

TOWN SEAL tel: 781-631-1529

Revision Date: 12-14-15

fax: 781-631-2617

7 Widger Road, Marblehead, MA

Town of Marblehead

ZONING BOARD OF APPEALS RECEIVED

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

TOWN CLERK

ZBA APPLICATION

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2020 JAN 29 PM 4: 47 **Town Clerk**

Project Address 7 Crestwood Road
Assessor Map(s) 75 Parcel Number(s) 17
OWNER INFORMATION
Signature date 01/21/2020
Bill & Caroline Murray
Address 7 Crestwood Road, Marblehead
Phone Numbers: home 207-730-2047 (caroline) work
E-mailcaroline.engel.murray@gmail.comfax
APPLICANT OF REPRESENTATIVE INCORNATION
signature saley Sylve data i 11
Starg Bosworth - Bosworth Architect 1.1.C
Address 78 Front Street, Marblehead. MA. Phone Numbers: home N/A
10/A Work 701 (21 1000
E-mail <u>craig@boswortharchitect.com</u> fax <u>N/A</u>
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 Building Department
Of Appeals
2. Town Clerk's stamp (upper right corner)
View Bylaws - (Chapter 200, Zoning) - online at: www.marblehead.org/

Town of Marblehead <u>ZBA-APPLICATION</u> Page 2 of 3

LICATION Revision Date: 12-14-2015

Project Address 7 Crestwood Road Map(s) / Parcel(s) 75 / 17
ZONING DISTRICT (circle all that apply)
B B1 BR CR SCR ECR GR SGR (SR) SSR ESR SESR HBR 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 <u>X</u> Yes (explain)
PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes NoX
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)
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 (\$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 Evisting Dimensional Name Control Name Co
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 and Table 2)
Frontago Less than required (\$200-7)
Front Yord S. H Less than required (§200-7 and Table 2)
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Open Area - Less than required (§200-7, §200-15.B(4) and Table 2)
Farking - Less than required; undersized: tandem (8200-17 to 8200-21) (circle-11 the
The Execusive Apparison Limits for Non-conforming Ruilding (\$200.20.7)
Other Non-conformities (explain)
No New Dimensional Non-conformities
ADDITION A TIP (DOLGE -
ADDITIONAL HEARINGS REQUIRED Reviewed by
Conservation Commission Yes No X Building Departmen
Historic District Commission Yes No X For Zoning Board
Conservation Commission Historic District Commission Planning Board Yes No _X
DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))
Yes No (explain)
Building Official

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Project Address 7 Crestwood Road			Map(s) / Parcel(s)	Map(s) / Parcel(s) 75 - 17	
NET OPEN AREA (NOA)			EXISTING		
Lot area = A			16535	16535	
Area of features				10333	•
footprint of accessory build	ling(s)		0 SF		0=
footprint of building			0 SF	0	SF
footprint of deck(s), porch(es), step(s), bulkhead(s)			282 SF	2746	SF
number of required parking spaces x (9'x18' per space) area of pond(s), or tidal area(s) below MHW			324 SF	298	SF
			0 SF	324	
other areas (explain)			0	0	
Sum of features = B		_		0	SF
NET OPEN AREA (NOA) = (A - B)			3030	3368	SF
			13505 SF	13167	SF
GROSS FLOOR ARE	A (GFA)				
accessory structure(s)			0	0	
basement or cellar (area > 5' in height)			796 SF	796	SF
1st floor (12' or less in hei	ght) <u>NOTE:</u>	[for heights exceeding		2746	SF
2nd floor (12' or less in hei	S 8	12' see definition	1296 SF	2015	SF
3rd floor (12' or less in heigh		of STORY ~200-7]	0	0	SF
4th floor (12' or less in heigh	ıht)		0	0	OI
attic (area > 5' in height)			0	0	
area under deck (if > 5' in height) roofed porch(es)			0	0	SF
			70 SF	86	SF
Gross Floor Area (GFA) = sum of the above areas			4586 SF	5643	
Proposed total change in	CEA = (properties)				
Proposed total change in GFA = (proposed GFA - existing GFA) Percent change in GFA = (proposed total change in GFA / existing GFA) x 100				=1057 8	SF
			FA) x 100	= 23.048408 9	%
Existing Open Area Ratio = (existing NOA / existing GFA)			Reviewed by	= 2.9448321	
Th:			Building Department For Zoning Board	= 2.3333333	
This worksheet applies		North Shore Survey	0-Jan-		
to the following plan(s):		Bosworth Architect LLC		26-Jan-20	
	3. plan by/dated	7111			
Building Official	12/	11//	Date	1/29/2020	
	////				



January 26, 2020

Zoning Board of Appeals

Mary Alley Municipal Building 7 Widger Road Marblehead, MA 01945

RE: Zoning Board of Appeals Application - 7 Crestwood Road

Zone: Single Residence

PROJECT DESCRIPTION

We request the approval from the Board of Appeals for a Dimensional Special Permit for the proposed additions to an existing non-conforming single-family dwelling with less than required Side Yard setback located at 7 Crestwood Road, Marblehead, MA.

After review of alternate solutions, we feel the best decision is to create additions within the required Side Yard Setback. This solution will preserve the existing front courtyard with little impact to the character of the streetscape, or adjacent neighbors.

The proposed additions will increase the size of an existing two-car garage with a second-floor bonus room. The addition toward the rear of the new garage will include a mudroom / lavatory space and the addition of the kitchen will provide access and windows toward the rear of their yard.

The proposed additions will be built with the Side-Yard Setback and exceed the 10% Expansion Limits for a Non-Conforming Structure.

Materials will match existing; windows, siding, roofing.

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