



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617
Revision Date: 10-1-15

Town of Marblehead **ZONING BOARD OF APPEALS**

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

RECEIVED
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2020 JUN 15 AM 8:51

ZBA APPLICATION

PAGE 1 of 3

Town Clerk

Project Address 31 Gallison Avenue

Assessor Map(s) 65 Parcel Number(s) 22

OWNER INFORMATION

Signature _____ date _____

Name (printed) Mark & Susan Lavoie

Address 31 Gallison Avenue, Marblehead.

Phone Numbers: home 617-899-3728 (Susan) work _____

E-mail slavoie@mhlattys.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Craig Bosworth date JUNE 8, 2020

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)

Please see attached description of proposed work.

- Please schedule a zoning review with the Building Department by calling 781-631-2220. Application must complete and correct or a processing delay or the need to re-file may result.
- After obtaining the Town Clerk's stamp submit 12 copies of each of the following to the Town Engineer's Office:
 - The signed and stamped application (3 pages);
 - Current survey plan as prepared by a Registered Professional Land Surveyor;
 - The project design plans,
 - One 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 hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) _____

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 1-16-2014

Project Address 31 Gallison Avenue Map(s) / Parcel(s) 65 / 22

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 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 X 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(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)
- ☐ 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(4) 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 <u>X</u>
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes _____	No <u>X</u>

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DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))

Yes X No _____ (explain) _____

Building Official _____

Date 6/10/2020

Town of Marblehead
ZBA-APPLICATION

Revision Date: 1-16-2014

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Project Address	31 Gallison Avenue	Map(s) / Parcel(s)	65 - 22
NET OPEN AREA (NOA)	EXISTING	PROPOSED	
Lot area = A	10000	10000	
Area of features			
footprint of accessory building(s)	0 SF	0 SF	
footprint of building	2091 SF	2091 SF	
footprint of deck(s), porch(es), step(s), bulkhead(s)	147 SF	147 SF	
number of required parking spaces _____ x (9'x20' 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	2562	2562	
NET OPEN AREA (NOA) = (A - B)	7438 SF	7438 SF	
GROSS FLOOR AREA (GFA)			
accessory structure(s)	0	0	
basement or cellar (area > 5' in height)	1569 SF	1569 SF	
1st floor (12' or less in height) NOTE: [for heights exceeding	2171 SF	2171 SF	
2nd floor (12' or less in height) 12' see definition	1664 SF	1664 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)	100 SF	100 SF	
Gross Floor Area (GFA) = sum of the above areas	5504 SF	5504 SF	

Proposed total change in GFA = (proposed GFA - existing GFA) = 0 SF

Percent change in GFA = (proposed total change in GFA / existing GFA) x 100 = 0 %

Existing Open Area Ratio = (existing NOA / existing GFA) = 1.3513808

Proposed Open Area Ratio = (proposed NOA / proposed GFA) = 1.3513808

This worksheet applies 1. plan by/dated BOSWORTH ARCHITECT 6-1-2020

to the following plan(s): 2. plan by/dated NORTH SHORE SURVEY 5-29-2020

3. plan by/dated _____

Building Official

Date 6/10/2020



BOSWORTH
ARCHITECT L.L.C.

June 1, 2020

Zoning Board of Appeals

Mary Alley Municipal Building
7 Widger Road
Marblehead, MA 01945

RE: Zoning Board of Appeals Application – **31 Gallison Avenue**

Zone: **Single Residence**

PROJECT DESCRIPTION

We request the approval from the Board of Appeals for a Special Permit for the proposed change of a shed roof to an exterior deck. This existing non-conforming single-family dwelling has less than required Front Yard and Side Yard setbacks located at 31 Gallison Avenue, Marblehead, MA.

This application was reviewed as an administrative change and heard May 28th. The board deemed this change material enough to warrant the full application.

The change we request is on the rear side of the building and does not impede in a setback area. It was approved previously as a shed roof, the owner would like to make this a deck accessible from their second floor exercise room. In order to have access to the deck a window will be eliminated and replaced with a patio door.

This change does not affect GFA / NOA ratios and is completely conforming to dimensional regulations.

Thank you,

Craig Bosworth A.I.A.

78 Front Street
Marblehead, MA 01945
781.631.1982
craig@boswortharchitect.com

Reviewed by
Building Department
For Zoning Board
Of Appeals

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

GALLISON AVENUE

ZONING BOARD OF APPEALS PLAN

31 GALLISON AVENUE
MARBLEHEAD

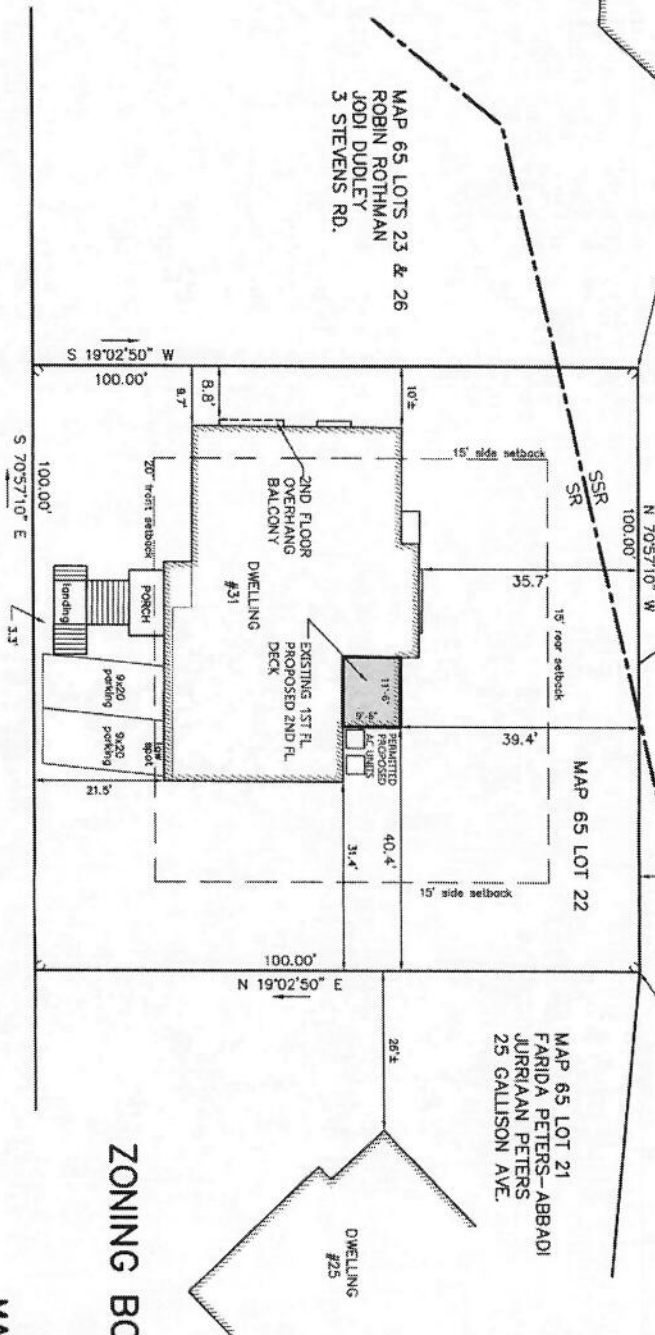
PROPERTY OF
MARK & SUSAN LAVOIE

SCALE 1" = 20' MAY 29, 2020

NORTH SHORE SURVEY CORPORATION

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

#4778



ZONING DISTRICT - SINGLE RESIDENCE			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000	10,000	10,000
FRONTAGE	100	100.00'	100.00'
FRONT	20	3.3'	N/A
SIDE	15	8.8'	40.4'
REAR	15	35.7'	39.4'
BLDG HEIGHT	35	34.8'	34.8'

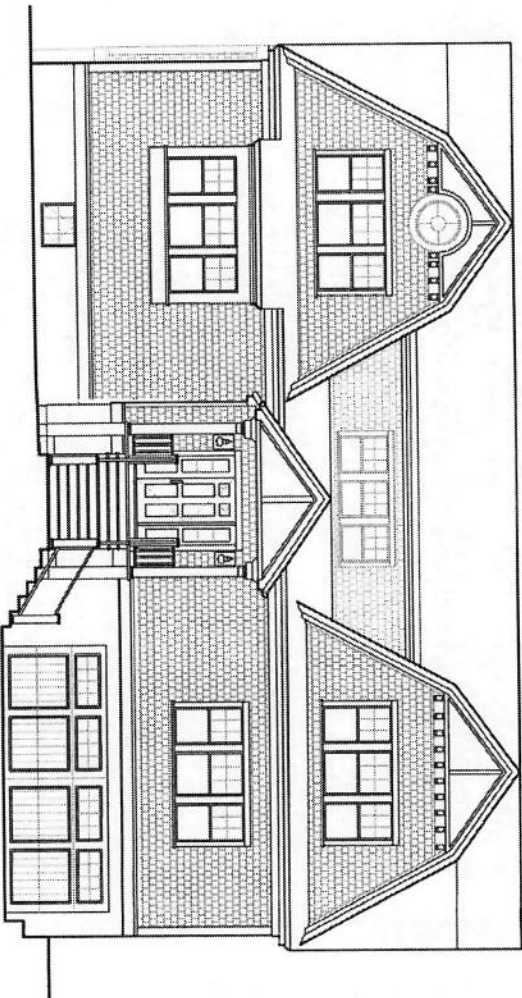


LAVOIE RESIDENCE

31 GALLISON AVENUE
MARBLEHEAD, MA 01945



PREPARED BY:
BOSWORTH ARCHITECT L.L.C.
78 FRONT STREET
MARBLEHEAD, MA 01945



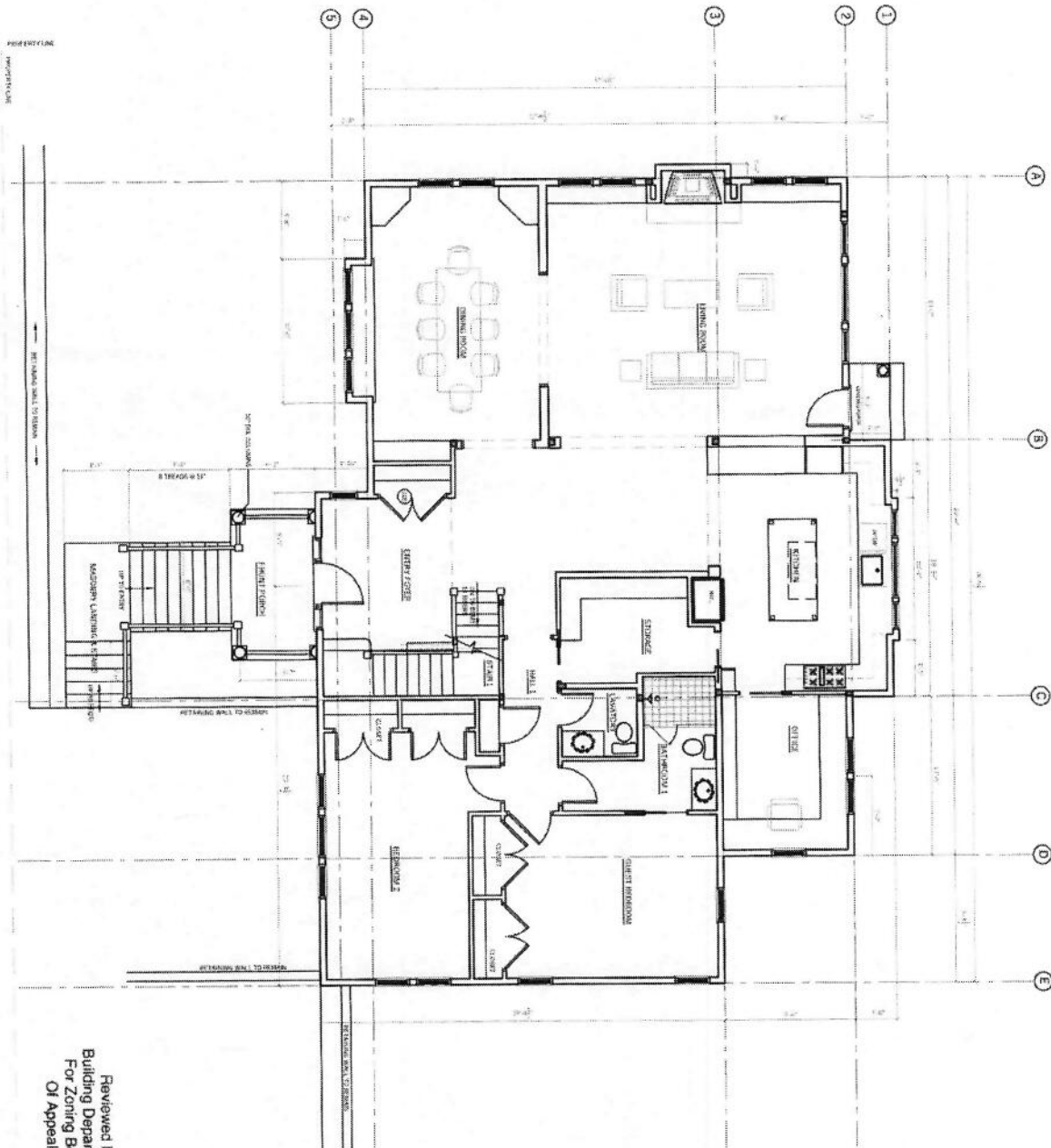
LIST OF DRAWINGS ARCHITECTURAL

- C - COVER SHEET
- EX1 - EXISTING BASEMENT FLOOR PLAN
 - EX2 - EXISTING FIRST FLOOR PLAN
 - EX3 - EXISTING SECOND FLOOR PLAN
 - EX4 - EXISTING EXTERIOR ELEVATIONS
 - EX5 - EXISTING EXTERIOR ELEVATIONS
 - A1 - PROPOSED SECOND FLOOR PLAN
 - A2 - PROPOSED EXTERIOR ELEVATIONS

FILING FOR ZONING BOARD OF APPEAL
JUNE 1, 2020

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EX2

EXISTING FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"
Date: JUNE 1, 2020

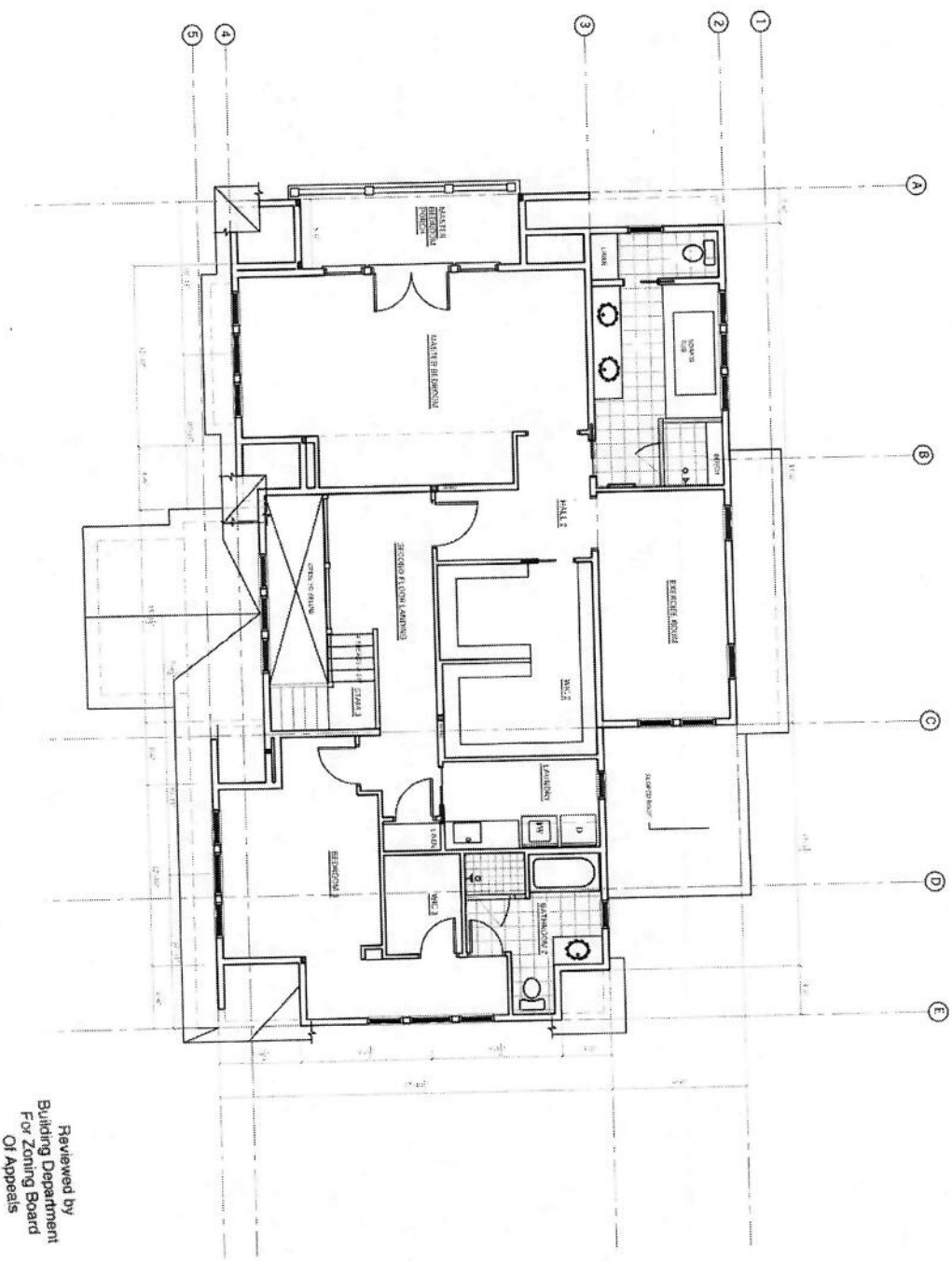
LAVOIE RESIDENCE

31 GALLISON AVENUE
MARBLEHEAD, MA 01945

BOSWORTH ARCHITECT L.L.C.

76 FRONT STREET
MARBLEHEAD, MA 01945
PHONE: 781-411-1945 EMAIL: CRAN@BOSWORTHARCHITECT.COM





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EX3

EXISTING SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"
Date: JUNE 1, 2020

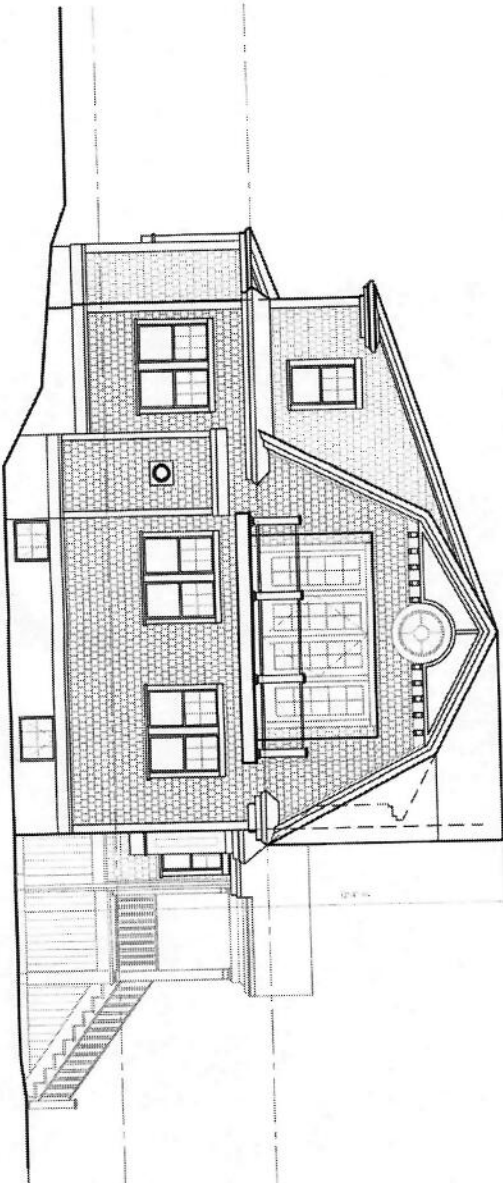
Drawn by
Checked by
Date

LAVOIE RESIDENCE
31 GALLISON AVENUE
MARBLEHEAD, MA 01945

BOSWORTH ARCHITECT L.L.C.
18 FRONT STREET
MARBLEHEAD, MA 01945
PHONE: 781-451-0200 EMAIL: CHANGING@BOSWORTHARCHITECT.COM

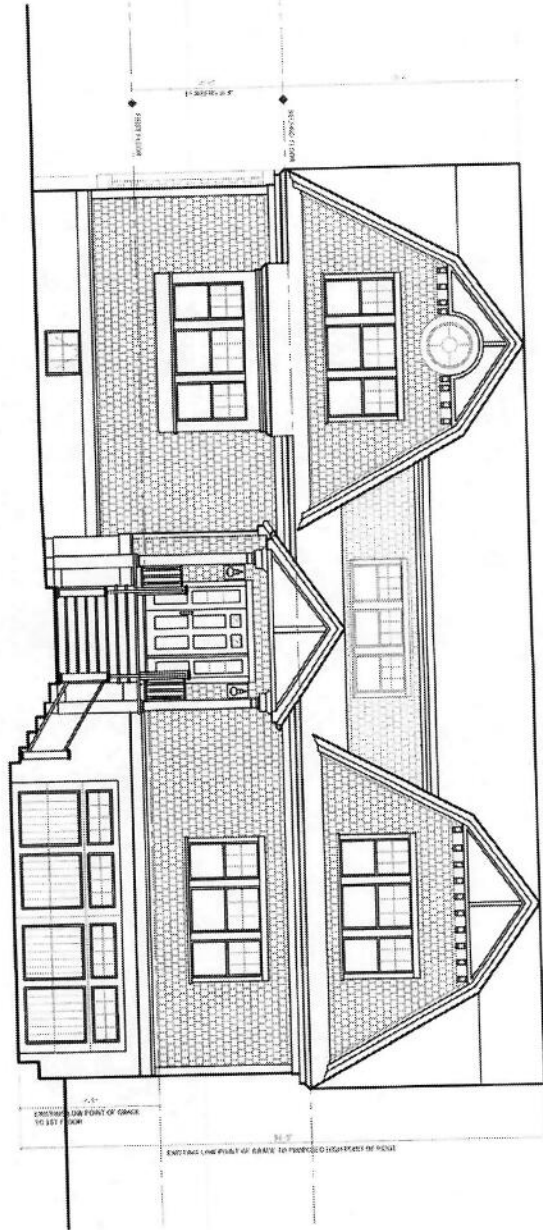
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B EXISTING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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A EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"

EX4

EXISTING SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"
Date: JUNE 1, 2020

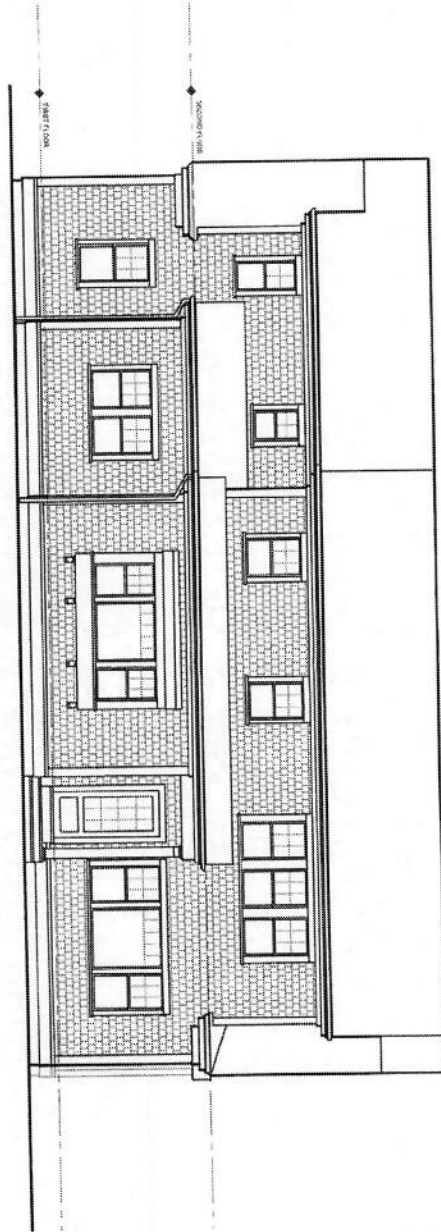
Drawn by
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LAVOIE RESIDENCE
31 GALLISON AVENUE
MARBLEHEAD, MA 01945

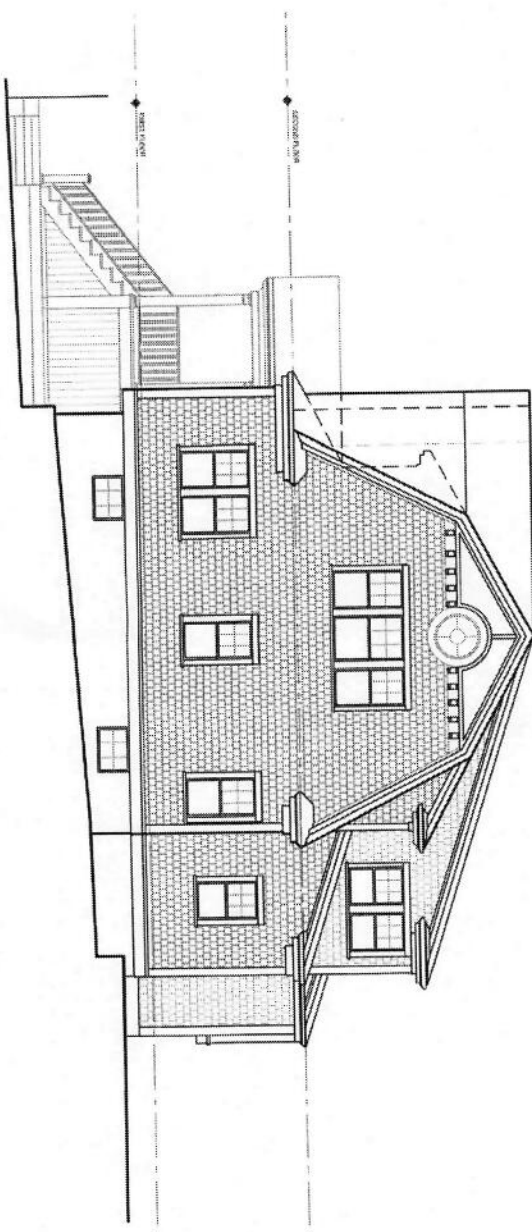
BOSWORTH ARCHITECT L.L.C.
78 FRONT STREET
MARBLEHEAD, MA 01945
PHONE: 781-671-4211 FAX: 781-671-4212

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C EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



D EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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EX5

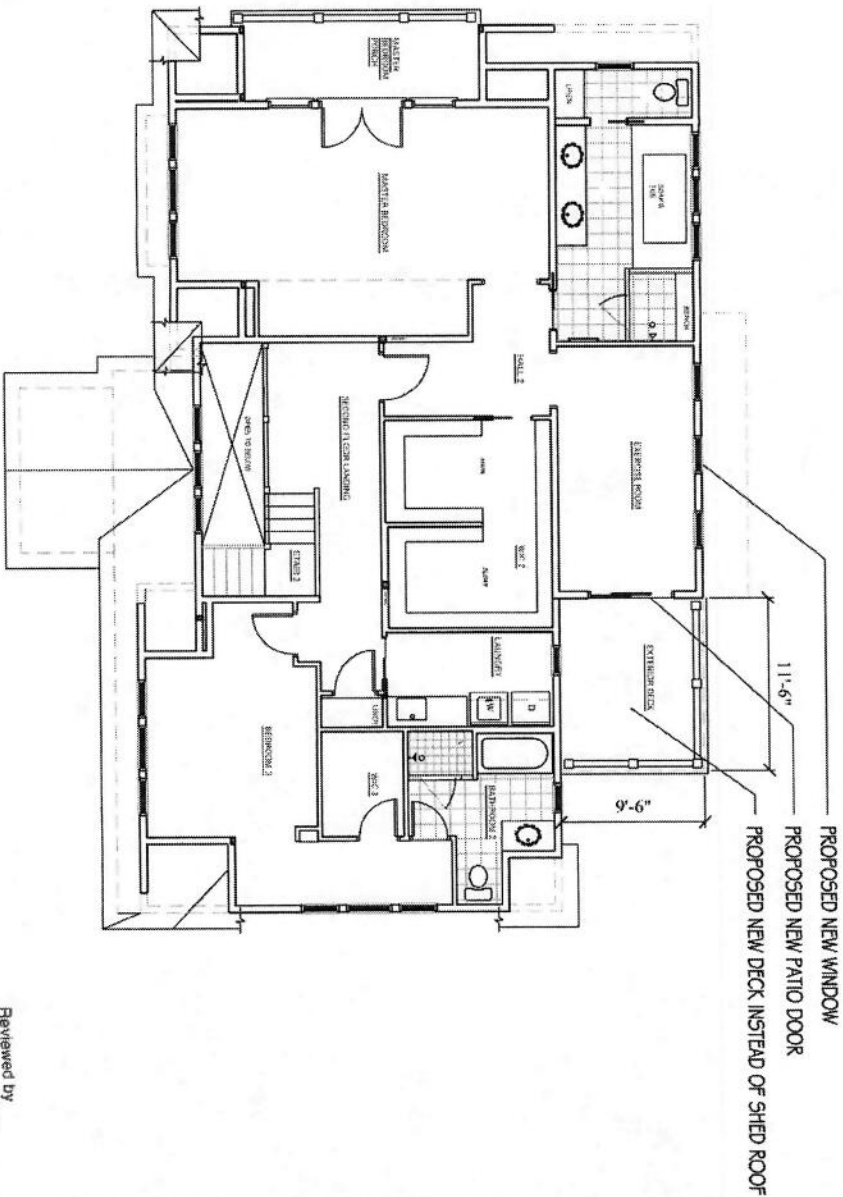
EXISTING SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"
Date: JUNE 1, 2020

LAVOIE RESIDENCE
31 GALLISON AVENUE
MARBLEHEAD, MA 01945

BOSWORTH ARCHITECT L.L.C.
18 FRONT STREET
MARBLEHEAD, MA 01945
PHONE: 781.431-1982 EMAIL: CROSBY@BOSWORTHARCHITECT.COM





Reviewed by
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For Zoning Board
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A1

PROPOSED SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"
Date: JUNE 1, 2020

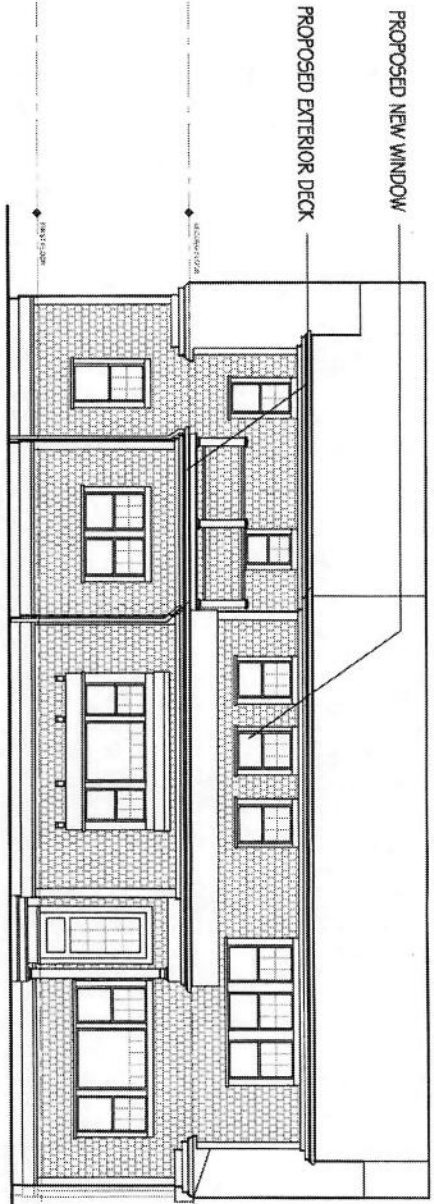
Drawn by
Checked by
Date

LAVOIE RESIDENCE
31 GALLISON AVENUE
MARBLEHEAD, MA 01945

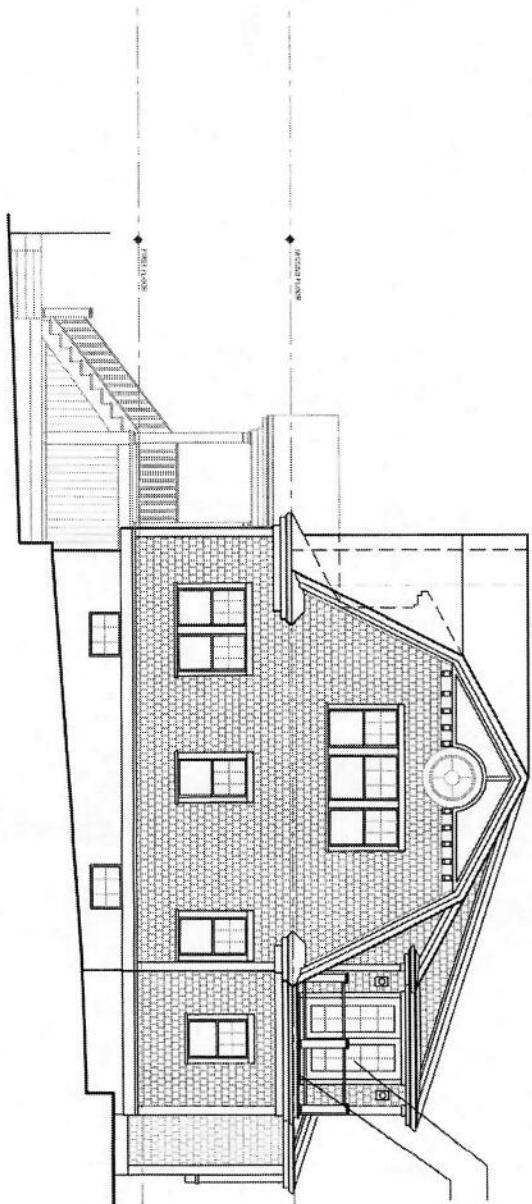
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A
PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



B
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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