

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

2023 MAY 24 PM 5: 16
Town Clerk

Project Address 25 LIZIC STRICTET
Assessor Map(s) 132 Parcel Number(s) 20
OWNER INFORMATION
Signaturedate
Name (printed) DAVID PATTTON
Address 25 LTT ST.
Phone Numbers: home 703. 615. 5787 work
E-mail DAVIDPATTICNE VERIZON. LIET fax
APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)
Signature deta = 2d = 22
Name (printed) YEROHICA HOPSON TAPROST DESIGN
Address 37 POIRCH ST MARPUTATION MA
Phone Numbers: home 181. 864. 2304 - work
E-mail topolicy etappoot- Dission fax
PROJECT DESCRIPTION & PELIFE REQUESTED
PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary)
- OCTO ATTACATED-
 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 (Spring Policy Signatures)
REQUIRED SIGNATURES 1. Building Commissioner (pages 1, 2 and 3)
REQUIRED SIGNATURES 1. Building Commissioner (pages 1, 2 and 3) 2. Town Clerk's stamp (upper right corner) Signatures Continue of the content of the con

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

1 age 2 of 5
Project Address 25 UCTO ST. Map(s) / Parcel(s) 132/20
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 DUTULING
CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)
Yes No (explain)
PROPOSED CHANGE OF USE
No Yes (explain)
Tto (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 - Loss than required (\$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) 54 Too - April artor 157 Cator 4 285
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 No /
Historic District Commission Yes No
Conservation Commission Historic District Commission Yes No
NO BALLONIE
DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))
Yes V No (explain)
Building Official Date 5 2423

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

Revision Date: 12-02-2020

Project Address 25 LIZIE ST.	_ Map(s) / Parcel(s	132/20
NET OPEN AREA (NOA)	EXISTING	
Lot area = A	3508 \$	PROPOSED
Area of features footprint of accessory building(s)	130	3500日 130
footprint of building	1133	
footprint of deck(s), porch(es), step(s), bulkhead(s)	237	1231
number of required parking spaces $4 \times (9'x 18')$ per space)	<u></u>	237
area of pond(s), or tidal area(s) below MHW	4	
other areas (explain)	<u></u>	
Sum of features = B	1508\$	16064
Net Open Area $(NOA) = (A - B)$	2000\$	19-2 =
GROSS FLOOR AREA (GFA)	•	
accessory structure(s)	138	124
basement or cellar (area >5' in height)	445	138
1st floor (12' or less in height) <u>NOTE</u> : [for heights exceeding	1060	445
2nd floor (12' or less in height) 12' see definition	1133	1040
3rd floor (12' or less in height) of STORY §200-7]	594	1231
31		653
attic (area >5' in height) area under deck (if >5' in height) roofed porch(es) Suito Para In height) For In height) Apple of the para In height)	<u> </u>	#
area under deck (if >5' in height)	50	
roofed porch(es) Or only of the part of t	7.9.92	
Gross Floor Area (GFA) = sum of the above areas	37084	288 3884#
Proposed total change in GFA = (proposed GFA - existing GF		- 1
Percent change in GFA = (proposed total change in GFA ÷ existing GF		= + 176#
Existing Open Area Ratio = (existing NOA ÷ existing GFA)	ting GFA) x 100	= 4.75 %
Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)		= .54
)	=
This worksheet applies 1. plan by/dated to the following plan(s): 2. plan by/dated 3. plan by/dated 3. plan by/dated	DESIGN IN	C 5/24/23 (5/23/23
Building Official MM 3	Date <u>5</u> /	124/23

ZONING BOARD OF APPEALS

Applicant:

David and Cheryl Patten

Address:

25 Lee Street (Map 132, Parcel 20)

District:

Shoreline Central Residence & Central Residence Districts

Relief:

A Special Permit to construct additions to an existing single-family dwelling that currently exceeds the right-side yard setback by 3.7', sits on the left side lot line (is adjoined with 27 Lee St), and exceeds the height limit by 5.8'. The lot has less than the required lot area and no parking.

The proposed rear addition will exceed the right-side setback by 2.0° +/- and the proposed attic dormer addition with exceed the left side setback by 7.0° +/-.

With a net increase of 175 sf, the proposed structure would increase the overall GFA by 4.75% and decrease the Open Area Ratio from 0.54 to 0.49.

Proposal:

The proposal before the board is to construct a 6'-0" deep by 16'-4" wide single-story addition along the rear elevation of the second (main living) floor that will allow for an expanded kitchen with small mudroom nook that will extend into the right-side setback. The right side wall of the addition will be in line with the existing exterior wall of the home.

We are also proposing to construct a dormer to the rear left of the attic that will provide additional headroom in the existing primary bath and dressing rooms.

The home was before the Zoning Board of Appeals with a similar application in 2014 that was approved but not filed or executed.

An application for the replacement of the existing shed was presented and approved in 2018 and was completed the following year.

Sullding Peviewed by Corporate Soning Board by Appeals Oard



Town of Marblehead ZONING BOARD OF APPEALS

Mary 4. Alley Municipal Building 7 Widger Road, Marhlehead, M4 01945

tel. 781-631-1529

fax: 781-631-2617 Revision Date: 1-16-14

ZBA APPLICATION PAGE Lof 3

Town Clerk

Project Address 25 LEE STREET
Assessor Map(s) 132 Parcel Number(s) 70
OWNER INFORMATION & A
Signature date Soliding Views Signature Name (printed) DAVID & CHEICIL PATTEN Address 25 LEE STREET MARCRICHEAD MA DIGUS Phone Numbers: home 703 GIS 5787 work
Name (printed) DAVID & CHERYL PATTEN OF ONING DAYS
Address 25 LEE STREET MATCRIEHEAD MA DIGUS TOO BOTTON
Phone Numbers: home 703 615 5787 work
E-mail DALEPATTEN CUERTONNET fax
APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)
Signature Bul date
Name (printed) BRENOW ABEL (WALTER JAKOB ARCHITECTS LTD.)
Address 3 PLEASANT STREET MARRIEHEAD MA
Phone Numbers: home work 781 631 7440
E-mail WALTER ARCHITECT WAS COM fax
PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary)
LEXPAUSION OF THE KITCHEN & REAR ONTO A SIDE SETBACK WHICH
REDUCES OPEN AREA ON A LOT HAVING LESS THAN REQUIRED LOT
AREA, SIDE SETBICK, REAR SETBACK, PARKING & EXCEEDS MAK HEIGHT.
ADDITION OF A SHED DORMER WHICH PEAKS & LESS THAN MAY HEIGHT
 Please schedule a zoning review with the Building Department by calling 781-631-2220, and a review with the Engineering Department by calling 781-631-1529. Application must be complete and correct or a processing delay or the need to re-file may result. Submit 12 copies of each of the following to the Town Engineer's Office: this signed application (3 pages); the current survey plan as prepared by a Registered Professional Land Surveyor; and the project design plans.
 An applicant who holds any relevant permits previously issued, must have the permit(s) available for review by the Board of Appeals at the hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).
REQUIRED SIGNATURES
1. Building Commissioner (pages 2 and 3)
2. Engineering Administrator William Laphion date 11.6. 2014
3. Town Clerk's stamp
View Bylaws - (Chapter 200, Zoning) - online at: www.marblehead.org/

Town of Marblehead ZBA-APPLICATION Page 2 of 3

Revision Date: 1-16-2014

Project Address 15 LEE STREET Viap(s) / Parcells) 132/20
ZONING DISTRICT (circle all that apply)
B BI BR CR SCR ECR GR SGR SR SSR ESR SESR HBR L SU
New York Property (APPAPER)
CURRENT USE (explain) Two FAMILY DUELLING
CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)
Yes No coxplain BY SPECIAL PERMIT
PROPOSED CHANGE OF USE
No Yes(explain)
10 7 10s (explain)
PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (\$200-7) Yes No V
EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)
Lot Area - Less than required (\$200-7) 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) Vide 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(4) and Table 2)
Lot Width - Less than required (\$200-7) Frontage - Less than required (\$200-7 and Table 2) Soliding View
Front Yard Setback - Less than required (Table 2)
Rear Yard Setback - Less than required (Table 2)
Side Vard 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(4) and Table 2)
Parking (Less than required) undersized, tandem ()206-17 to (200-21) (circle all that apply)
Other Non-conformities (explain) SHEDS IN SIDE & TEAR SETENCES
No Existing Dimensional Non-conformities
NEW DIMENSIONAL NON-CONFORMITIES (cheek 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 (labic 1.)
Height - Exceeds maximum allowed () 200-2 and Table 2)
Open Area - Less than required (\$200-7, \$200-15 d(4) and Table 2)
t at King * 1.018 than required intersteet tardem (C.10). To a 100-11 (circle all that made a
Exceeds 10% Expansion Limits for Non-conforming Building (§200-301)
Other Non-conformities (explain) No New Dimensional Non-conformities
The Differential Add-conformings
ADDITIONAL HEARINGS REQUIRED
Historic District Commission Ves / No
Conservation Commission Historic District Commission Planning Board Yes No
DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 5) A) and 3(C))
Yes V No Learning
Building Official MMM/VI Date 11-4-2014

Town of Marblehead ZBA-APPLICATION Page 3 of 3

Revision Date: 1-16-210 Formore Building Board by Appeals Board

4		7000
Project Address 25 LEE STREET	Map(s) / Parcel(s)	132/20
NET OPEN AREA (NOA)	EXISTING	PROPOSED
Lot area = A	350 8	3508
Area of features footprint of accessory building(s)	(52)	150
footprint of building	1167	1264
footprint of deck(s), porch(es), step(s), bulkhead(s) 242+36+		278 242
number of required parking spaces x (9'x 20' per space)	- See the beautiful property for the co	
area of pond(s)	The second second	
fidal area(s) below MHW	to a complete of the complete	
other areas (explain)		de
Sum of features = B	1647	169 2
Net Open Area (NOA) = (A - B)	1861	1816
GROSS FLOOR AREA (GFA)		
accessory structure(s)	150	150
basement or cellar (area >5' in height)	445	445
st floor (12" or less in height) NOTE (for heights exceeding	1159	1159
2" see definition (12" or less in height) 2" see definition	1167	1764
ord floor (12" or less in height) at STORY (200-7)	724	757
th floor (12) or less in height)	-	
ttic (area >5' in height)		The second second second second
rea under deck (if >5" in height)	242	242
rofed porchies)	Mineral Control	difference of the state of the
Gross Floor Area (GFA) = sum of the above areas	3887	4017
roposed total change in GFA = (proposed GFA - existing GF		130
ercent change in GFA = (proposed total change in GFA exis		2 -
xisting Open Area Ratio = (existing NOA existing GFA)	g	
		0.45
roposed Open Area Ratio = (proposed NOA - proposed GFA		

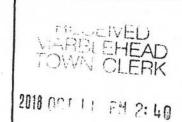


TOWN SEAL

Town of Marblehead ZONING BOARD OF APPEALS

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

PAGE 1 of 3



Town Clerk

tel: 781-631-1529 fax: 781-631-2617 ZBA APPLICATION Revision Date: 12-14-15

Project Address 25 LIET STREET	
Assessor Map(s) 32 Parcel Nu	mber(s) 20
Signature Skew Catter Delete	date
Address 75 / Par St M	d Patten
Trumbers: nome /03./-/5-79	blehead, MA 01945
Phone Numbers: home 703.615.578 E-mail dave patten o verizon.	Work for
APPLICANT or REPRESENTATIVE INFORMAT	ELON
Signature Signature	<u>10N</u> (if different from owner)
	date
Name (printed)Address	8411 801.
	work Of Appeals Oard fax
Phone Numbers: homeE-mail	work Of Aping String
DDO IECT DESCRIPTION	faxfax
PROJECT DESCRIPTION & RELIEF REQUEST	ED (attach additional page if necessary)
TOTO TO TOURSTING SHED & (2)	STP / IT I IT I I I I
	INF VIII.
	N/IT LOT NO.
TEHOLO IN	U GFA OR I OX OX - 1
Obtain the Town Clerk's stamp and submit 12 copies of each of the signed and stamped	
 Any relevant permit(s) that were previously issued must be scheduled hearing. (Section 3(D), Board of Zoning Appeals 	f Marblehead.
scheduled hearing. (Section 3(D), Board of Zoning Appeals	s Rules & Regulations).
1. Building Commissioner (pages 1, 2 and 3)	ATURES Building Department
2. Town Clerk's stamp (upper right corner)	For Zoning Board Of Appeals
View Bylaws - (Chapter 200, Zoning) - online	
	www.murvienead.org/

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

Revision Date: 12-14-2015

Project Address 25 LITE ST.	Man(a) / David(a) 127 /25
ZONING DISTRICT (circle all that apply)	Map(s) / Parcel(s) 32/20
B B1 BR CR SCR ECR GR SGR SI	R SSR ESR SESR HBR U SU
CURRENT USE (explain) ACCUSSORT STR	LICTURE - SHED
CURRENT USE CONFORMS TO ZONING (Article IV, T	able 1)
Yes No (explain)	able 1)
PROPOSED CHANGE OF USE	
No Yes (explain)	
PROPOSED CONSTRUCTION QUALIFIES AS "Building	ng New" (§200-7) Yes / No
EXISTING DIMENSIONAL NON-CONFORMITIES	
Dos man required to the and table 3)	eck all that apply)
Lot Width - Less than required (8200.7)	
Frontage - Less than required (\$200-7 and Table 2)	
Front Yard Setback - Less than required (Toble 2)	
Kear Yard Setback - Less than required (Table 2)	
Side I ard SetDack - Less than required (Table 2)	
IICIVIII a HVCQQAIG magazzana 11 1 4 444 -)
Uptil Area - Less than required (\$200 7 sacs to -	F1
	17 to \$200 21) (:: 1
Other Non-conformities (explain)	(circle all that apply)
No Existing Dimensional Non-conformities	
NEW DIMENSIONAL NON-CONFORMITIES (check all the	hat apply)
Lot Witth - Less than required (\$200.7)	d Table 2)
rontage - Less than required (8200-7 and Table 2)	Suldi evi
Trutt I ard SetDack - Less than required (Truth a)	or 200 her
Total Laiu Schack - Less than required (T. 11 a)	Or Oning Day by
Side I al u SetDack - Less than required (Table 2)	JODG BOUNDE
- Exceeds maximum allowed (2000 7 17 17	als ard it
The state of the s	d Toble 2)
	,
Exceeds 10% Expansion Limits for Non-conforming Other Non-conformities (explain)	(circle all that apply)
Other Non-conformities (explain)	Building (§200-30.D)
No New Dimensional Non-conformities	
ADDITIONAL HEARINGS REQUIRED	
Conservation Commission	Reviewed by
Historic Dietrict Committee	Juilding Department
Planning Roard Yes No	20ning Board
165 100	Of Appeals
DESIGN & SURVEY PLANS MEET -ZBA- RULES & REG Yes No (explain)	ULATIONS (Sections 3(A) and 3(C))
Yes No (explain)	() and 3(C))
Building Official	1.1.1.4
	Data 10/10/10

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

Revision Date: 12-14-2015

Project Address 25 LETC 5	Т.	Map(s) / Parcel(s)	132/20
NET OPEN AREA (NOA)		EXISTING	PROPOSED
Lot area = A		3508 \$	3508 \$
Area of features			
footprint of accessory building(s)		139	138
footprint of building		1167	1167
footprint of deck(s), porch(es), step(s), bu		330	330
number of required parking spaces 2	x (9'x 20' per space)	340 +	300 (*1
area of pond(s), or tidal area(s) below MF	łW	Constant della	_
other areas (explain)			_
Sum of features = B		1996 4	1995曲
Net Open Area $(NOA) = (A - B)$		1512中	1513中
GROSS FLOOR AREA (GFA)			12
accessory structure(s)		139	138
basement or cellar (area >5' in height)		445	
lst floor (12' or less in height) <u>NOTE</u> :	for heights exceeding		445
2nd floor (12' or less in height)	12' see definition	1159	1159
3rd floor (12' or less in height)	of STORY §200-7]	1	1167
th floor (12' or less in height)	3200-7]	724	724
attic (area >5' in height)		For So Dowed	
rea under deck (if >5' in height)		Sullding Department 24 2 Peals Board	
oofed porch(es)		242 Deals Oard	242
Gross Floor Area (GFA) = sum of the a		-	_
		3876#	3875#
roposed total change in GFA = (propo	sed GFA - existing GF	(A) =	- / p
ercent change in GFA = (proposed total	l change in GFA ÷ exis	eting GFA) x 100 =	0.0 %
asseme Open Area Ratio = (existing N(OA ÷ existing GFA)	Reviewed by	. 39
roposed Open Area Ratio = (proposed)	NOA ÷ proposed GFA	For Zoning Board	.39
his worksheet applies 1 plan by/detail	10/11	Of Appeals -	
one tonowing plan(s): 2. plan by/dated	8/23/10 1	PROOT DESIGN	1. HG.
3. plan by/dated	7 111	500 5	RECTET
ilding Official	11/10	Date /0//	0/18
			7/0