



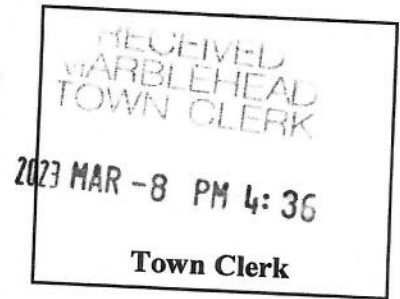
TOWN SEAL
tel: 781-631-1529
fax: 781-631-2617
Revision Date: 12-02-20

Town of Marblehead ZONING BOARD OF APPEALS

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 19 Goodwin's Court

Assessor Map(s) 166

Parcel Number(s) 68

OWNER INFORMATION

Signature

Name (printed) Eric and Katherine Walker

date

Address 19 Goodwin's Court

Phone Numbers: home 617-308-8328

E-mail ericwalkerdm@gmail.com

work

fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature

Name (printed) Eric and Katherine Walker

date

Address c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home

work 781-631-7808

E-mail lynch@marbleheadlaw.com

fax

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

Special Permit to construct an open deck on the existing single-family dwelling

on a lot with less than the required lot area, open area and side and rear yard setbacks.

The addition of the deck will further reduce the open area and exceeds the allowed height.

- 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)

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

Reviewed by
Building Department
For Zoning Board
Of Appeals
8-23

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

Town of Marblehead
ZBA-APPLICATION

Page 2 of 3

Revision Date: 12-02-2020

Project Address 19 Goodwin's Court

Map(s) / Parcel(s) 166/68

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 ☒ No ☐ (explain) _____

PROPOSED CHANGE OF USE

No ☒ Yes ☐ (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 - 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) _____
- ☐ 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 <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Historic District Commission | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Planning Board | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes ☒ No ☐ (explain) _____

Building Official _____

Date 3-8-23

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 19 Goodwin's Court

Map(s) / Parcel(s) 166/68

NET OPEN AREA (NOA)

| | <u>EXISTING</u> | <u>PROPOSED</u> |
|---|------------------------|------------------------|
| Lot area = A | 3,600 | 3,600 |
| Area of features | | |
| footprint of accessory building(s) | 0 | 0 |
| footprint of building | 1,502 | 1,502 |
| footprint of deck(s), porch(es), step(s), bulkhead(s) | 54 | 105 |
| number of required parking spaces <u>2</u> x (9' x 18' per space) | 324 | 324 |
| area of pond(s), or tidal area(s) below MHW | 0 | 0 |
| other areas (explain) _____ | 0 | 0 |
| Sum of features = B | 1,880 | 1,931 |
| Net Open Area (NOA) = (A - B) | 1,720 | 1,669 |

GROSS FLOOR AREA (GFA)

| | | |
|--|-------|-------|
| accessory structure(s) | 0 | 0 |
| basement or cellar (area >5' in height) | 823 | 823 |
| 1st floor (12' or less in height) NOTE: [for heights exceeding | 1,502 | 1,502 |
| 2nd floor (12' or less in height) 12' see definition | 1,301 | 1,301 |
| 3rd floor (12' or less in height) of STORY §200-7] | 0 | 0 |
| 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 |
| roofed porch(es) | 41 | 92 |
| Gross Floor Area (GFA) = sum of the above areas | 3,667 | 3,719 |

Proposed total change in GFA = (proposed GFA - existing GFA) = 51

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 1.39% %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1: .47

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1: .45

This worksheet applies 1. plan by/dated Tucker Architecture & Landscape / 2/01/2023

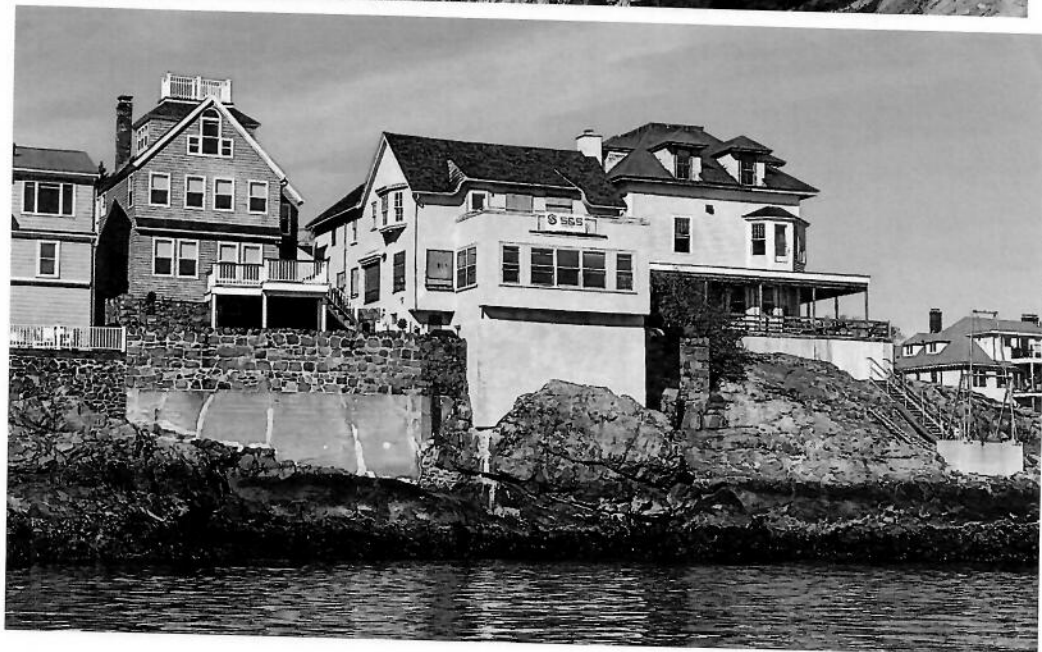
to the following plan(s): 2. plan by/dated North Shore Survey/ 2/09/2023

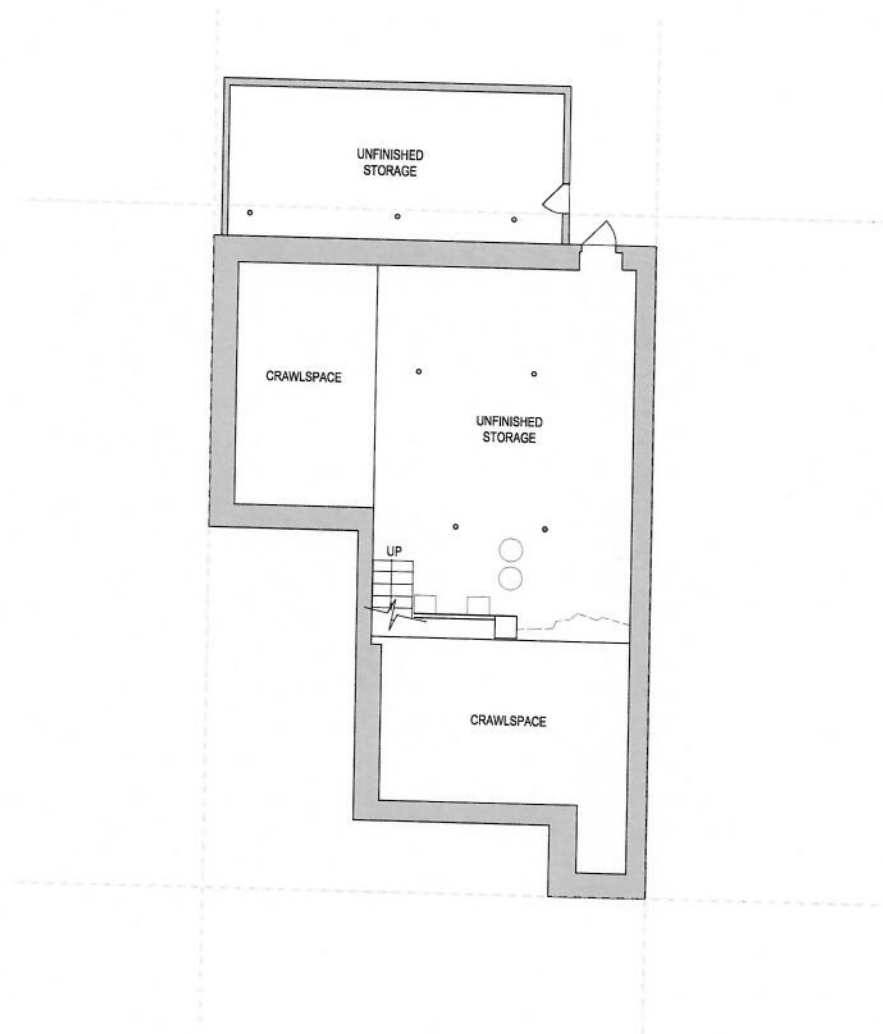
3. plan by/dated _____

Building Official _____


Date 3-8-23

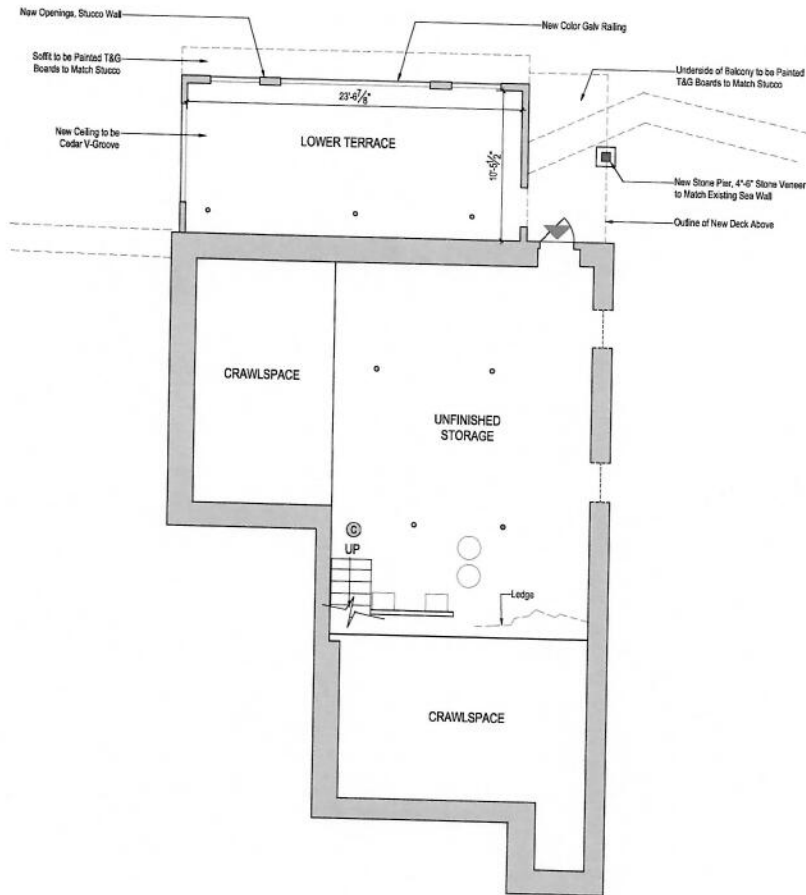
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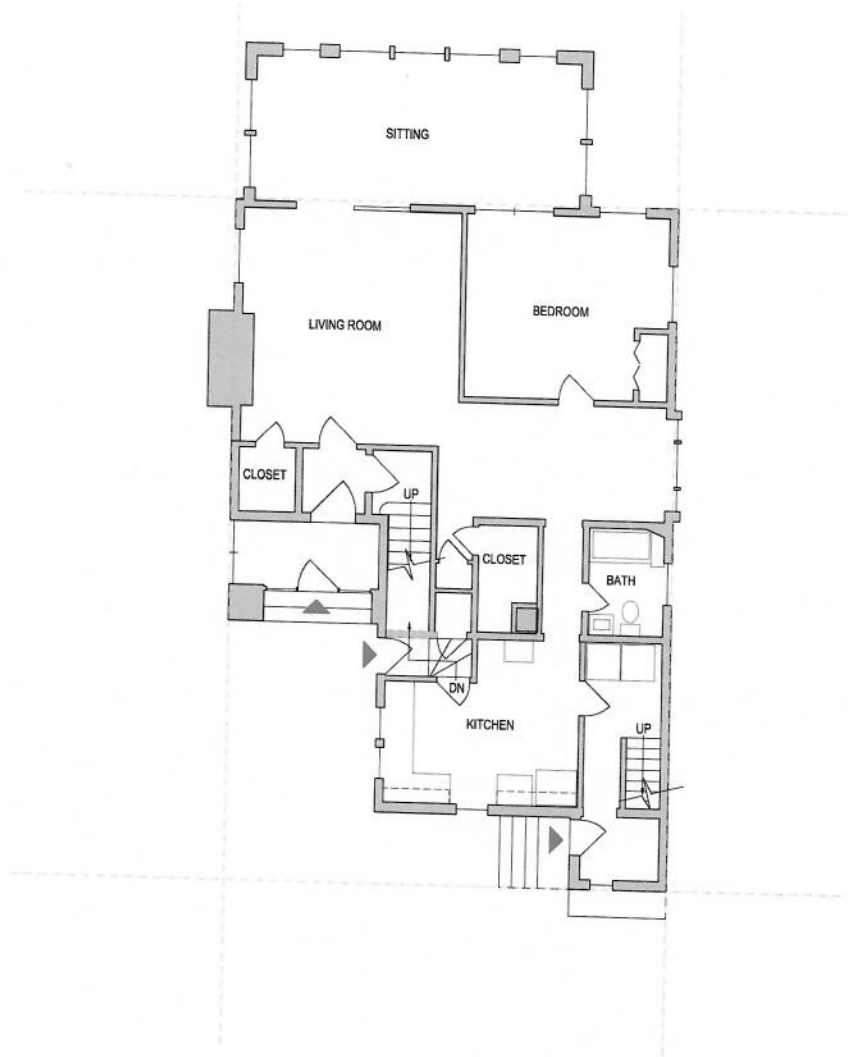
① Existing Basement Floor Plan
Scale: 1/4"=1'-0"

| | | |
|--|---|---|
| <p>Existing Basement Floor Plan</p> <p>REVISION DATE: 2023 02 01 ZBA SET FOR PERMITTING</p> <p>NOTE: ORIGINAL DRAWING SET TO JACKS FULL SCALE</p> <p>0 1 2 3</p> | <p>PAGE NO. X2</p> <p>19 Goodwins Court Residence 19 Goodwins Court Marblehead, MA</p> | <p> T U C K E R Architecture & Landscape 56 Atlantic Avenue, Marblehead, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</p> |
|--|---|---|





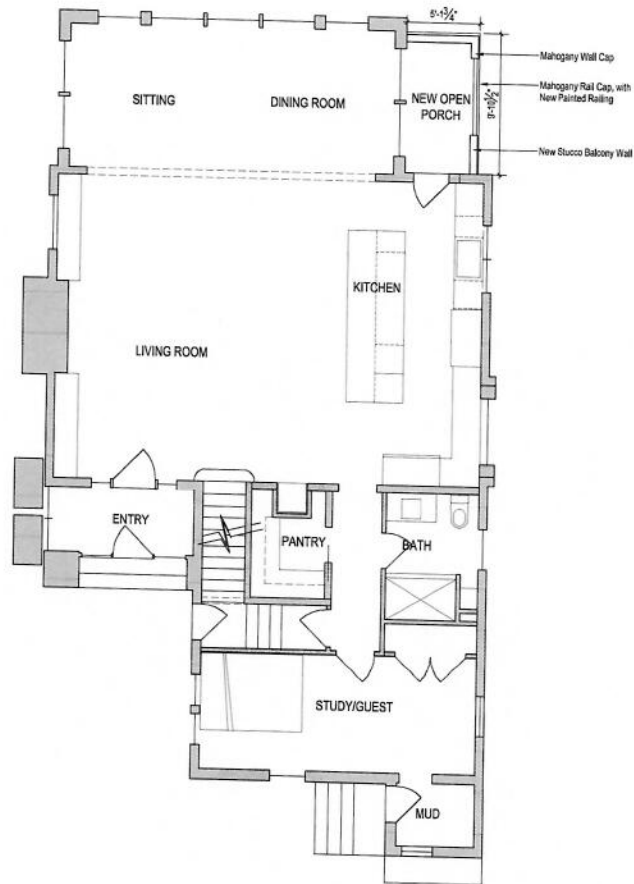
① Proposed Basement Floor Plan
Scale: 1/4" = 1'-0"

| | | |
|--|--|--|
| <p>Proposed Basement Floor Plan</p> <p>REVISION DATE: 2023 02 01 ZBA SET FOR PERMITTING</p> <p>NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE</p> <p>0 1 2 3</p> | <p>PAGE NO. 2</p> <p>19 Goodwins Court Residence 19 Goodwins Court Marblehead, MA</p> | <p> TUCKER Architecture & Landscape 56 Atlantic Avenue, Marblehead, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</p> |
|--|--|--|



① Existing First Floor Plan
Scale: 1/4"=1'-0"

| | | | |
|--|--------------------------------------|---|--|
| Existing First Floor Plan | | <p>19 Goodwins Court Residence 19 Goodwins Court Marblehead, MA</p> | <p> TUCKER Architecture & Landscape 56 Atlantic Avenue, Marblehead, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</p> |
| <small>REVISION DATE:</small> 2023 02 01 ZBA SET FOR PERMITTING | <small>PAGE NO.</small> X3 | | |
| <small>NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE</small>  | | | |



① Proposed First Floor Plan
Scale: 1/8" = 1'-0"

Proposed First Floor Plan

REVISION DATE:

2023 02 01 ZBA SET

FOR PERMITTING

NOTE: ORIGINAL DRAWING SET TO 30X36 FULL SCALE



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19 Goodwins Court Residence
19 Goodwins Court
Marblehead, MA



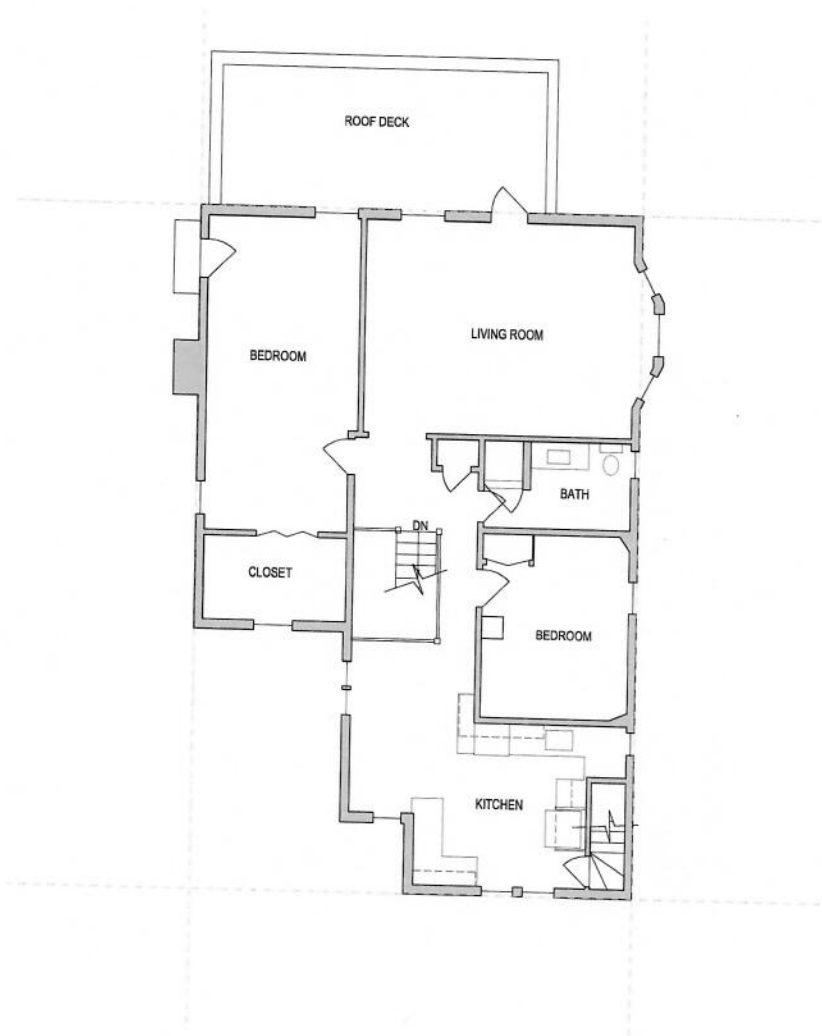
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56 Atlantic Avenue, Marblehead, MA


www.TuckerArch.com

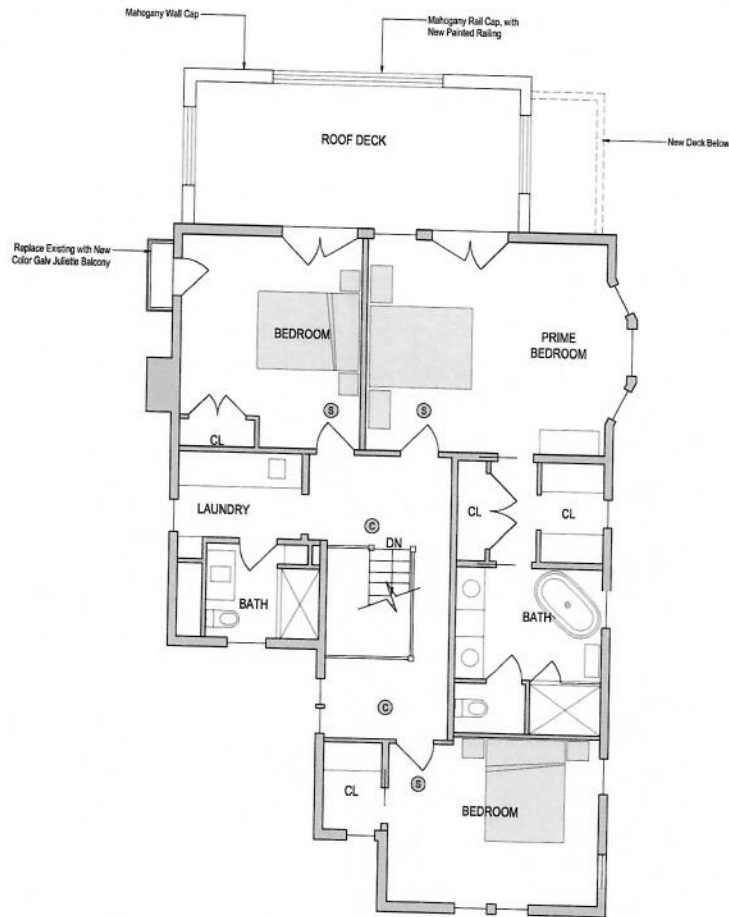
(781) 631-3546

Tucker Architecture and Landscape LLC




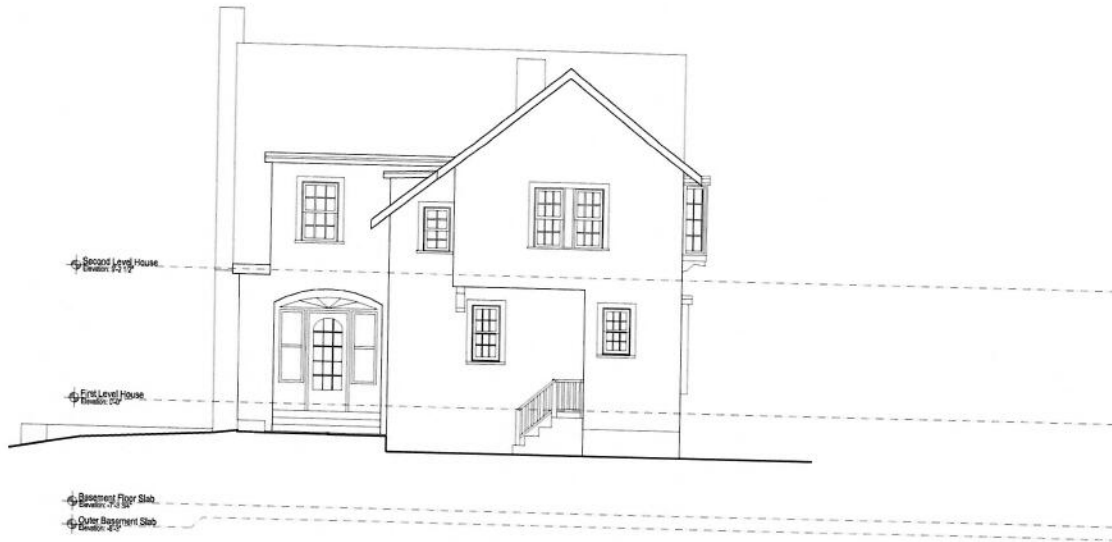
① Existing Second Floor Plan
Scale: 1/4"=1'-0"

| | | |
|--|---|---|
| <p>Existing Second Floor Plan</p> <p>REVISION DATE: 2023 02 01 ZBA SET FOR PERMITTING</p> <p>NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE</p> <p>0 1 2 3'</p> <p>PAGE NO.: X4</p> | <p>19 Goodwins Court Residence 19 Goodwins Court Marblehead, MA</p> | <p> T U C K E R Architecture & Landscape 56 Atlantic Avenue, Marblehead, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</p> |
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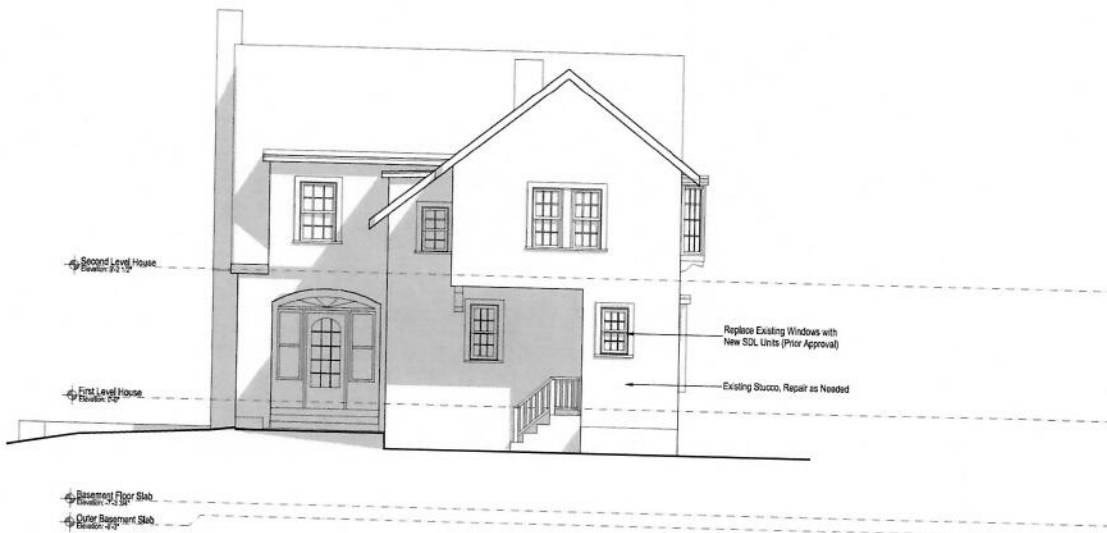


① Proposed Second Floor Plan
Scale: 1/4" = 1'-0"


| | | |
|---|---|--|
| <p>Proposed Second Floor Plan</p> <p>REVISION DATE: 2023 02 01 ZBA SET FOR PERMITTING</p> <p>NOTE: ORIGINAL DRAWING SET TO 34X46 FULL SCALE</p> <p>0 1 2 3</p> <p>PAGE NO. 4</p> | <p>19 Goodwins Court Residence 19 Goodwins Court Marblehead, MA</p> | <p> TUCKER Architecture & Landscape 56 Atlantic Avenue, Marblehead, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</p> |
|---|---|--|

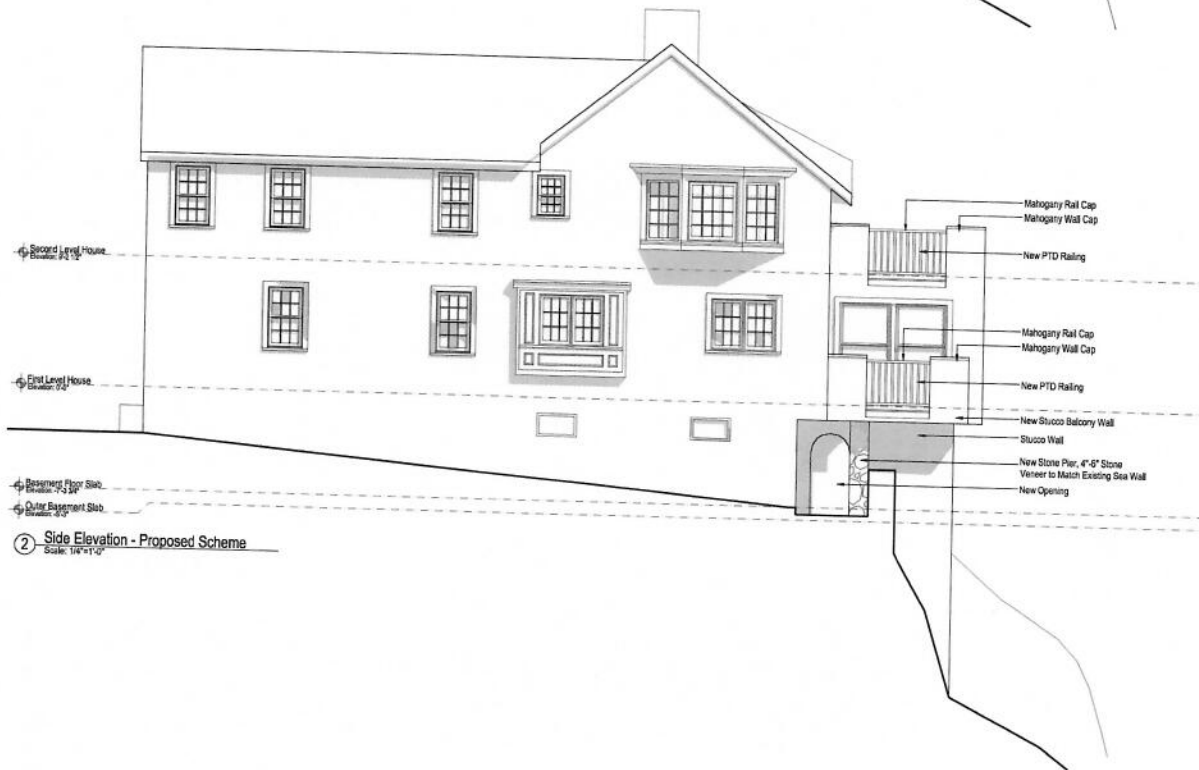


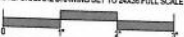

① Front Elevation - Existing/Approved Condition
Scale: 1/4" = 1'-0"



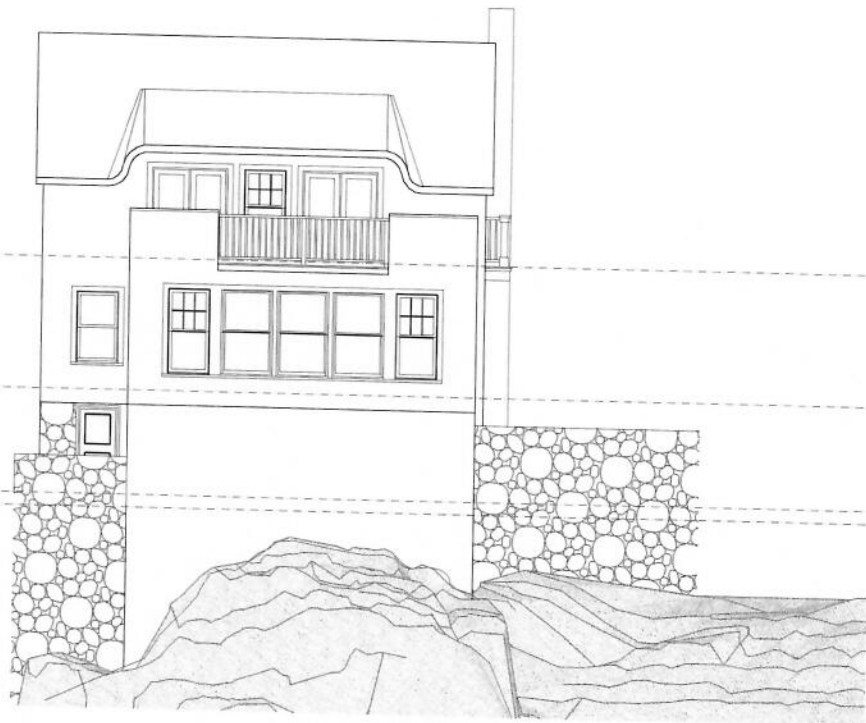
② Front Elevation - Proposed Scheme
Scale: 1/4" = 1'-0"

| | | | | |
|--|--|------------------------------|--|--|
| <p>Existing & Proposed Front Elevation</p> <p>REVISION DATE: 2023 02 01 ZBA SET FOR PERMITTING</p> <p>NOTE: ORIGINAL DRAWING SET TO SHOW FULL SCALE</p> <p>0 1 2 3</p> | | <p>PAGE NO. 5</p> | <p>19 Goodwins Court Residence 19 Goodwins Court Marblehead, MA</p> | <p> TUCKER Architecture & Landscape 56 Atlantic Avenue, Marblehead, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</p> |
|--|--|------------------------------|--|--|

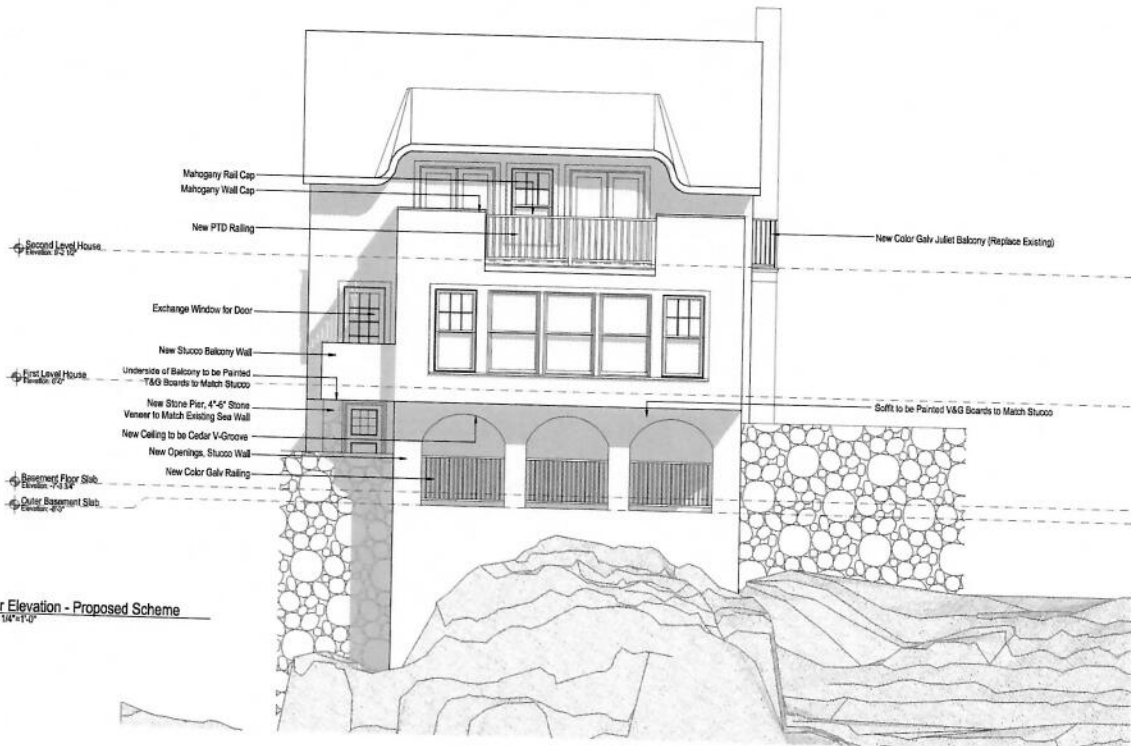



| | | | | | |
|--|--|---|--|---|--|
| <div>Existing & Proposed Right Side Elevation</div> <div>REVISION DATE: 2023 02 01 ZBA SET FOR PERMITTING</div> <div>NOTE: ORIGINAL DRAWING SET TO SIXTH FULL SCALE</div> <div></div> | | | | <div> TUCKER Architecture & Landscape 56 Atlantic Avenue, Marblehead, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</div> | |
| | | | | | |
| PAGE NO. 6 | | | | | |
| | | <div>19 Goodwins Court Residence 19 Goodwins Court Marblehead, MA</div> | | | |

① Rear Elevation - Existing/Approved Condition
Scale: 1/4"=1'-0"



② Rear Elevation - Proposed Scheme
Scale: 1/4"=1'-0"



| | | | | |
|--|--|------------------------------|--|--|
| <p>Existing & Proposed Rear/Ocean Side Elevation</p> <p>REVISION DATE: 2023 02 01 ZBA SET FOR PERMITTING</p> <p>NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE</p> | | <p>PAGE NO. 7</p> | <p>19 Goodwins Court Residence 19 Goodwins Court Marblehead, MA</p> | <p> TUCKER Architecture & Landscape 56 Atlantic Avenue, Marblehead, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</p> |
|--|--|------------------------------|--|--|



Existing & Proposed Left Side Elevation

REVISION DATE:
2023 02 01 ZBA SET
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NOTE: ORIGINAL DRAWING SET TO 2400X FULL SCALE

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19 Goodwins Court Residence
19 Goodwins Court
Marblehead, MA


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