



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617
Revision Date: 12-14-15

Town of Marblehead
ZONING BOARD OF APPEALS

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

ZBA APPLICATION

PAGE 1 of 3

Reviewed by
Building Department
For Zoning Board
Of Appeals

AUG 12 PM 3:26

Town Clerk

Project Address 13 MONROE AVE

Assessor Map(s) 47 Parcel Number(s) 16

OWNER INFORMATION

Signature [Signature] date 8/10/21

Name (printed) JAMES AND SUSAN SUMMERS

Address 13 MONROE ROAD MARBLEHEAD, MA 01945

Phone Numbers: home 617-412-7331 work SAME

E-mail jhs626@gmail.com fax NA

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____

Name (printed) ROBERT ZARELLI ARCHITECT

Address 606 WASHINGTON ST. MARBLEHEAD MA 01945

Phone Numbers: home SAME work 781-883-1033

E-mail Bob@ROBERTZARELLIARCHITECT.COM fax NA

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

THE PROJECT CONSISTS OF EXPANDING AN EXISTING 120 SF
DEN BY AN ADDITIONAL 120 SF AND PROVIDING AN OUTSIDE
SITTING AREA ABOVE AT THE 2ND ROOM LEVEL
RELIEF IS SOUGHT FOR LESS THAN REQUIRED FRONT YARD.

- 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]

Project Address 13 MONROE ROAD Map(s) / Parcel(s) 47-16-0

NET OPEN AREA (NOA)

Lot area = A

Area of features

footprint of accessory building(s)

footprint of building

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

number of required parking spaces 2 x (9' x 18' per space)

area of pond(s), or tidal area(s) below MHW

other areas (explain) _____

Sum of features = B

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

EXISTING

PROPOSED

<u>11,890 SF</u>	<u>11,890 SF</u>
<u>- 0 -</u>	<u>- 0 -</u>
<u>1774</u>	<u>1901</u>
<u>40</u>	<u>130</u>
<u>360</u>	<u>360</u>
<u>- 0 -</u>	<u>- 0 -</u>
<u>NA</u>	<u>NA</u>
<u>2174</u>	<u>2521</u>
<u>9716</u>	<u>9369</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area >5' in height)

1st floor (12' or less in height) **NOTE:** [for heights exceeding

2nd floor (12' or less in height) 12' see definition

3rd floor (12' or less in height) of STORY §200-7]

4th floor (12' or less in height)

attic (area >5' in height)

area under deck (if >5' in height)

roofed porch(es)

Gross Floor Area (GFA) = sum of the above areas

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<u>- 0 -</u>	<u>- 0 -</u>
<u>1008</u>	<u>1008</u>
<u>1494</u>	<u>1621</u>
<u>1008</u>	<u>1098</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>
<u>550</u>	<u>550</u>
<u>90</u>	<u>90</u>
<u>40</u>	<u>40</u>
<u>4190</u>	<u>4407</u>

Proposed total change in GFA = (proposed GFA - existing GFA) = 217

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 5.17 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 2.31

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 2.12

This worksheet applies 1. plan by/dated Robert Zarelli 8-9-2021
to the following plan(s): 2. plan by/dated PARSON+FAIA INC. 7-29-2021
3. plan by/dated _____

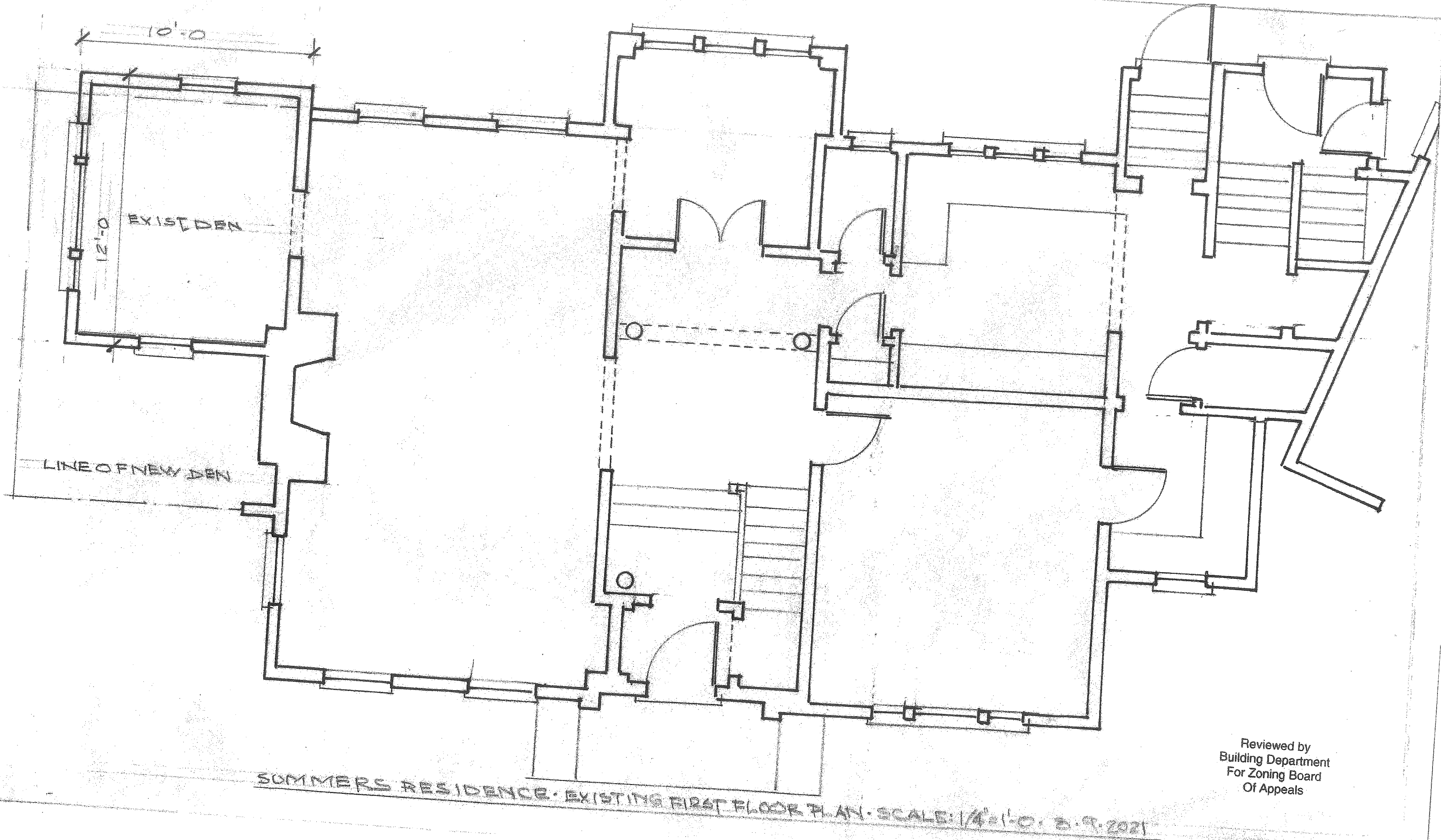
Building Official [Signature] Date 8-11-2021

SUMMERS RESIDENCE

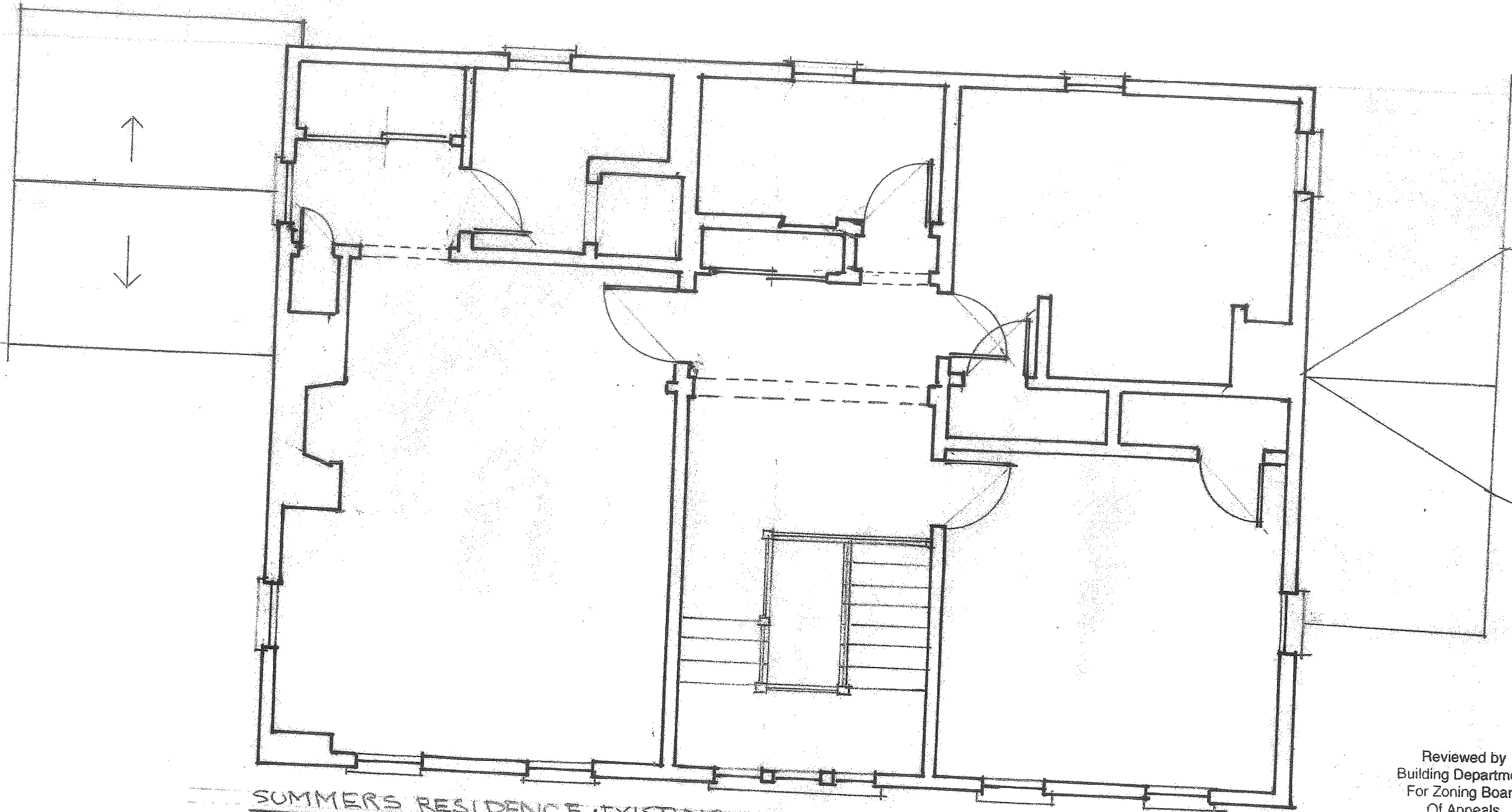
R Z A
ROBERT ZARELLI
ARCHITECT

SLOCUM LOFT
66 WASHINGTON STREET
MARBLEHEAD, MA
781 • 883 • 1033

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SUMMERS RESIDENCE · EXISTING SECOND FLOOR PLAN · SCALE: 1/4" = 1'-0" · 8-9-2021

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SUMMERS RESIDENCE EXISTING EAST ELEVATION SCALE: 1/4"=1'-0" 8-9-2021

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30'-0"



SUMMERS RESIDENCE. EXISTING WEST ELEVATION. SCALE: 1/4" = 1'-0". 8-9-2021

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SUMMERS RESIDENCE PROPOSED STREET ELEVATION SCALE: 1/4" = 1'-0" 8-9-21

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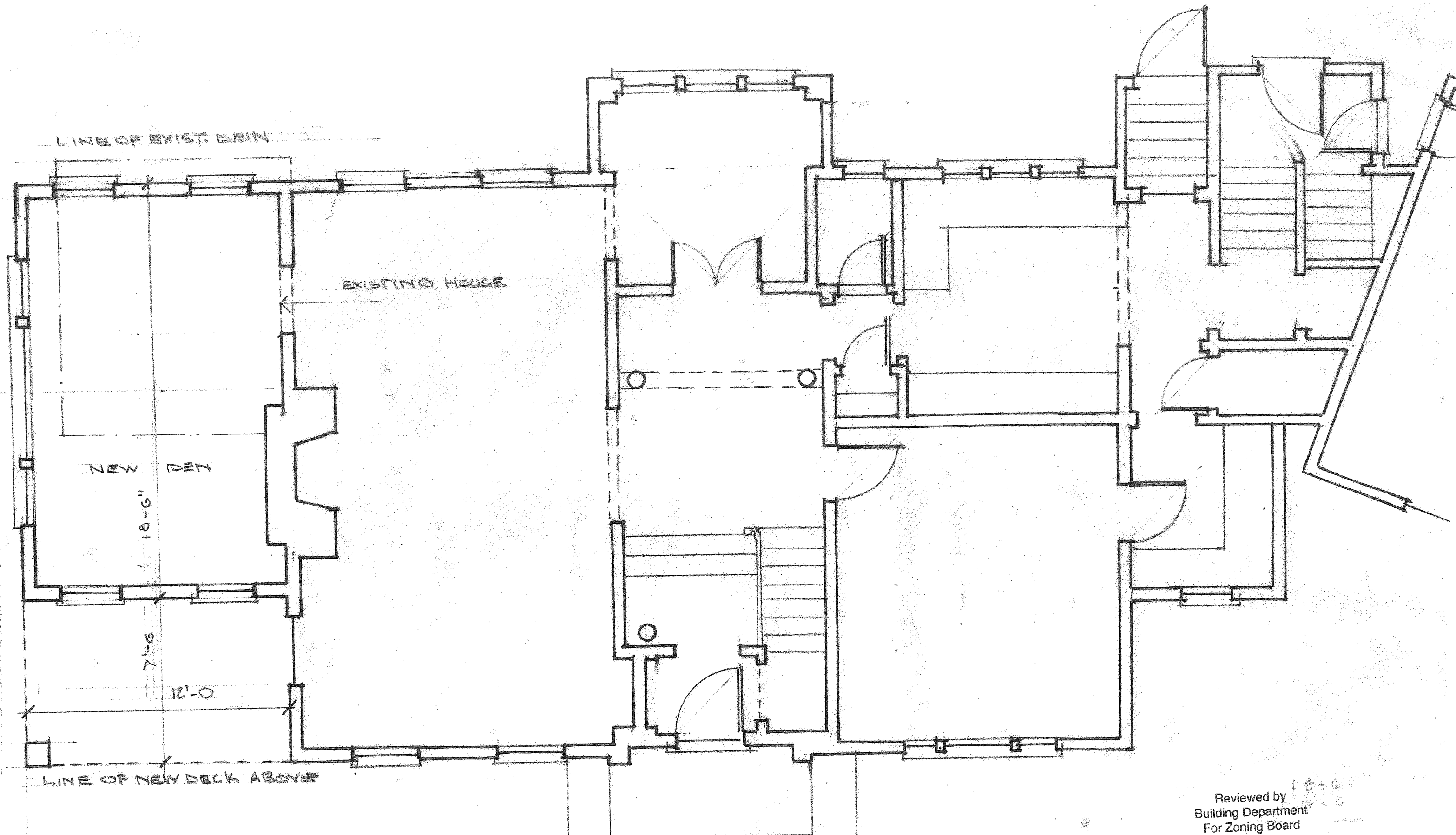


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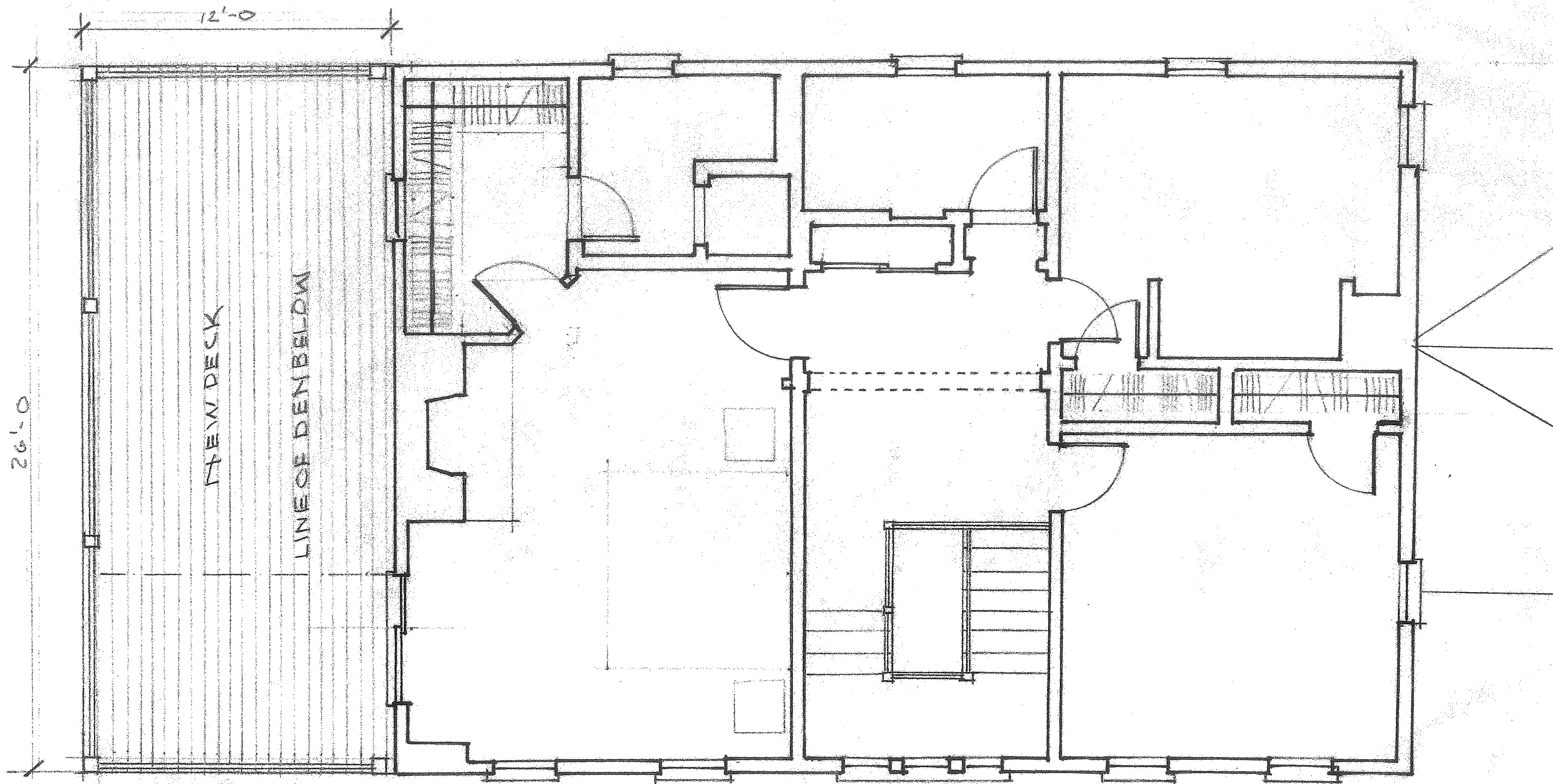
SUMMERS RESIDENCE - PROPOSED WEST ELEVATION - SCALE: 1/4" = 1'-0" - 8-9-2021

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SUMMERS RESIDENCE - PROPOSED FIRST FLOOR PLAN - SCALE: 1/4" = 1'-0" 8.9.2021

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SUMMERS RESIDENCE PROPOSED SECOND FLOOR PLAN - SCALE: 1/4" = 1'-0" 8-9-2021

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