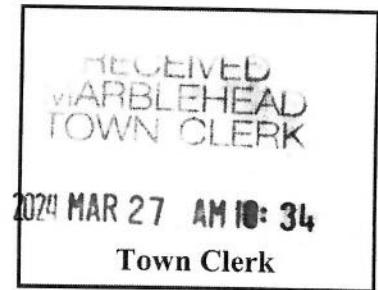




TOWN SEAL
 tel: 781-631-1529
 fax: 781-631-2617
 Revision Date: 12-02-20

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 388 Ocean Avenue Marblehead, MA 01945
 Assessor Map(s) 919 Parcel Number(s) 19-0

OWNER INFORMATION

Signature _____ date _____
 Name (printed) Brian B. Teets and Molly P. Teets
 Address 388 Ocean Avenue Marblehead, MA 01945
 Phone Numbers: home see contact info below work _____
 E-mail _____ fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 3-26-2024
 Name (printed) Matthew Wolverton, Law Offices of Lausier & Lausier, LLC
 Address 2 Hooper Street Marblehead, MA 01945
 Phone Numbers: home N/A work 781 631 8830 x2
 E-mail matt@lausierlaw.com fax 781 631 8840

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

SEE ATTACHED DESCRIPTION

- 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 Zoning Appeals at the scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature] 3-26-2024
2. Town Clerk's stamp (upper right corner)

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 388 Ocean Avenue Map(s) / Parcel(s) 919/19-0

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 residence

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

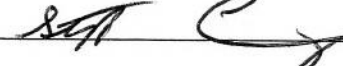
ADDITIONAL HEARINGS REQUIRED

Conservation Commission Yes No
Historic District Commission Yes No
Planning Board Yes No

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 3-26-2024

Project Address 388 Ocean Avenue Map(s) / Parcel(s) 919 - 19

NET OPEN AREA (NOA) **EXISTING** **PROPOSED**

Lot area = A 31091 31091

Area of features

footprint of accessory building(s) 751 SF 751 SF

footprint of building 2316 SF 2316 SF

footprint of deck(s), porch(es), step(s), bulkhead(s) 955 SF 955 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 4346 4346 SF

Net Open Area (NOA) = (A - B) 26745 SF 26745 SF

GROSS FLOOR AREA (GFA)

accessory structure(s) 889 1494

basement or cellar (area > 5' in height) 187 SF 187 SF

1st floor (12' or less in height) NOTE: [for heights exceeding 2316 SF 2316 SF

2nd floor (12' or less in height) 12' see definition 1635 SF 1635 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) 383 SF 383 SF

Gross Floor Area (GFA) = sum of the above areas 5410 SF 6015 SF

Proposed total change in GFA = (proposed GFA - existing GFA) = 605 SF

Percent change in GFA = (proposed total change in GFA / existing GFA) = 11.18 %

Existing Open Area Ratio = (existing NOA / existing GFA) = 4.94

Proposed Open Area Ratio = (proposed NOA / proposed GFA) = 4.45

This worksheet applies 1. plan by/dated Bosworth Architect LLC 5-Feb-24

to the following plan(s): 2. plan by/dated North Shore Survey 9-Feb-24

3. plan by/dated _____

Building Official



Date 3-26-2024

Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

PROJECT DESCRIPTION & RELIEF REQUESTED

388 Ocean Avenue, Marblehead, MA 01945

Brian B. Teets and Molly P. Teets

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing the demolition of the existing detached garage and construction of new detached garage within the same footprint on a Lot having less than required Lot Area located at **388 OCEAN AVENUE** in an **EXPANDED SINGLE RESIDENCE DISTRICT**. The proposed construction will be located partially within the Front and Rear Yard Setback and exceed expansion limits on a pre-existing non-conforming building by more than the allowed 10%, but will otherwise conform to all other Dimensional Regulations of the By-Laws.

Reviewed by
Building Department
For Zoning Board
Of Appeals