

tel: 781-631-1529

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Revision Date: 12-14-15

## Town of Marblehead ZONING BOARD OF APPEA

Mary A. Alley Municipal Building 7 Widger Road, Marblehead, MA

2020 JUL 27

AM 9: 00

1 5.00

### ZBA APPLICATION

PAGE 1 of 3

Town Clerk

Project Address 14 Madison Road		
Assessor Map(s) 47 Parcel Number(s)	17	
OWNER INFORMATION		The second secon
Signature		date
Name (printed) Mark Holland & Melissa Putnum	-	date
Address 14 Madison Road		
Phone Numbers: home 978-317-3956 (Mark) work	,	
E-mail holm24@comcast.net fax		
APPLICANT OF REPRESENTATIVE INFORMATION	0.1100	
Signature flag Boleva	different	from owner)
Name (printed)	•	date 1021 20, 2020
Address 78 Front Street, Marblehead, MA		
Address 78 Front Street, Marblehead, MA.  Phone Numbers: home N/A		
Phone Numbers: home N/A  E-mail craig@boswortharchitect.com	work	781-631-1982 N/A
PROJECT DESCRIPTION & RELIEF REQUESTED (at See attached Project Description.	tach additic	onal page if necessary)
<ul> <li>Please schedule a zoning review with the Building Department by cal</li> <li>Obtain the Town Clerk's stamp and submit 12 copies of each of the fo</li> <li>The signed and stamped application (2)</li> </ul>	ling 781-631	1-2220.
Sie win similized application () badgett		
<ul> <li>Current survey plan (not older than 90 days) as prepare</li> <li>The project design plans as required;</li> </ul>	ed by a Regi:	stered Professional Land Surveyor;
O Check for the applicable fee payable to the Town of M.	rblehead.	
<ul> <li>Any relevant permit(s) that were previously issued, must be available (Section 3(D), Board of Zoning Appeals Rules &amp; Regulations).</li> </ul>	le for review	by the Board of Appeals at the hearing. Reviewed by
REQUIRED SIGNATUL	RES	Building Department For Zoning Board
1. Building Commissioner (pages 1, 2 and 3)	1/12	Of Appeals
2. Town Clerk's stamp (upper right corner)	regitarios estados esta	
View Bylaws - (Chapter 200, Zoning) - online at: w)	nu marki	ahand one/
Wille III.	r 14 . 111668 2781	C11 C1111. OF 2/

# Town of Marblehead ZBA-APPLICATION Page 2 of 3

Revision Date: 12-14-2015

Project Address 14 Madison Road Map(s) / Parcel(s) 47/17						
ZONING DISTRICT (circle all that apply)						
on box box on son (sr) ssr esr sesr her U su						
<u>CURRENT USE</u> (explain) Single Family Dwelling						
CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)						
Yes X No (explain)						
PROPOSED CHANGE OF USE						
No X Yes (explain)						
PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes No _X_						
EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)						
X 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)						
X Front Yard Setback - Less than required (Table 2)						
X Rear Yard Setback - Less than required (Table 2)						
X 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(4) 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)						
X Front Yard Setback - Less than required (Table 2)						
X 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(4) and Table 2)						
Parking - Less than required; undersized; tandem (8200-17 to 8200-21) (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						
Historic District Commission Yes No X						
Conservation Commission Yes No _X_ Historic District Commission Yes No _X_ Planning Board Yes No _X						
DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))						
Yes No (explain)						
Building Official Date 7/23/2020						

### Town of Marblehead ZBA-APPLICATION Page 3 of 3

Revision Date: 1-16-2014

Project Address 14 Madison Road Map(s) / Parcel(s) 47 - 14 **NET OPEN AREA (NOA) EXISTING** PROPOSED Lot area = A 4900 4900 Area of features footprint of accessory building(s) 58 SF 58 SF footprint of building 1195 SF 1344 SF footprint of deck(s), porch(es), step(s), bulkhead(s) 74 SF 74 SF number of required parking spaces 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 1651 1800 NET OPEN AREA (NOA) = (A - B) 3249 SF 3100 SF GROSS FLOOR AREA (GFA) accessory structure(s) 58 58 basement or cellar (area > 5' in height) 219 SF 219 SF 1st floor (12' or less in height) NOTE: (for heights exceeding 1195 SF 1344 SF 2nd floor (12' or less in height) 12' see definition 1007 SF 1007 SF 3rd floor (12' or less in height) of STORY ~200-7] 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) 16 SF 16 SF Gross Floor Area (GFA) = sum of the above areas 2495 SF 2644 SF Proposed total change in GFA = (proposed GFA - existing GFA) 149 SF Percent change in GFA = (proposed total change in GFA / existing GFA) x 100 Reviewed by = 5.9719439 % Existing Open Area Ratio = (existing NOA / existing GFA) **Building Department** 1.3022044 For Zoning Board Proposed Open Area Ratio = (proposed NOA / proposed GFA) Of Appeals 1.172466 1. plan by/dated N. SHORE SURVEY CORP This worksheet applies 6/19/2020 2. plan by/dated BOSWORTH ARCHITECT to the following plan(s): 3. plan by/dated **Building Official** Date



BOSWORTH ARCHITECT L.L.C.

July 18, 2020

Zoning Board of Appeals Mary Alley Municipal Building 7 Widger Road Marblehead, MA 01945

RE: Zoning Board of Appeals Application - 14 Madison Road

Zone: Single Residence

### PROJECT DESCRIPTION

We request the approval from the Board of Appeals for a Special Permit for the proposed single story addition to an existing non-conforming single-family dwelling with less than required Lot Area, Front Yard, Rear Yard and Side Yard setbacks at 14 Madison Road Marblehead, MA.

This proposal is for the removal of an existing single-story form and attached glass and metal sunroom. The sunroom has had leaking issues and it's time to remove the existing sunroom and storage area. My client would like to create a room for their family to watch television. Due to the corner lot we have two front yard setbacks. We need an additional 7′-0″ in width to create a family room. This addition will be on the Cleveland Road side of the property and built within the Front Yard and Rear Yard setbacks. This is a small addition less than 6% of the G.F.A., and a total of 149 s.f. to provide this family the room they desire for a small Family room. The addition will be compliant with the GFA / NOA ratios for this small lot and dwelling.

New violations will include Front & Rear Yard Setbacks.

Thank you,

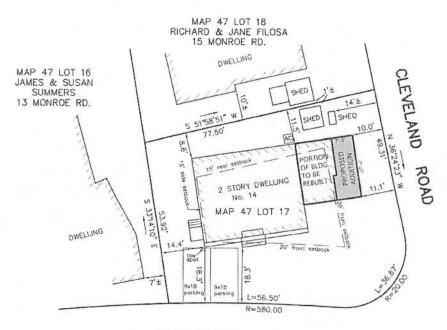
Craig Bosworth - Architect Bosworth Architect LLC

78 Front Street Marblehead, MA 01945 781.631.1982 craig@boswortharchitect.com Reviewed by Building Department For Zoning Board Of Appeals

### ZONING DISTRICT - SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION	
LOT AREA	10000	4900±	4900±	
FRONTAGE	35	142.68'	142.68'	
FRONT	20	17.1	10.0'	
SIDE	15	14.4'	N/A	
REAR	15	8.6'	11.5'	Contract of the last
BLDG HEIGHT	35	24.8'	24.8'	-





MADISON ROAD



THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY.

Reviewed by Building Department For Zoning Board Of Appeals ZONING BOARD OF APPEALS PLAN

14 MADISON ROAD

### MARBLEHEAD

PROPERTY OF

MARK HOLLAND & MELISSA PUTMAN

SCALE 1"= 20'

JUNE 19, 2020

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA (978) 744-4800

# HOLLAND RESIDENCE 14 MADISON ROAD



PREPARED BY:

MARBLEHEAD, MA 01945

BOSWORTH ARCHITECT L.L.C.

78 FRONT STREET MARBLEHEAD, MA. 01945

# LIST OF DRAWINGS

ARCHITECTURAL

C COVER SHEET

EX2 - EXISTING FLOOR PLANS

EX2 - EXISTING EXTERIOR ELEVATIONS

AT PROPOSED FLOOR PLANS
AZ PROPOSED EXTERIOR ELEVATIONS

FILING FOR:

ZONING BOARD OF APPEALS

DATE: JULY 18, 2020

Reviewed by Building Department For Zoning Board Of Appeals

