

**TOWN OF MARBLEHEAD
SITE PLAN APPROVAL APPLICATION
PLANNING BOARD**

1. Property Address: 170 Jersey Street
2. Assessor Map 122 Lot 77 3. Zoning District SSR
4. Applicant: Julie Fitzgerald
5. Applicant's Address 170 Jersey Street , Marblehead, MA 01945
6. Telephone Number: 617-671-994 (Daytime) _____ (Evening)
7. Email address: juliefitz309@gmail.com
7. Applicant's Representative Paul M. Lynch
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) _____

Zoning Board of Appeals-Pending

Conservation-obtained



(Signature of Owner' Attorney)

February 5, 2024

(Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name: Julie Fitzgerald

Address 170 Jersey Street

Marblehead, MA 01945

Phone: 617-671-9194

FOR TOWN USE ONLY

Application Received _____ Submittal Deemed Complete _____

Waivers _____

Scheduled Hearing Date _____ File Number _____

**SITE PLAN APPROVAL CHECK LIST
PLANNING BOARD**

Each Site Plan Approval Special Permit shall be accompanied by the following information:

- (a) Date of Plan with all revisions noted and dated
 - (b) Title of Development/Project
 - (c) North Arrow
 - (d) Scale of Plan
 - (e) Name and Address of record Owner
 - (f) Name and Address of person preparing the Site Plan
 - (g) The names of all owners of record of adjacent properties and the map and lot number of the properties and all buildings
 - (h) Zoning District Boundaries and Flood Zone Boundaries
 - (i) Boundaries of the property and lines of existing streets, lots, easements and right of ways
 - (j) A locus map
 - (k) A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations
 - (l) Square footage of property
 - (m) Location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways
 - (n) Location and dimensions of all utilities
 - (o) Location, type and dimensions of landscaping and screening
 - (p) Location of significant site features
 - (q) Contours
- (1) Five (5) copies of dimensioned schematic drawings of all proposed buildings. Scale not to exceed 1/4"=1' nor less than 1/8"=1'.
- (2) A narrative describing the proposal

The narrative must address the following: The extent to which:

- (a) The architectural and design features are in harmony with the prevailing character and scale of buildings in the neighborhood and Town (such as but not limited to: building materials, screening, breaks in roof and wall lines, adequate light, air, circulation and separation between buildings).
- (b) The character of the site is preserved (such as but not limited to: protection of historical and natural resources and existing terrain, minimization of grade changes, tree and soil removal).

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 170 Jersey Street

Map(s) / Parcel(s) 122/77

NET OPEN AREA (NOA)

| | <u>EXISTING</u> | <u>PROPOSED</u> |
|--|------------------------|------------------------|
| Lot area = A | 5,000 | 5,00 |
| Area of features | | |
| footprint of accessory building(s) | 264 | 264 |
| footprint of building | 1,000 | 1,000 |
| footprint of deck(s), porch(es), step(s), bulkhead(s) | 295 | 181 |
| 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 | 1,883 | 1,769 |
| Net Open Area (NOA) = (A - B) | 3,117 | 3,231 |

GROSS FLOOR AREA (GFA)

| | | |
|---|-------|-------|
| accessory structure(s) | 264 | 264 |
| basement or cellar (area >5' in height) | 864 | 864 |
| 1st floor (12' or less in height) <small>NOTE: [for heights exceeding</small> | 1,000 | 1,000 |
| 2nd floor (12' or less in height) <small>12' see definition</small> | 0 | 858 |
| 3rd floor (12' or less in height) <small>of STORY §200-7]</small> | 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) | 24 | 161 |
| Gross Floor Area (GFA) = sum of the above areas | 2,152 | 3,147 |

| | |
|---|----------|
| <u>Proposed total change in GFA</u> = (proposed GFA - existing GFA) | = 995 |
| <u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100 | = 46 % |
| <u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA) | = 1:1.45 |
| <u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA) | = 1:1.02 |

This worksheet applies 1. plan by/dated Savoie Nolan Architects 1/30/2024
to the following plan(s): 2. plan by/dated North Shore Survey Corporation 11/14/2023
3. plan by/dated _____

Building Official _____ Date _____

PAUL M. LYNCH
LAW OFFICE
ZERO SPRING STREET
MARBLEHEAD, MA 01945

Paul M. Lynch
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(781) 631-7808

February 2, 2024

Planning Board Town of Marblehead
Abbot Hall
Washington Street
Marblehead, MA 01945

RE: Site Plan Special Permit-Julie Fitzgerald-170 Jersey Street
Narrative

The application before the Board is for a Site Plan Special Permit for the construction of a second-floor addition to the existing single-family dwelling located at 170 Jersey Street.

The property is located in the Shoreline Single Residence district. The Zoning Bylaw requirement for a shoreline single residence district are as follows:

| | |
|---------------------|--------------------|
| Lot area: | 10,000 square feet |
| Frontage: | 100 feet |
| Side yard setback: | 25 feet |
| Front yard setback: | 20 feet |
| Rear yard setback | 15 feet |
| Maximum height | 30 feet |
| Parking | 2 spaces |
| Open area ratio | 1:1 |

The existing lot dimensions and proposed construction are as follows:

| | |
|---------------------|-------------------|
| Lot area: | 5,000 square feet |
| Frontage: | 150 feet |
| Side yard setback: | 39 feet |
| Front yard setback: | 4.8 feet |
| Maximum height: | 29.50feet |
| Parking: | 2 spaces |
| Open area ratio: | 1: 1.02 |

The architectural and design features of the new construction are in harmony with the prevailing character and scale of buildings in the neighborhood and the Town. The building will be of wood frame construction with clapboard siding with a traditional design.

The location and design of the dwelling preserves the character of the site with no grade change and disruption of any natural resources.

The site is presently used as a single- family dwelling and the vehicular and pedestrian movement within the site will not change and will remain convenient and safe.

The use and construction of an addition to a single- family dwelling will not result in any external emissions or environmental impacts.

Town services are presently provided to the site and the use of the site for residential purposes is consistent with the neighborhood.

The construction of a second story to the existing single -family dwelling will maintain a height below 30 feet and will need zoning relief for front and rear yard setbacks.

Submitted by:



Paul M. Lynch
Attorney for applicant