



TOWN SEAL

tel: 781-631-1529

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Revision Date: 12-02-20

Town of Marblehead ZONING BOARD OF APPEALS

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

ZBA APPLICATION

PAGE 1 of 3

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Town Clerk

Project Address 5 Harris Street

Assessor Map(s) 134 Parcel Number(s) 54A

OWNER INFORMATION

Signature Craig Bosworth date 3-29-2022

Name (printed) Mark & Deborah Collision

Address 5 Harris Street, Marblehead

Phone Numbers: home _____ work 781-513-6178

E-mail marc_collision@msn.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____

Name (printed) Craig Bosworth – Bosworth Architect L.L.C

Address 78 Front Street, Marblehead, MA.

Phone Numbers: home N/A work 781-631-1982

E-mail craig@boswortharchitect.com fax N/A

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

See attached Project Description.

- Please schedule a zoning 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)

Reviewed by
Building Department
Zoning Board
3-30-22

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

Page 2 of 3

Revision Date: 12-02-2020

Project Address 5 Harris Street **Map(s) / Parcel(s)** 134 /54A

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 X No ____ (explain) - _____

PROPOSED CHANGE OF USE

No X Yes _____ (explain) _____

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes No **X**

EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)

 X **Lot Area** - Less than required (§200-7 and Table 2)

X **Lot Width** - Less than required (§200-7)

 X **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)

 X **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(4) and Table 2)

Parking - Less than required; undersized; tandem (§200-17 to §200-21) (circle all that apply)

X Other Non-conformities (explain) SHED IN SIDE + REAR SETBACK

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)

 X **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(4) 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 ☒ X

	Yes	No
Historic District Commission	X	

Planning Board Yes No X

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes X No (explain)

Building Official

Date 3-30-22

Date 3-30-22



BOSWORTH
ARCHITECT L.L.C.

March 25, 2022

Zoning Board of Appeals

Mary Alley Municipal Building
7 Widger Road
Marblehead, MA 01945

RE: Zoning Board of Appeals Application – **5 Harris Street**

Zone: **Single Residence**

PROJECT DESCRIPTION

We request the approval from the Board of Appeals for a Dimensional Special Permit for the proposed new construction to an existing non-conforming single-family dwelling with less than required Lot Area, Lot Width, Frontage and Side Yard setback located at 5 Harris Street, Marblehead, MA.

This proposal is to build a new two-story addition for this small house. The first floor will benefit from a dedicated lavatory and expansion to the living room. The second floor will allow the reconfiguration of one existing bathroom, and the additional bathroom and closet space for the master bedroom. This addition would be in the side-yard setback but meet all other dimensional regulations.

This small addition of 4'-0" x 18'-7" will provide this family of four much needed storage and bathroom functionality. The forms are meant to extend the existing character with siding and hip roofing to look as if it were original to the house.

The full addition we're asking for is 148 s.f. which is a 6.93 % increase and will maintain a greater than 1: 1 Open Area Ratio when the construction is complete.

Thank you,

Craig Bosworth N.C.A.R.B.
Bosworth Architect LLC