


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

1. Property Address: 260 Ocean Avenue
2. Assessor Map 904 Lot 1 3. Zoning District ESR & SESR
4. Applicant: Stephen Salemi
5. Applicant's Address 260 Ocean Avenue, Marblehead, MA 01945
6. Telephone Number: 617-899-5017 (Daytime) _____ (Evening)
7. Email address: ssalemi@capitaladvisers.com
7. Applicant's Representative Paul M. Lynch, Esq
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) _____

_____ Board of Appeals-Scheduled _____

_____ Conservation-pending _____



(Signature of Owner) (Representative)

(Date) April 8, 2022

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name Stephen Salemi

Address 260 Ocean Avenue

Marblehead, MA 01945

Phone: 617-899-5017

FOR TOWN USE ONLY

Application Received _____ Submittal Deemed Complete _____

Waivers _____

Scheduled Hearing Date _____ File Number _____

NARRATIVE

Stephen Salemi
260 Ocean Avenue

Application is for a Site Plan Special Permit to construct an addition to the existing single family dwelling located at 260 Ocean Avenue which is located both within the Shoreline Expanded Single Residence District and the Expanded Single Residence District.

The lot contains 23,153 squares feet which is less than the required lot area but is in conformity with the surrounding neighborhood.

The proposal is to add an addition to the second and third floors of the dwelling without expanding the footprint of the structure. The addition within the Shoreline Expanded Single Residence District will be 889 square feet.

The proposed addition to the third floor will increase the height of the dwelling from 34 feet to 34'6"

A prior Site Plan Special Permit was issued October 26, 2004, for the construction of the new dwelling. (copy attached)

A Notice of Intent is being filed with the Conservation Commission and an application for a Special Permit has been filed with the Zoning Board of Appeals.

Respectfully submitted
Stephen Salemi
By his Attorney



Paul M. Lynch

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

Project Address 260 Ocean Avenue

Map(s) / Parcel(s) 904/1

NET OPEN AREA (NOA)

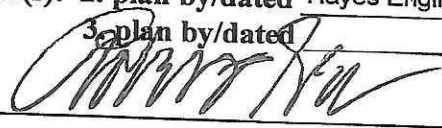
	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	23,153	23,153
Area of features		
footprint of accessory building(s)	0	0
footprint of building	3,626	3,626
footprint of deck(s), porch(es), step(s), bulkhead(s)	1,651	1,651
number of required parking spaces <u>2</u> x (9'x 18' per space)	324	324
area of pond(s), or tidal area(s) below MHW	0	0
other areas (explain) _____	0	0
Sum of features = B	5,601	5,601
Net Open Area (NOA) = (A - B)	17,552	17,552

GROSS FLOOR AREA (GFA)

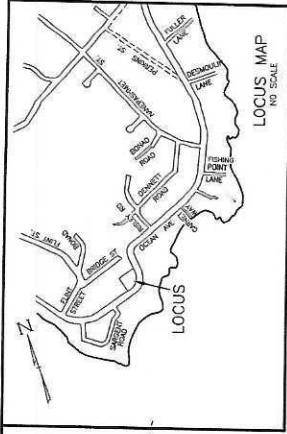
accessory structure(s)	0	0
basement or cellar (area >5' in height)	0	0
1st floor (12' or less in height) <small>NOTE: [for heights exceeding</small>	3,626	3,626
2nd floor (12' or less in height) <small>12' see definition</small>	2,713	3,358
3rd floor (12' or less in height) <small>of STORY §200-7]</small>	856	1,787
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)	1,151	1,091
Gross Floor Area (GFA) = sum of the above areas	8,346	9,862

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	= 1,516
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	= 18.16 %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	= 1:2.10
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	= 1:1.78

This worksheet applies 1. plan by/dated Tucker Architecture & Landscape 3/10/2022
 to the following plan(s): 2. plan by/dated Hayes Engineering, Inc. 3/17/2022
 3. plan by/dated _____

Building Official  Date 4-6-22

Reviewed by
 Building Department
 For ZBA Board
 Of Appeals



21 /
3/10/22

ZONE: E-R EXPANDED SINGLE RES.
 MINIMUM SETBACKS:
 FRONT = 20'
 SIDE = 10'
 REAR = 15'
 MIN. PITCH = 10%
 MIN. FRONT YARD SETBACK = 30.000 S.F.

ZONE: SE-R SHORELINE EXPANDED SINGLE RES.
 MINIMUM SETBACKS:
 FRONT = 20'
 SIDE = 25'
 REAR = 15'
 MIN. PITCH = 10%
 MIN. LOT AREA = 35,000 S.F.



PLAN OF LAND
 IN

MARBLEHEAD, MASS.

SCALE: 1" = 20' 0" 10' 20' 40' 60' SEPTEMBER 16, 2004
 H&S
 HANES ENGINEERING, INC.
 653 SALEM STREET
 MARBLEHEAD, MASS. 01945
 TEL (781) 846-5000
 LAND SURVEYORS

PROPOSED SALEMI RESIDENCE
 260 OCEAN AVENUE
 MAP N-4 PARCEL 1, 1A & 1B

ISSUED DATE:
 REC. 14, 2004
 MAP N-4 PARCEL 1, 1A & 1B
 MAR 17, 2004
 LAND SURVEYORS

NOTES:
 PERIMETER INFORMATION TAKEN FROM "WORKING PLAN OF LAND ON OCEAN AVENUE, MARBLEHEAD, MASSACHUSETTS" DATED DECEMBER 10, 2003 AND PREPARED BY H&S LAND SURVEYORS.

