



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

Revision Date: 12-14-15

Town of Marblehead **ZONING BOARD OF APPEALS**

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

ZBA APPLICATION

PAGE 1 of 3

2020 JUN 15 AM 8:51

RECEIVED
MARBLEHEAD
TOWN CLERK

Town Clerk

Project Address 35 Manataug Trail Road

Assessor Map(s) 122 Parcel Number(s) 65

OWNER INFORMATION

Signature _____ date _____

Name (printed) Timothy Keeney

Address 35 Manataug Trail

Phone Numbers: home 757-450-1870 (Tim) work _____

E-mail tim.keeney@minuteman-llc.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature  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)

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 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/

Page 2 of 3

Project Address 35 Manataug Trail **Map(s) / Parcel(s)** 122 / 65

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 ☐ (explain)

Date 6/10/2020

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-14-2015

Project Address	35 Manataug Trail	Map(s) / Parcel(s)	122 - 65
<u>NET OPEN AREA (NOA)</u>		<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A		3012	3012
Area of features			
footprint of accessory building(s)		0 SF	0 SF
footprint of building		830 SF	830 SF
footprint of deck(s), porch(es), step(s), bulkhead(s)		418 SF	442 SF
number of required parking spaces _____ x (9'x20' per space)		360 SF	360 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		1608	1632 SF
NET OPEN AREA (NOA) = (A - B)		1404 SF	1380 SF
<u>GROSS FLOOR AREA (GFA)</u>			
accessory structure(s)		0	0
basement or cellar (area > 5' in height)		370 SF	370 SF
1st floor (12' or less in height) NOTE:	[for heights exceeding	830 SF	830 SF
2nd floor (12' or less in height)	12' see definition	830 SF	830 SF
3rd floor (12' or less in height)	of STORY ~200-7]	830	830 SF
4th floor (12' or less in height)		0	0
attic (area > 5' in height)		0	0
area under deck (if > 5' in height)		182	372 SF
roofed porch(es)		0 SF	0 SF
Gross Floor Area (GFA) = sum of the above areas		3042 SF	3232 SF
<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)		= 190 SF	
<u>Percent change in GFA</u> = (proposed total change in GFA / existing GFA) x 100		= 6.2458909 %	
<u>Existing Open Area Ratio</u> = (existing NOA / existing GFA)		= 0.4615385	
<u>Proposed Open Area Ratio</u> = (proposed NOA / proposed GFA)		= 0.4269802	

This worksheet applies
to the following plan(s):

1. plan by/dated BOSKORTH ARCHITECT 6-1-2020
2. plan by/dated NORDE-EMST 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 – 35 Manataug Trail

Zone: **Shoreline Single Residence**

PROJECT DESCRIPTION

We request the approval from the Board of Appeals for a Special Permit for the proposed deck addition to an existing non-conforming single-family dwelling with less than required Lot Area, Lot Width, Frontage and Side Yard setback Open Area and exceeds allowable Height located at 35 Manataug Trail, Marblehead, MA.

This proposal is for a deck extension on the Harbor Side of the property which will increase the area under a deck greater than 5'-0" in height by 190 s.f. This new addition will have a staircase down to the lower deck providing better circulation.

Due to the thin width of the property and our 25'-0" setback requirement most of the property is within the side-yard setbacks.

New violations will include; Side Yard Setback, Rear Yard Setback.

Thank you,

Craig Bosworth A.I.A.

HARRIS BEACH

1. ELEVATIONS, NAVD83 VERTICAL DATUM.
2. A PORTION OF THE SHORE LOT LIES WITHIN THE FEMA ZONE VE AS DEFINED BY THE FLOOD INSURANCE RATE MAP 25090C 04A8C, EFFECTIVE JULY 16, 2014.
3. LETTER OF MAP REVISION DETERMINED BY FEMA, ISSUED JULY 25, 2016.
3. OWNER: TIMOTHY R.E. KEENEY, ASHLEY M. KEENEY, TITLE DEED IN BOOK 35146 PG.461, ESSEX COUNTY REGISTRY, LOT 1 BY PLAN IN BOOK 359, PLAN 24.
4. PARCEL ID.: 122-65-0 BUILT APT:1978, BY TOWN ASSESSOR.
5. ZONE: SH SR. SEE THE RELATED DIMENSIONAL TABLE HEREON, BY THE TOWN OF MARBLEHEAD ZONING MAP.
6. LOT DIMENSIONS: **.**(R) BY RECORD DEED / PLAN

.(O) AS CALCULATED BY THIS FIELD SURVEY

PROPOSED DECK EXTENSION AND STAIR FOOTPRINT SHOWN HEREON.
REFER TO THE ARCHITECTURAL PLANS FOR DESIGNED FRAMING DIMENSIONS.

DATE 5/29/20 PROFESSIONAL LAND SURVEYOR [Signature]



Reviewed by
Building Department
For Zoning Board
Of Appeals

ZONING BOARD OF APPEALS PLAN
35 MANATAUG TRAIL
MARBLEHEAD, MA 01945

SCALE 1" = 10'

MAY 29, 2020

SURVEYED BY
NORDE-EAST SURVEY
27 CONGRESS STREET, SUITE 205-8, SALEM, MA 01970
TEL. (978)5421920
E-MAIL: NORDE-EAST@ENZION.NET

PROPOSED MAIN LEVEL DECK
& STAIR ADDITIONS OF 190 S.F.±
TOTAL 349 S.F. (EXIST + PROP.)

SYMBOL LEGEND

PL = WOOD-FRAMED PLANTER
BLDG. = BUILDING FRAME DIMENSION
A.S.G.E. = AVERAGE GROUND ELEVATION
OF BUILDING FOOTPRINT GRADE
EX.DECK = EXISTING 1st. FLOOR REAR DECK
PROP. = PROPOSED DECK DIMENSION

REQUIRED	EXISTING	PROPOSED DECK & STAIR ADDITIONS
LOT AREA: 10,000 S.F.	3,012 S.F.	190 S.F. DECK + STAIR ADDITIONS
LOT FRONTAGE: 100 FT.	88 FT.	N/A
FRONT SETBACK: 20 FT.	24.9 FT.	N/A
SIDE SETBACK: 25 FT.	2.3 & 5.0 FT.	1.5 & 2.5 FT.
REAR SETBACK: 25 FT.	23.1 FT.	13.0 FT.
BLDG. HEIGHT: 30 FT.	35.3 FT. (AVG.GND.)	N/A

**KEENEY RESIDENCE
35 MANATAUG TRAIL
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 DECK FLOOR PLANS & HARBOR SIDE EXTERIOR ELEVATION
A1 PROPOSED DECK FLOOR PLANS & HARBOR SIDE EXTERIOR ELEVATION

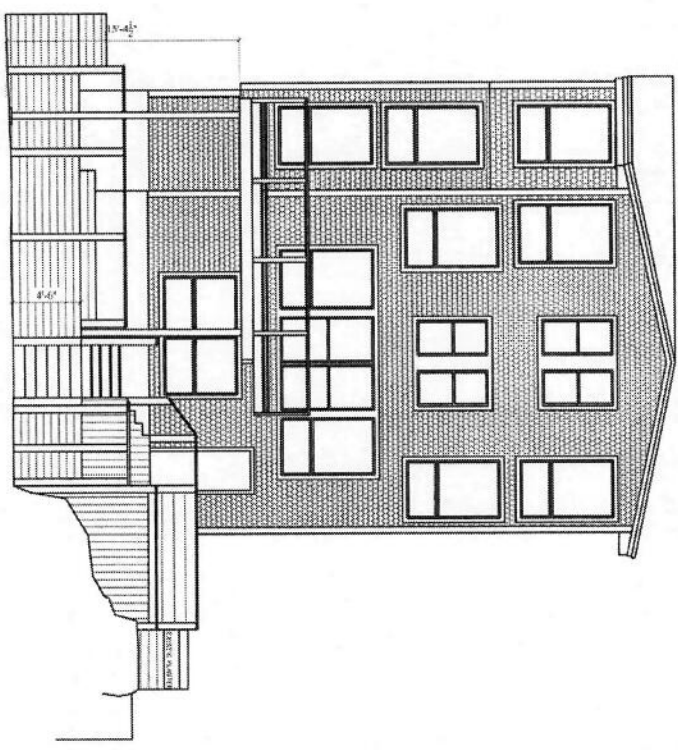
FILING FOR:

ZONING BOARD OF APPEALS

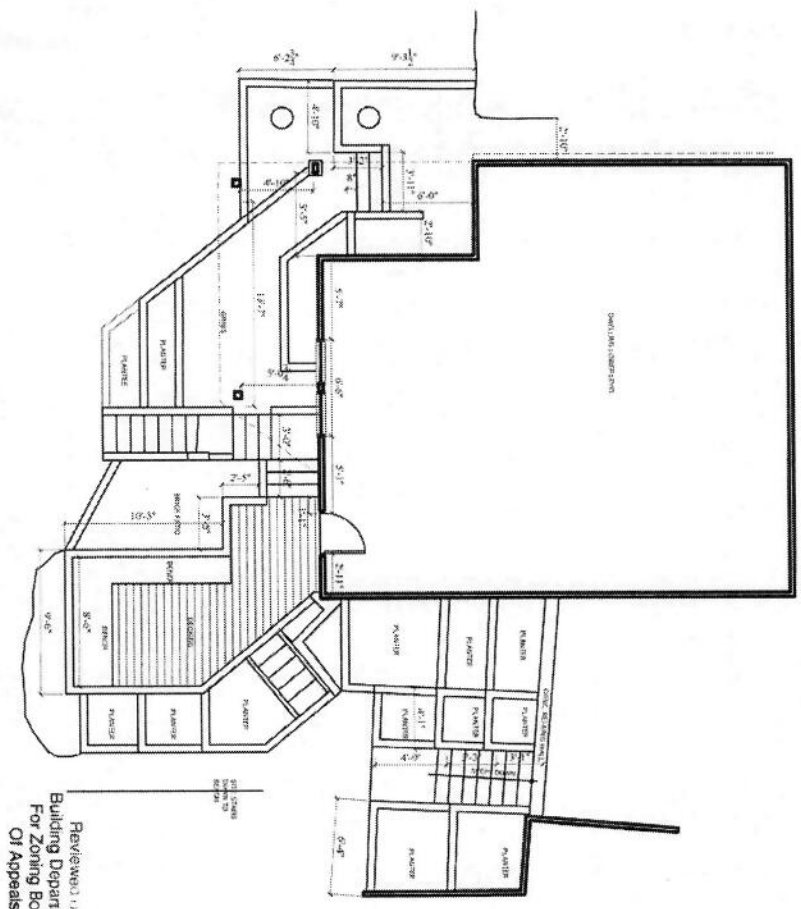
DATE: JUNE 1, 2020

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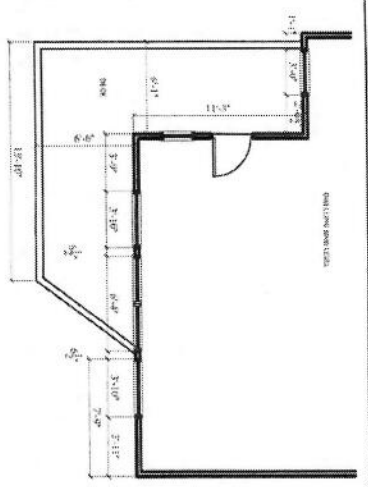
1 HARBOR SIDE ELEVATION
1/8" = 1'-0"



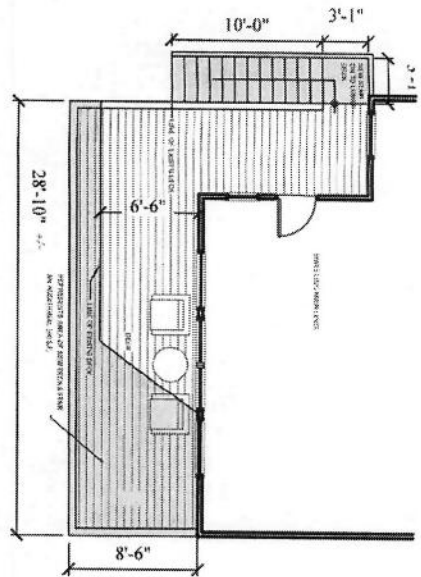
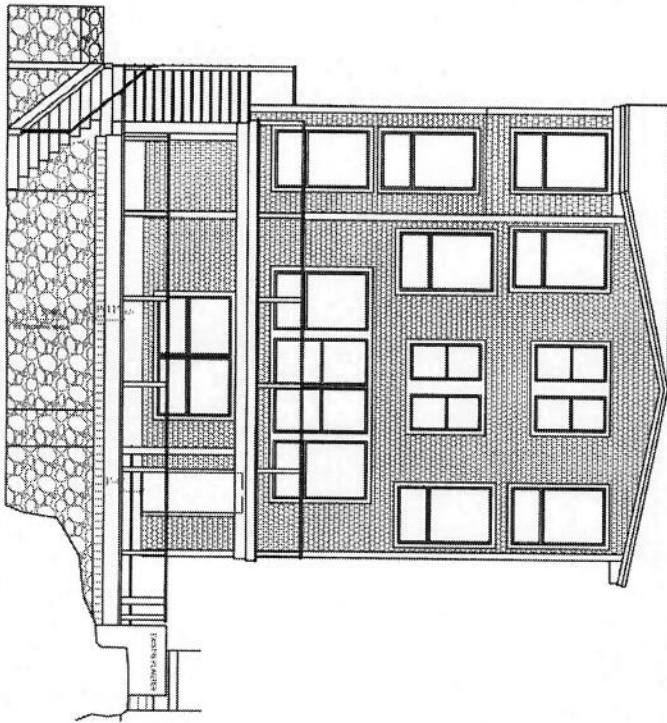
2 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"



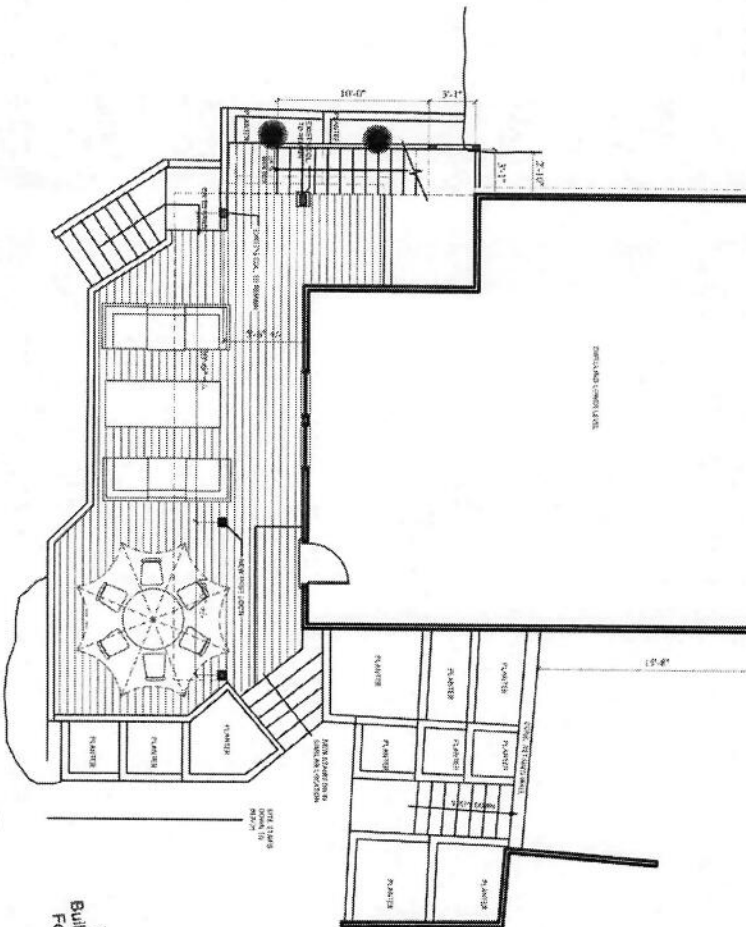
3 PART MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"



1 HARBOR SIDE ELEVATION
1/8" = 1'-0"



1 PART MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"



2 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

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A1

PROPOSED DECK PLANS & HARBOR SIDE ELEVATION

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

KEENEY RESIDENCE
35 MANTAUG TRAIL
MARBLEHEAD, MA 01945

BOSWORTH ARCHITECT L.L.C.
78 FRONT STREET
MARBLEHEAD, MA 01945
PHONE: 781-331-1992 EMAIL: CRAIG@BOSWORTHARCHITECT.COM

