

## Town of Marblehead **ZONING BOARD OF APPEALS**

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

#### MARBLEHEAD TOWN CLERK

tel: 781-631-1529

fax: 781-631-2617 Revision Date: 12-02-20

### ZBA APPLICATION PAGE 1 of 3

2022 MAR 31 AM 10: 09 Town Clerk

Project Address 5 Harris Street
Assessor Map(s) 134 Parcel Number(s) 54A
OWNER INFORMATION Signature Livery Burns date 3-29-2022
Name (printed) Mark & Deborah Collision
Address _ 5 Harris Street, Marblehead
Phone Numbers: home work
E-mail <u>marc_collision@msn.com</u> fax
APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)
Signaturedate
Name (printed) Craig Bosworth – Bosworth Architect L.L.C
Address78 Front Street, Marblehead. MA
Phone Numbers: homeN/Awork781-631-1982
E-mail <u>craig@boswortharchitect.com</u> fax <u>N/A</u>
PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary)
See attached Project Description.
<ul> <li>Please schedule a zoning review with the Building Department by calling 781-631-2220.</li> <li>Obtain the Town Clerk's stamp and submit 12 copies of each of the following to the town Engineer's Office:         <ul> <li>The signed and stamped application (3 pages);</li> <li>Current survey plan (not older than 90 days) as prepared by a Registered Professional Land Surveyor;</li> <li>The project design plans as required;</li> <li>Check for the applicable fee payable to the Town of Marblehead.</li> </ul> </li> <li>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 &amp; Regulations).</li> <li>REQUIRED SIGNATURES</li> </ul> <li>Building Commissioner (pages 1, 2 and 3)</li> <li>Town Clerk's stamp (upper right corner)</li>
1. Building Commissioner (pages 1, 2 and 3)
2. Town Clerk's stamp (upper right corner)

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

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

PLICATION Revision Date: 12-02-2020

Project Address 5 Harris Street Map(s) / Parcel(s) 134 /54A
<b>ZONING DISTRICT</b> (circle all that apply)
D D1 DD CD CCD CCD CCD CCD CCD CCD
<u>CURRENT USE</u> (explain) <u>Single Family Dwelling</u>
CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)
Yes X No (explain) -
PROPOSED CHANGE OF USE
No <u>X</u> 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)
Other Non-conformities (explain) \$44 = 2 and 5 = 200-21) (circle all that apply)
> 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 I age then required (\$200-7)
Front Yord Sothack 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
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ADDITIONAL HEARINGS REQUIRED
Conservation Commission Yes No X
Conservation Commission  Yes No _X  Historic District Commission  Yes No  Historic District Commission  Yes No
No New Dimensional Non-conformities  ADDITIONAL HEARINGS REQUIRED  Conservation Commission Yes No X  Historic District Commission Yes X No Planning Board Yes No X
DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))
Yes X No (explain)
Building Official Date 3-30-22
Date O OO OO

#### Town of Marblehead <u>ZBA-APPLICATION</u>

Revision Date: 12-02-2020

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Project Address 5 Harris Street Map(s) / Parcel(s) 134 - 54a NET OPEN AREA (NOA) **EXISTING** PROPOSED Lot area = A 3787 3787 Area of features footprint of accessory building(s) 105 SF 105 SF footprint of building 705 SF 779 SF footprint of deck(s), porch(es), step(s), bulkhead(s) 198 SF 198 SF number of required parking spaces x (9'x18' per space) 324 SF 324 SF area of pond(s), or tidal area(s) below MHW 0 SF 0 SF other areas (explain) 0 0 SF Sum of features = B 1332 1406 SF Net Open Area (NOA) = (A - B) 2455 SF 2381 SF **GROSS FLOOR AREA (GFA)** accessory structure(s) 105 105 basement or cellar (area > 5' in height) 545 SF 545 SF 1st floor (12' or less in height) NOTE: [for heights exceeding 705 SF 779 SF 2nd floor (12' or less in height) 12' see definition 650 SF 724 SF 3rd floor (12' or less in height) of STORY ~200-7] 0 0 SF 4th floor (12' or less in height) 0 0 attic (area > 5' in height) 0 0 area under deck (if > 5' in height) 0 0 SF roofed porch(es) 130 SF 130 SF Gross Floor Area (GFA) = sum of the above areas 2135 SF 2283 SF <u>Proposed total change in GFA</u> = (proposed GFA - existing GFA) 148 SF Percent change in GFA = (proposed total change in GFA / existing GFA) x 100 6.93 % Existing Open Area Ratio = (existing NOA / existing GFA) 1.15 Proposed Open Area Ratio = (proposed NOA / proposed GFA) 1.04 This worksheet applies 1. plan by/dated North Shore Survey 17-Feb-22 to the following plan(s): 2. plan by/dated Bosworth Architect LLC 20-Mar-22 3. plan by/dated **Building Official** Date 3-30-22



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'- $0'' \times 18'$ -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.

Going Brown

Bosworth Architect LLC

78 Front Street Marblehead, MA 01945 781.631.1982 craig@boswortharchitect.com