture and Landscape LLC



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 <p>TUCKER Architecture & Landscape 59 Atlantic Avenue, Marshfield, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape, LLC</p>	
<p>REVISION DATE: 2022 04 22 22A Set</p>	
<p>NOT FOR CONSTRUCTION</p>	
<p>Crisis Residence Rose Avenue Marshfield</p>	
<p>Proposed First Floor Plan</p>	
<p>NOTE: GRAPHIC DIMENSIONS ARE TO MATCH FULL SCALE</p>	<p>2</p>

① Second Floor Plan
Scale: 1/8" = 1'-0"



DO NOT SCALE - GO TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY

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Tucker Architecture and Landscape, LLC

PLAN WALL LEGEND

- Proposed Wall to Be Retained
- Existing Wall to Be Retained
- Existing Wall to Be Removed
- Proposed Concrete Wall
- Proposed Glass to Existing

REVISION DATE:
2022 04 22 ZSA S&L

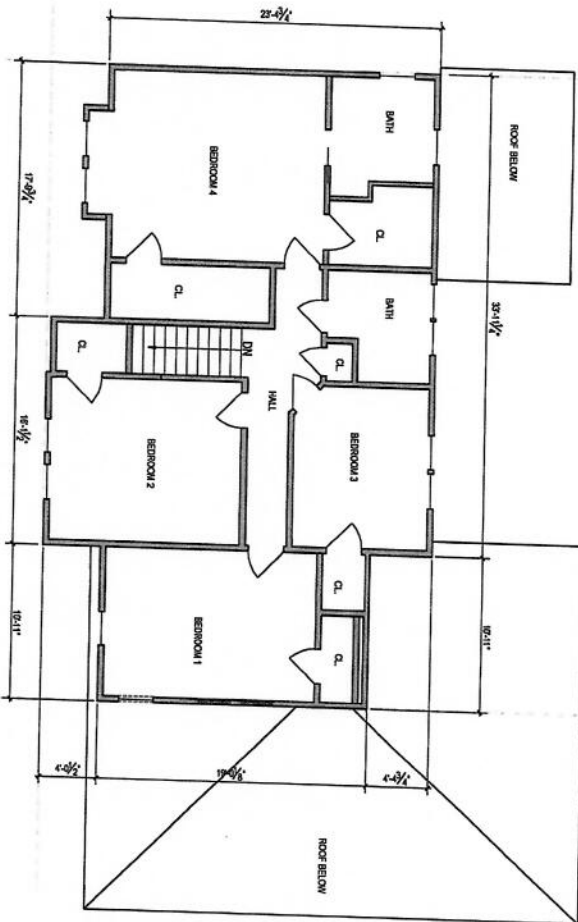
NOT FOR CONSTRUCTION

Chris's Residence
Rose Avenue
Marshfield

Existing Second Floor Plan

NOTE: CONSULT DRAWING SET TO DETERMINE SCALE

PAGE NO. **x3**



DO NOT SCALE - GO TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY

PLAN WALL LEGEND

- Proposed Solid Walls
- Existing Walls to Remain
- Existing Walls to be Removed
- Proposed Concrete Walls
- Notes if figure is false

REVISIONS:

2022 04 22 2BA SHI

NOT FOR CONSTRUCTION

Criezis Residence
Rosa Avenue
Marblehead

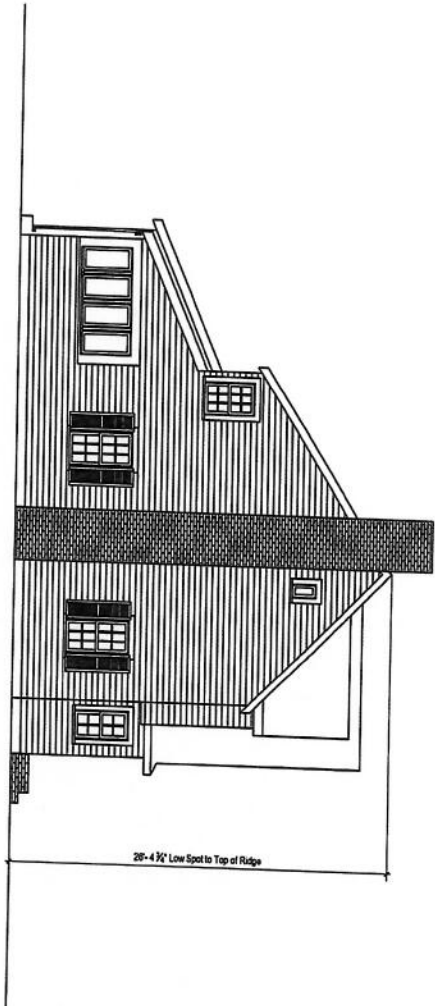
Proposed Second Floor Plan

NOTE: GENERAL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE

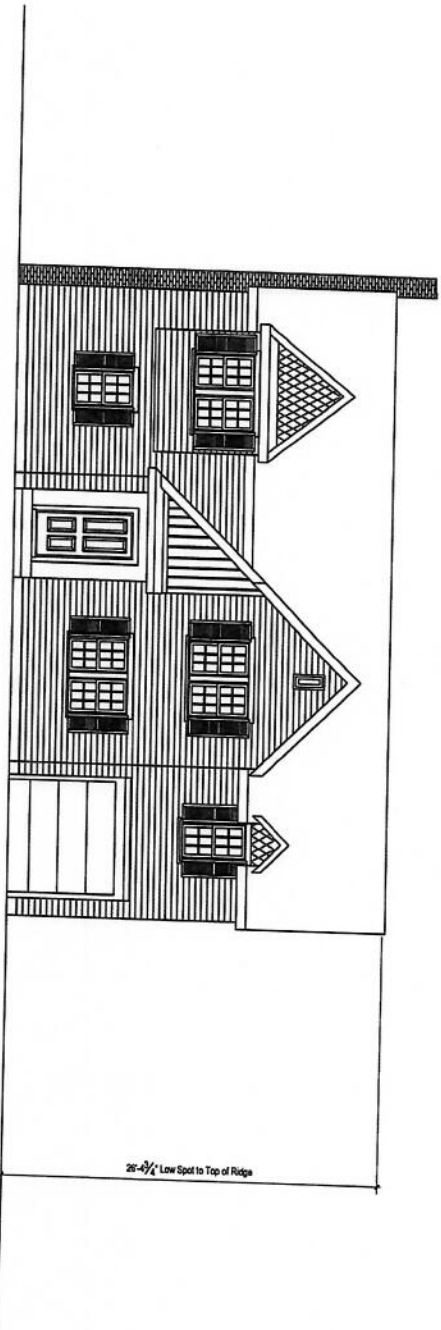
3

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Tucker Architecture and Landscape LLC


① East Elevation
Scale: 1/8"=1'-0"



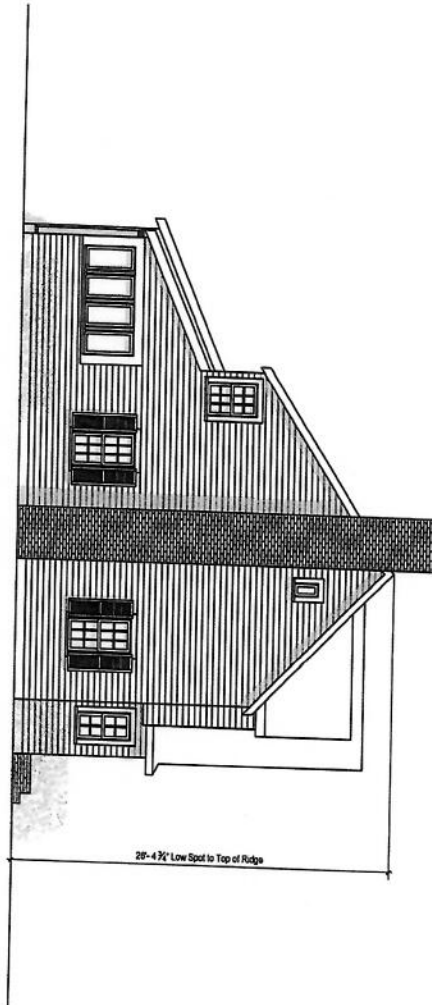
② North Elevation
Scale: 1/8"=1'-0"



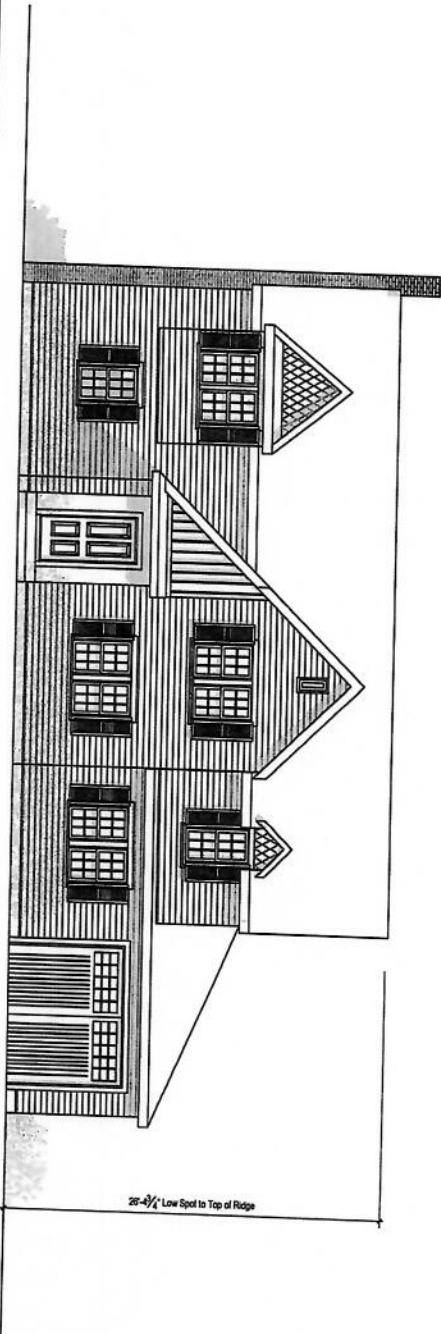
DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY

 <p>TUCKER Architecture & Landscape 59 Atlantic Avenue, Marshfield, MA www.TuckerArch.com (781) 631-3516 Tucker Architecture and Landscape, LLC</p>	
<p>REVISIONS: 2022 04 22 2DA SHI</p>	
<p>NOT FOR CONSTRUCTION</p>	
<p>Cristis Residence Rose Avenue Marshfield</p>	
<p>Existing Building Elevations</p>	
<p>NOTE: GRAPHIC DRAWING IS NOT TO SCALE</p>	<p>FIGURE NO. x5</p>


① East Elevation
Scale 1/8"=1'-0"



② North Elevation
Scale 1/8"=1'-0"



DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS, NOTIFY ARCHITECT OF ANY DISCREPANCY


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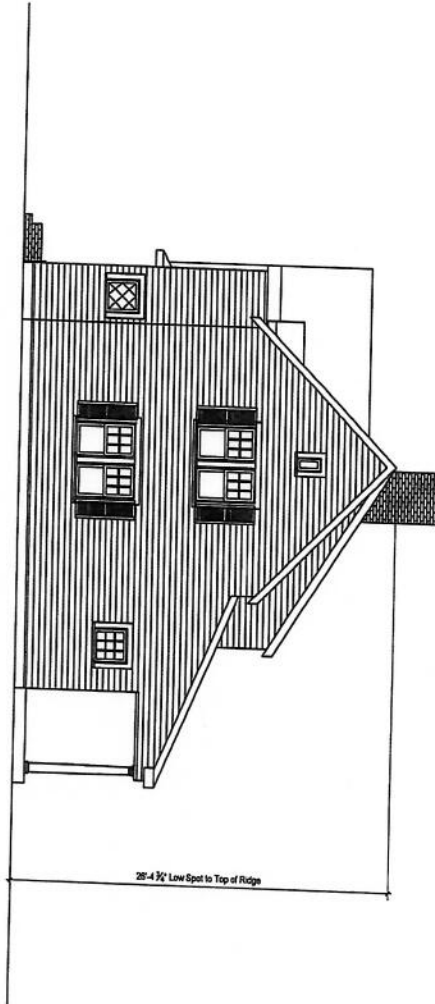
NOT FOR CONSTRUCTION

Creeks Residence
Rose Avenue
Marshfield

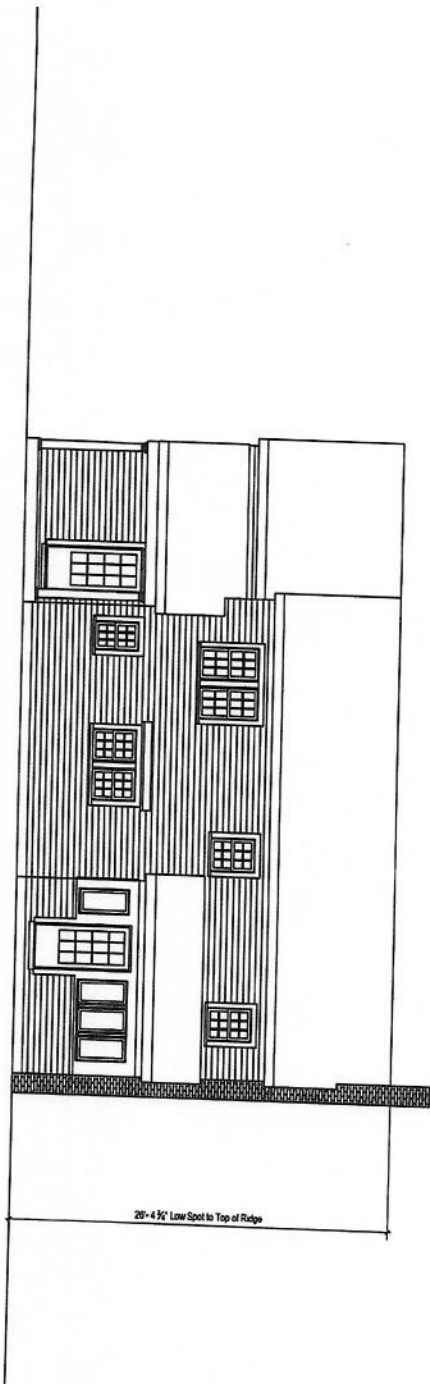
Proposed Building Elevations

NOTE: ORIGINAL DRAWING SET TO ARCHITECT SCALE
 PART NO.
5


① West Elevation
Scale: 1/8" = 1'-0"



② South Elevation
Scale: 1/8" = 1'-0"

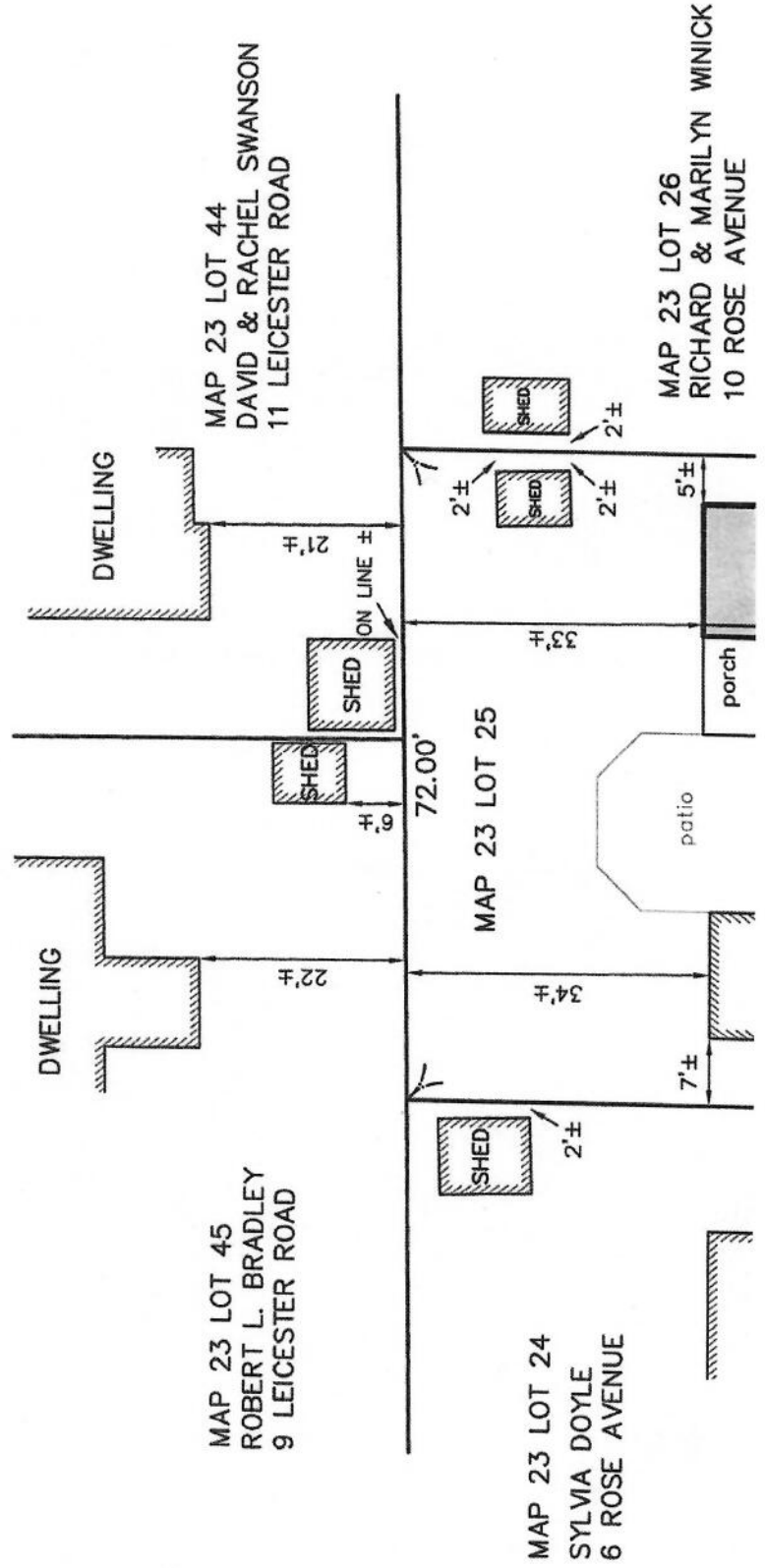


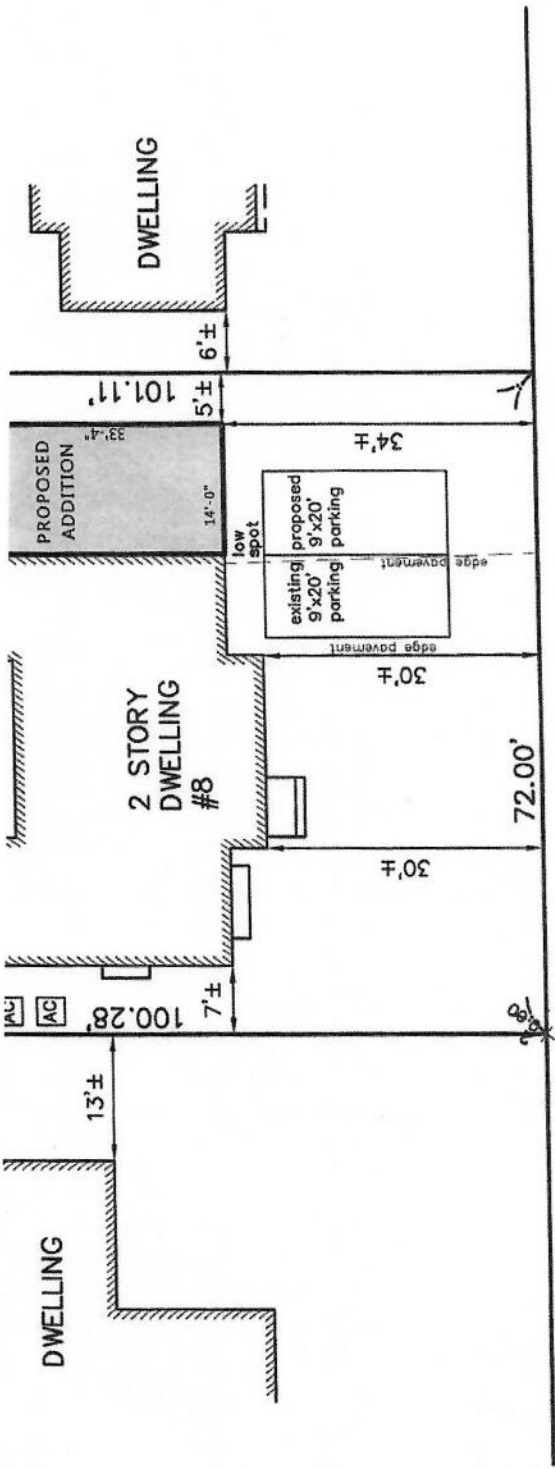
DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS, NOTIFY ARCHITECT OF ANY DISCREPANCY

<p>TUCKER Architecture & Landscape 59 Atlantic Avenue, Marshfield, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</p>	<p>REVISIONS 2022 04 22 28th Set NOT FOR CONSTRUCTION</p>	<p>Crisis Residence Rose Avenue Marshfield Existing Building Elevations</p>	<p>NOTE: DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE  X6</p>
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ZONING DISTRICT - SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10,000	7250	7250
FRONTAGE	100	72	72
FRONT	20	30±	34±
SIDE	15	7±	5±
REAR	15	33±	33±
BLDG HEIGHT	35	26.4'	26.4'±





ROSE AVENUE

Reviewed by
Building Department
For Zoning Board
Of Appeals

PLOT PLAN OF LAND

8 ROSE AVENUE
MARBLEHEAD

PROPERTY OF
ANDREW & COURTNEY CRIZIS

SCALE 1" = 20' APRIL 15, 2022
NORTH SHORE SURVEY CORPORATION
14 BROWN STREET - SALEM

978-744-4800
#3035

