



TOWN SEAL  
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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

2023 JAN -5 AM 11:06  
Town Clerk

Project Address 10 Orne Street  
Assessor Map(s) 164 Parcel Number(s) 54

### **OWNER INFORMATION**

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) Adam and Janet Sogoloff

Address 10 Orne Street, Marblehead

Phone Numbers: home \_\_\_\_\_ work 781-820-1397 (Janet)

E-mail 4sogies@gmail.com fax \_\_\_\_\_

### **APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature Craig Bosworth date 12-15-2022

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.

- 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] 1-4-23

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

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

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

**Revision Date: 12-02-2020**

Building Official  Date 1-4-2023

Town of Marblehead  
ZBA-APPLICATION  
Page 3 of 3

Revision Date: 12-02-2020

Project Address 10 Orne Street

Map(s) / Parcel(s)

164 - 54

**NET OPEN AREA (NOA)**

**EXISTING**

**PROPOSED**

Lot area = A

1705

1705

**Area of features**

footprint of accessory building(s)

85 SF

85 SF

footprint of building

448 SF

561 SF

footprint of deck(s), porch(es), step(s), bulkhead(s)

375 SF

296 SF

number of required parking spaces 2 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**

1232

1266 SF

**Net Open Area (NOA) = (A - B)**

473 SF

439 SF

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

85

85

basement or cellar (area > 5' in height)

425 SF

425 SF

1st floor (12' or less in height) NOTE:

[for heights exceeding

448 SF

561 SF

2nd floor (12' or less in height)

12' see definition

430 SF

430 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)

34 SF

156 SF

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

1422 SF

1657 SF

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

= 235 SF

**Percent change in GFA** = (proposed total change in GFA / existing GFA) x 100

= 16.53 %

**Existing Open Area Ratio** = (existing NOA / existing GFA)

= 0.33

**Proposed Open Area Ratio** = (proposed NOA / proposed GFA)

= 0.26

This worksheet applies

1. plan by/dated North Shore Survey

27-Dec-22

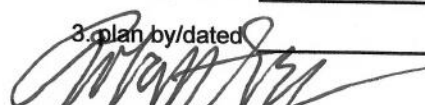
to the following plan(s):

2. plan by/dated Bosworth Architect LLC

16-Nov-22

3. plan by/dated \_\_\_\_\_

Building Official



Date 1-4-2023

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals



BOSWORTH  
ARCHITECT L.L.C.

December 28, 2022

Zoning Board of Appeals

Mary Alley Municipal Building  
7 Widger Road  
Marblehead, MA 01945

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

RE: Zoning Board of Appeals Application – **10 Orne Street**

Zone: **Central 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 existing dimensional non-conformities of Lot Area, Lot Width, Side-Yard setback, Open Space and undersized parking located at 10 Orne Street, Marblehead, MA.

The property also has a detached accessory structure which is currently within the existing side-yard and rear-yard setbacks. This existing storage shed will not be modified in our application.

Our proposal is for a small addition and screen porch toward the rear of this existing house in the Historic District. We met multiple times with the Old & Historic Districts Commission and received their unanimous approval of this proposal. The Old & Historic board brought forward an older photograph with a large addition in the area we are proposing our additions. After multiple reviews and modifications to the layout the Old & Historic board commended us for working with them to preserve the nature of this structure within the context of the Historic District.

This proposal creates a 4'-0" extension toward the rear of the house which provides for my client the room for a couch and the ability to modify the kitchen / dining area for their family of four. The screen porch provides an additional protected room which will be used much more often than the existing deck as the porch will provide shade, slightly more privacy, and the ability to enjoy the outside in rainstorms.

The neighborhood was involved with this application and their support for this family was imperative to the initial thought of this proposed application. You will receive a document from neighbors in support of this application.

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



BOSWORTH  
ARCHITECT L.L.C.

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The proposed addition will be built within the side-yard setback. As the existing house is very small on an extra small lot we are less than the required 1:1 GFA-NOA ratio and our proposed addition will also decrease this ratio by .07 %. Our proposed additions will also exceed the allowable 10% limit for a non-conforming building. This type of application is consistent to many represented in our Historic District and in the end will provide better functionality and character when completed.

Thank you,

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