



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

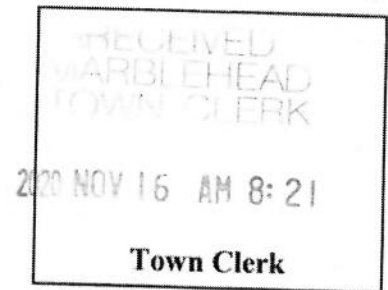
Revision Date: 12-14-15

Town of Marblehead ZONING BOARD OF APPEALS

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 39 Front Street

Assessor Map(s) 148 Parcel Number(s) 84

OWNER INFORMATION

Signature _____ date _____

Name (printed) Isaiah Moskowitz

Address 39 Front Street

Phone Numbers: home 617-777-4169 work _____

E-mail hello@ltibusinesssolutions.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Craig Bosworth date 11-11-2020

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) [Signature] 11-13-2020

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

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

Town of Marblehead
ZBA-APPLICATION

Page 2 of 3

Revision Date: 12-14-2015

Project Address 39 Front Street Map(s) / Parcel(s) 148 / 84

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR **(HBR)** U SU

CURRENT USE (explain) Two Family - Townhouse Style

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)

 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)

RSive X Open Area - Less than required (§200-7, §200-15.B(4) and Table 2)

RSive X 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)

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)

RSive X 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

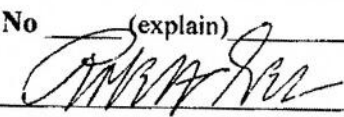
Conservation Commission Yes No X

Historic District Commission Yes X No

Planning Board Yes No X

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

Yes ✓ No (explain) _____

Building Official  Date 11-13-2020

Revision Date: 12-14-2015

$$\underline{148/84}$$

PROPOSED

2251 SF

0 SF

1186 SF

143 SF

162 SF

25

—

0 SF

1491 SF

760 SF

0 SF

SF

1186 SF

1198 SF

566 SF

0 SF

SF

89 SF

11 SE

3050 SE

= 24 SF

$$= 0.7931262 \%$$
$$= 0.2590879$$
$$= 0.2491803$$

1. plan by/dated N^o SHORE SURVEY AUGUST 4, 2020

2. plan by/dated BOS WORTH ARCHITECT LLC. OCT. 22, 2020

3. plan by/dated

Date 11-13-20

MOSKOWITZ RESIDENCE
39 FRONT STREET
MARBLEHEAD, MA 01945



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

LIST OF DRAWINGS
ARCHITECTURAL

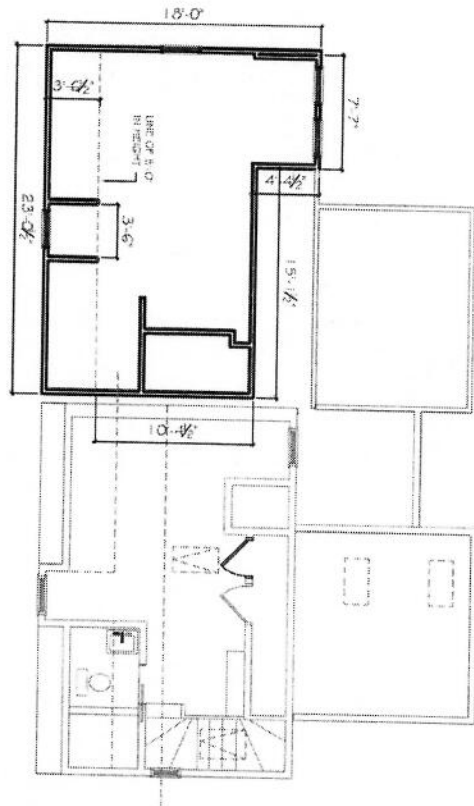
- C COVER SHEET
- EX1 EXISTING CONDITION FLOOR PLANS
- EX2 EXISTING CONDITION EXTERIOR ELEVATIONS
- A1 PROPOSED FLOOR PLANS
- A2 PROPOSED EXTERIOR ELEVATIONS

Reviewed by
Building Department
For Zoning Board
Of Appeals

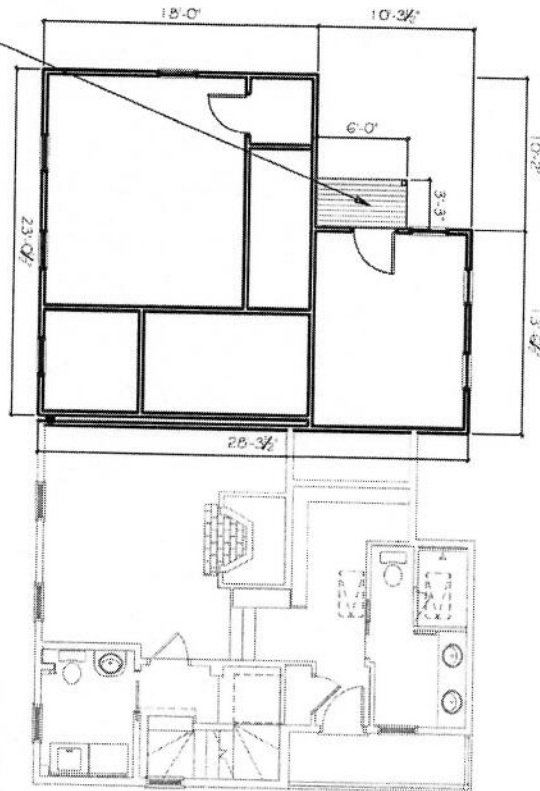
FILING FOR:

OLD & HISTORIC DISTRICTS COMMISSION
ZONING BOARD OF APPEALS

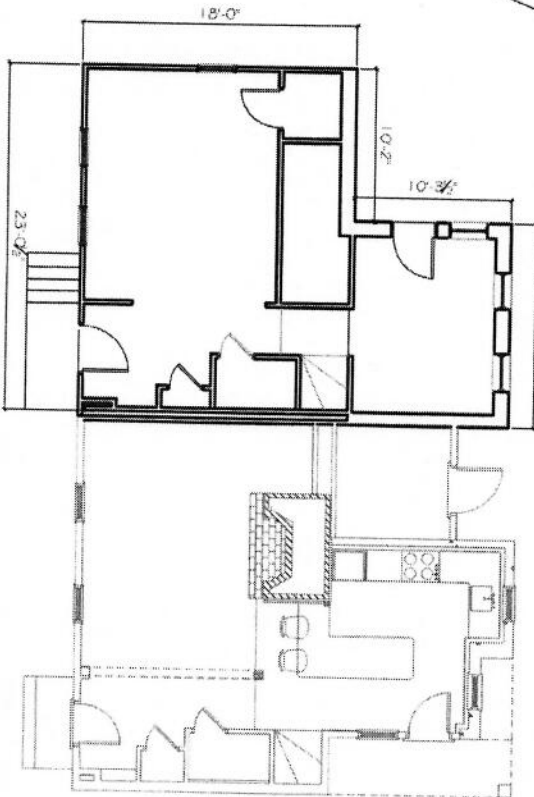
DATE: OCTOBER 22, 2020



3 THIRD FLOOR PLAN



2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

NOTE:
EXISTING DECK TO BE REMOVED AND REPLACED WITH NEW DECK.

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EX1

EXISTING CONDITION FLOOR PLANS

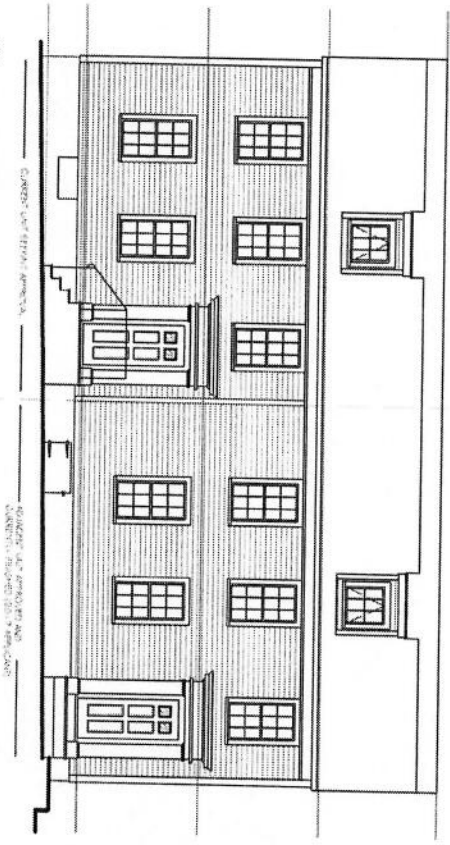
Scale: 1/8" = 1'-0"
Date: OCTOBER 22, 2020

MOSKOWITZ RESIDENCE
39 FRONT STREET
MARBLEHEAD, MA. 01945

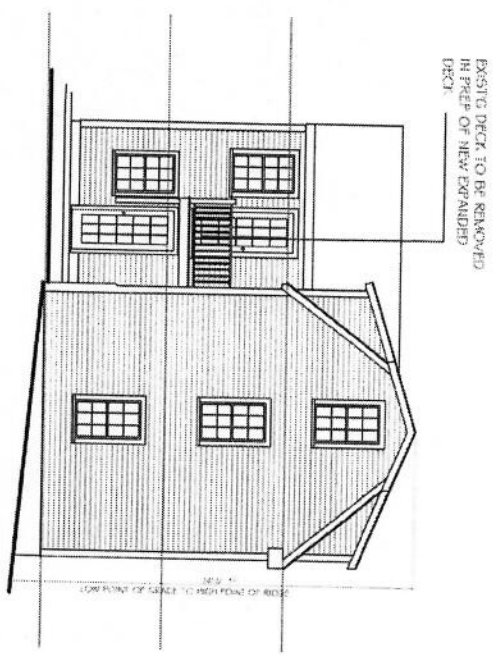
BOSWORTH ARCHITECT L.L.C.
78 FRONT STREET
MARBLEHEAD, MA 01945
PHONE: 781-641-1800 FAX: 781-641-1801



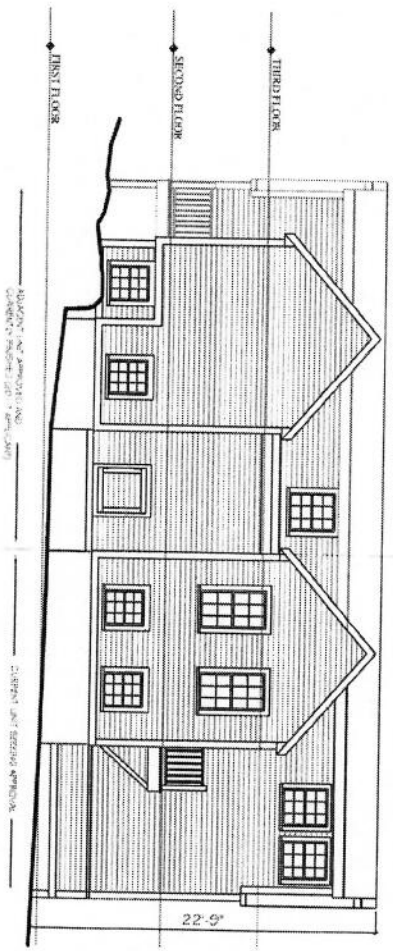
1 FRONT ELEVATION



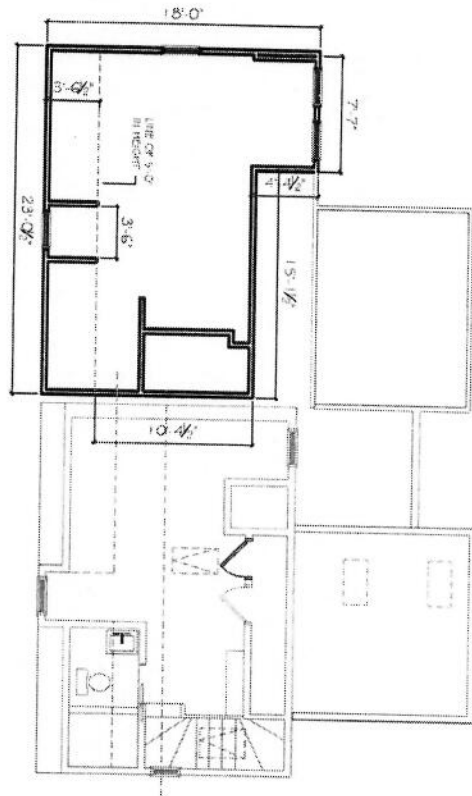
2 RIGHT SIDE ELEVATION



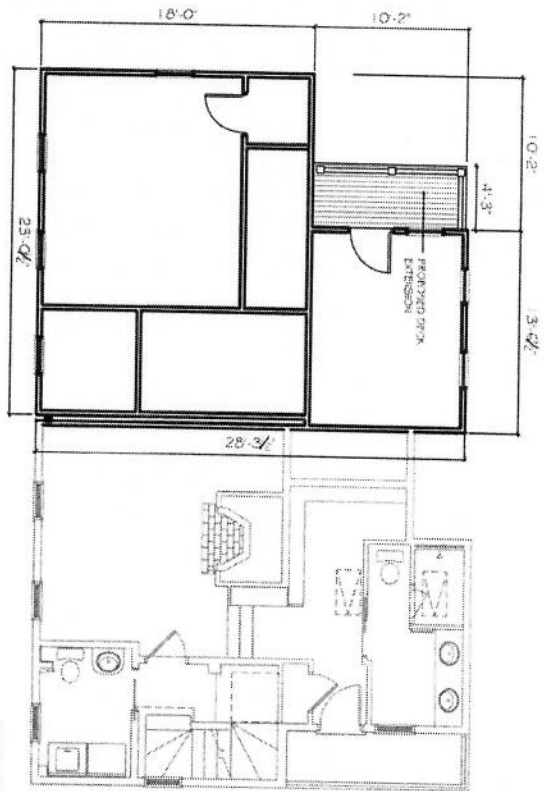
3 REAR ELEVATION



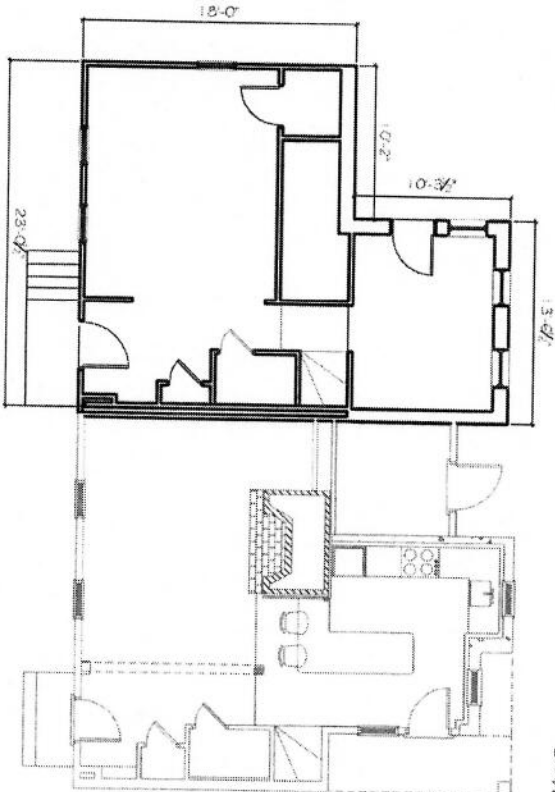
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3 THIRD FLOOR PLAN



2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

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A1

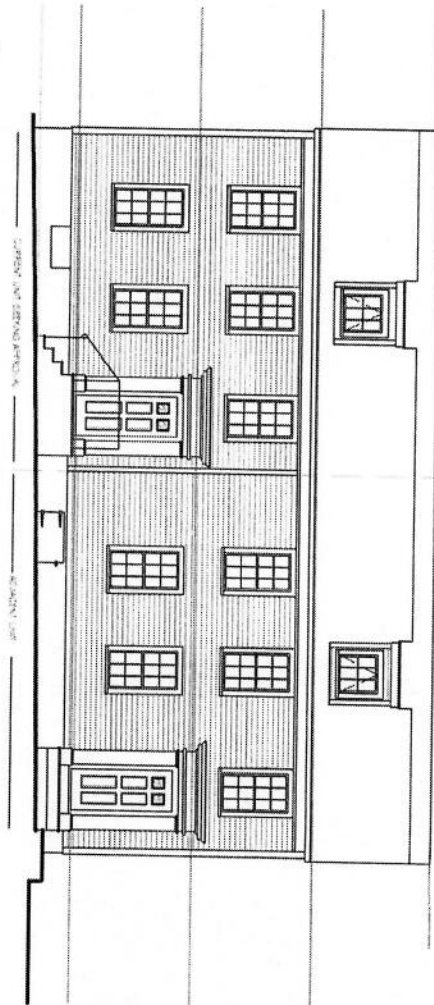
PROPOSED FLOOR PLANS

Scale: 1/8" = 1'-0"
Date: OCTOBER 22, 2020

MOSKOWITZ RESIDENCE
39 FRONT STREET
MARBLEHEAD, MA. 01945

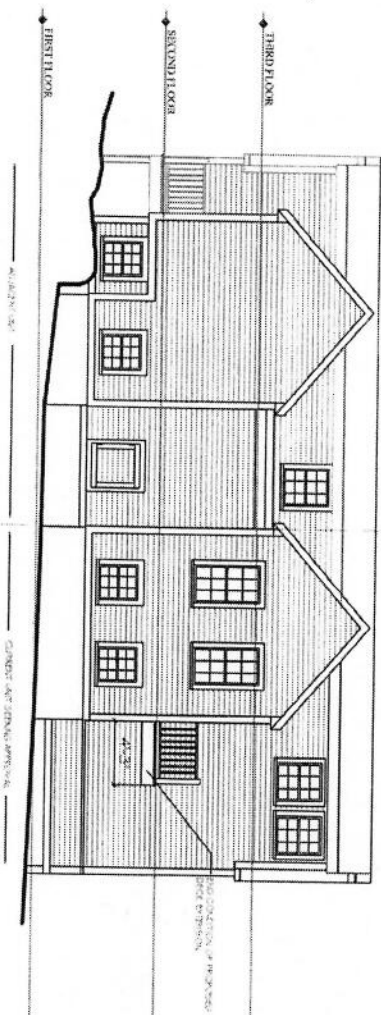
BOSWORTH ARCHITECT L.L.C.
78 FRONT STREET
MARBLEHEAD, MA. 01945
PHONE: 781-451-1348 FAX: 781-451-1349





CONDITIONS FROM OLD & HISTORIC

1. DECK POST TO ALIGN WITH INSIDE FACE OF CORNER BOARD
2. DECKING MATERIAL TO BE WOOD, IPE
3. POST & RAILINGS TO MATCH EXISTING
4. DECK FRAMING TO BE 7" OR LESS WITH STRAIGHT SKIRT BOARD.



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A2

PROPOSED EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
Date: OCTOBER 22, 2020

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39 FRONT STREET
MARBLEHEAD, MA. 01945

BOSWORTH ARCHITECT L.L.C.
78 FRONT STREET
MARBLEHEAD, MA 01945
PHONE: 781-411-1900 FAX: 781-411-1901 EMAIL: BOSS@BOSWORTHARCHITECT.COM



MAP 148 LOT 83
MICHAEL & CHRISTINA RUBINO
2 CROCKER PARK LANE

10' x 14' under proposed deck
PROPOSED 2ND FL. DECK
6.0' 4.1' 8.5' 1.2' 59.30' 24.6' 11.6' 37.49' 0.5' 60.00' 22.5'

MAP 148 LOT 84-1
2 STORY DWELLING #39
side block

CONDOMINIUM UNIT BOUNDARY
2ND FL. CLOTHING
2ND FL. DECK
9 x 18 parking

MAP 148 LOT 84-2
DUNCAN & CONNIE
FACED 37 FRONT ST.
2 STORY DWELLING #37

MAP 148 LOT 85
HEATHER THOMPSON
33 FRONT ST.
2 STORY DWELLING

GARAGE
DWELLING

FRONT STREET

ZONING BOARD OF APPEALS PLAN

MARBLEHEAD

PROPERTY OF

HELEN FONTNEL & ISAH MOSKOWITZ

SCALE 1" = 10' AUGUST 4, 2020

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

#4374

REQUIRED		EXISTING		PROPOSED DECK
LOT AREA	7500	2251 ±	2251 ±	
FRONTAGE	35	60'	60'	
FRONT	N	0.2'	6.0'	
SIDE	8	11.6'	N/A	
REAR	8	3.9'	4.1'	
BLDG. HEIGHT	30	27.0'	27.0'	

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