



TOWN SEAL

tel: 781-631-1529

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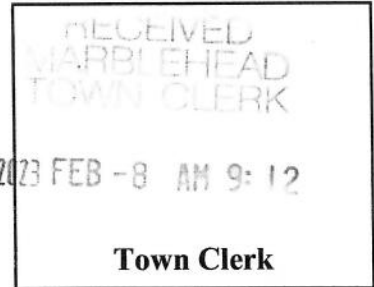
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 14 Beacon Street

Assessor Map(s) 186 Parcel Number(s) 26

OWNER INFORMATION

Signature Tia and Mark Gonzales date 2/8/23

Name (printed) Tia and Mark Gonzales

Address 14 Beacon Street, Marblehead, MA 01945

Phone Numbers: home _____ work (917) 776-7889

E-mail tia@tiaromano.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature D. Bruce Greenwald date 2/8/23

Name (printed) D. Bruce Greenwald, Architect

Address 32 High Street, Marblehead, MA 01945

Phone Numbers: home _____ work (617) 794-2234

E-mail bruce@brucegreenwald.com fax _____

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

Construction of renovations and additions to an existing nonconforming structure with less than the required lot area, front and rear yards. The proposed new construction will be within the front and rear yards and will infill an existing covered porch on the 2nd floor.

- 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] 2-8-23

2. Town Clerk's stamp (upper right corner)

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 14 Beacon Street Map(s) / Parcel(s) 186-26

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

3800

3800

175

175

685

697

77

112

324

324

1261

1308

2539

2492

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)

175

175

412

412

685

697

432

479

47

1751

1763

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

Proposed total change in GFA = (proposed GFA - existing GFA) = 12

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 0.7 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1.45

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.41

This worksheet applies 1. plan by/dated N. SHORE SURVEY JAN 19, 2023
 to the following plan(s): 2. plan by/dated D. BRUCE GREENWALD FEB 8, 2023
 3. plan by/dated _____

Building Official

Date 2-8-23

Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

Reviewed by
Building Department
For Zoning Board
Of Appeals

Zoning Board of Appeals Application: Project Description and Demolition

Proposed Modifications to 14 Beacon Street, Marblehead, MA
For Tia and Mark Gonzales **2/8/23**

Zoning District:	Single Residence
Relief:	Special Permit to construct additions and modifications to an existing non-conforming single-family residence with less than the required lot area, located within the front and rear yard setbacks. The new construction will be within the front and rear yard setbacks and will infill an existing exterior covered porch.
Proposal:	The proposal is to remove an existing deck and stairs and build a new side deck with stairs on the opposite side of the house. Remove an existing angled bay and replace it with a new box bay extending to the floor level. Infill an existing exterior covered porch on the 2 nd floor. These changes are shown in the attached drawings, dated 2/8/23.
Existing/new:	Existing non-conformities will be maintained. The new entry deck and stairs will extend into the rear yard. The revised bay window will be within the front yard setback. The open space will be slightly reduced.
Demolition:	Demolition is to include removal of the existing deck and stairs as well as some windows and side door.
Construction:	New construction will include the new deck and stair, replace windows, add a new door, and infill the 2 nd floor porch. These modifications are shown in the attached drawings.
As-of-Right	Renovation work within the existing house and window/door replacements.
Prior Approvals	Old and Historic Districts Commission previously approved.

OLD AND HISTORIC MARBLEHEAD DISTRICTS COMMISSION
Marblehead Massachusetts



No. OHDC0001574

Issue Date: January 3, 2023

Expiration Date: January 3, 2024

CERTIFICATE OF APPROPRIATENESS

This certifies that Tia and Mark Gonzales has permission to perform work at 14 Beacon Street
Map # 186 and Lot # 26 in the ☒ Old Town District or ☐ Gingerbread Hill District and that the Old & Historic Marblehead Districts
Commission (OHDC) has determined that the work as summarized below will be appropriate to the preservation of said Historic District for the purposes
of the Old and Historic Marblehead Districts Act (Acts 1965, Ch. 101) and the By-Laws relating thereto.

Summary description of work approved:

Renovations and additions per the OHDC approved application.

The proposed work shall be performed in strict accordance with the contents of the application and representations made by the Applicant and his/her
representative(s), in accordance with the requirements of the Old & Historic Districts Commission, and as reflected in the public record documented in
the minutes of the Old & Historic Districts Commission.

Charles Holland

OHDC Member

1/17/23

Dated

Reviewed by
Building Department
For Zoning Board
Of Appeals

**THIS CERTIFICATE EXPIRES ONE YEAR FROM THE DATE OF ISSUE
AND SHALL BE PROMINENTLY DISPLAYED ON THE PREMISES.**

PROJECT CLOSEOUT - Notify the Building Department at project completion for closeout inspection and Certificate signature below.
Failure to obtain inspection and signature will affect future applications to Town departments concerning this property.

Building Department Official

Dated



VIEW FROM BEACON STREET



VIEW FROM GINGERBREAD LANE

14 BEACON STREET

Reviewed by
Building Department
For Zoning Board
Of Appeals