



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

RECEIVED
MARBLEHEAD
TOWN CLERK

ZBA APPLICATION 2022 JUL 28 PM 1:11

PAGE 1 of 3

Town Clerk

Project Address 7 Buena Vista Road

Assessor Map(s) 105 Parcel Number(s) 57

OWNER INFORMATION

Signature _____ date _____

Name (printed) Kenneth & Julia Adam

Address 7 Buena Vista Road, Marblehead

Phone Numbers: home _____ work 978-618-2106

E-mail kenadam65@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Craig Bosworth date 7-26-2022

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] 7-27-22

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

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

Reviewed by
Building Department
for Zoning Board
Of Appeals

Page 2 of 3

Project Address 7 Buena Vista Road **Map(s) / Parcel(s)** 105 /57

B B1 BR CR SCR ECR GR SGR(SR)SSR ESR SESR HBR U SU

Yes X No ____ (explain) -

No X **Yes** _____ (explain)

No Existing Dimensional Non-conformities

No New Dimensional Non-conformities

Yes No X

Yes X No (explain)

Date 7-27-22

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 7 Buena Vista Road

Map(s) / Parcel(s) 67 - 10

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

10498

10498

Area of features

footprint of accessory building(s)

887 SF

0 SF

footprint of building

1298 SF

3113 SF

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

281 SF

281 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

2790

3718 SF

NET OPEN AREA (NOA) = (A - B)

7708 SF

6780 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

1705

0

basement or cellar (area > 5' in height)

909 SF

1038 SF

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

[for heights exceeding

1298 SF

3113 SF

2nd floor (12' or less in height)

12' see definition

825 SF

1643 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)

0 SF

0 SF

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

4737 SF

5794 SF

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

= 1057 SF

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

= 22.31 %

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

= 1.63

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

= 1.17

This worksheet applies

1. plan by/dated Bosworth Architect LLC

15-Jul-22

to the following plan(s):

2. plan by/dated North Shore Survey

21-Jun-22

3. plan by/dated _____

Building Official

Date 7-27-22



BOSWORTH
ARCHITECT L.L.C.

July 15, 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 – **7 Buena Vista Road**

Zone: **Single 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 an existing front yard setback violation located at 7 Buena Vista Road, Marblehead, MA.

This addition proposed addition will connect the existing house to the existing garage and provide space to create a mudroom, dining room, master bedroom and master bathroom. This addition is to provide longevity to the current owners as they age within this location. One floor living is the goal, with this addition access from the garage into the main portion of the house can happen without going outside or having to navigate difficult topography in the winter

The existing house has a 19'-0" front-yard setback not the 20'-0" required. Therefore, we are requesting approval for more than a 10% increase to a non-conforming structure. That said we are compliant with all other dimensional regulations including open space, setbacks, and height for the proposed addition.

Thank you,

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