

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

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2027 1

Project Address 7 Blueberry Road
Assessor Map(s) 173 Parcel Number(s) 30A
OWNER INFORMATION
Signaturedate
Name (printed) Michel Appellis
Address 7 Blueberry Road, Marblehead
Phone Numbers: home work 305-295-9628
E-mail michelappellis@gmail.com fax
APPLICANT or REPRESENTATIVE INFORMATION (15 4:55 5
Signature hay Bean date 11-2-2022
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.
<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 Landsburgey of 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 of the scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules &amp; Regulations).</li> </ul>
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>

Revision Date: 12-02-2020

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Project Address 7 BLUEBERRY ROAD Map(s) / Parcel(s) 173 - 30A NET OPEN AREA (NOA) **EXISTING PROPOSED** Lot area = A 20026 20026 Area of features footprint of accessory building(s) 0 SF 148 SF footprint of building 2162 SF 2162 SF footprint of deck(s), porch(es), step(s), bulkhead(s) 175 SF 175 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 2661 2809 SF Net Open Area (NOA) = (A - B) 17365 SF 17217 SF **GROSS FLOOR AREA (GFA)** accessory structure(s) 0 148 basement or cellar (area > 5' in height) 1696 SF 1696 SF 1st floor (12' or less in height) NOTE: [for heights exceeding 2234 SF 2234 SF 2nd floor (12' or less in height) 12' see definition 923 SF 923 SF 3rd floor (12' or less in height) of STORY ~200-71 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) 175 SF 175 SF Gross Floor Area (GFA) = sum of the above areas 5028 SF 5176 SF <u>Proposed total change in GFA</u> = (proposed GFA - existing GFA) Building Deriver the 148 SF Percent change in GFA = (proposed total change in GFA / existing GFA) x 100 Trunky Levis Tries 2.94 % Existing Open Area Ratio = (existing NOA / existing GFA) 3.45 <u>Proposed Open Area Ratio</u> = (proposed NOA / proposed GFA) 3.33 This worksheet applies 1. plan by/dated LeBlanc Survey Associates 15-Sep-22 to the following plan(s): 2. plan by/dated Bosworth Architect LLC 10-Oct-22 3. plan by/dated **Building Official** 1-2-22

## Town of Marblehead ZBA-APPLICATION

Revision Date: 12-02-2020 Page 2 of 3 Project Address 7 Blueberry Road Map(s) / Parcel(s) 173 / 30A **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) No \_\_\_ (explain) - \_\_\_\_ Yes XPROPOSED 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) 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) 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(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) X No New Dimensional Non-conformities Building Department UNUM & LOCKED BOOKS ADDITIONAL HEARINGS REQUIRED **Conservation Commission Historic District Commission** Yes \_\_\_\_ No \_X Yes \_\_\_ No \_X Planning Board **DESIGN & SURVEY PLANS MEET-ZBA- RULES & REGULATIONS** (Sections 3(A) and 3(C)) Yes  $X ext{No}$ Date //-2-22 Building Official



November 2, 2022

Zoning Board of Appeals

Mary Alley Municipal Building 7 Widger Road Marblehead, MA 01945

RE: Zoning Board of Appeals Application – 7 Blueberry Road

Zone: Single Residence

PROJECT DESCRIPTION

We request the approval from the Board of Appeals for a proposed accessory structure of a greenhouse to the property at 7 Blueberry Road. The greenhouse is conforming in every way with the dimensional regulations however needs approval due to the Special Permit Decision specifying no further reduction of G.F.A. without approval of the Zoning Board of Appeals.

The current homeowners want to grow their own plants to enhance their sizable property. This greenhouse provides the opportunity to grow flowers and vegetables.

Thank you,

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

Bosworth Architect LLC