



Town of Marblehead
ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

20 SEP 14 PM 12:30

TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

Revision Date: 12-14-15

ZBA APPLICATION

PAGE 1 of 3

Town Clerk

Project Address 8 Mt. Vernon Street

Assessor Map(s) 117 Parcel Number(s) 13-0

MARBLEHEAD MA
SEP 14 2020
RECEIVED

OWNER INFORMATION

Signature [Signature]

date 9/11/20

Name (printed) Erol Tan and Danielle Shea Tan

Address 8 Mt. Vernon Street

Phone Numbers: home 617-921-7977 work

E-mail erol.l.Tan@gmail.com fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 9/11/20

Name (printed) D. Bruce Greenwald, Architect

Address 32 High Street, Marblehead, Ma 01945

Phone Numbers: home work 781-639-2006

E-mail bruce@brucegreenwald.com fax

PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary)

Construction of additions to a single family residence with less than the required lot area, side yard and front yard setbacks. The proposed project would have less than the required side yard, less than the required open space and would exceed the 10% expansion limits.

- Please schedule a Zoning / Application 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 scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature] Building Department Reviewed by

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

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

Project Address 8 Mt. Vernon Street Map(s) / Parcel(s) 117-13

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 Residence

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes X No (explain)

PROPOSED CHANGE OF USE

No X Yes (explain)

PROPOSED CONSTRUCTION QUALITIES 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)
- 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)
- 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)
- X Open Area - Less than required (§200-7, §200-15.B(4) and Table 2)
- X 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 <u> </u> No <u>X</u>	Reviewed by Building Department For Zoning Board Of Appeals
Historic District Commission	Yes <u> </u> No <u>X</u>	
Planning Board	Yes <u> </u> No <u>X</u>	

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

Yes X No (explain)

Building Official  Date 11/11/20

Project Address 8 Mt. Vernon St. Map(s) / Parcel(s) 117-13

NET OPEN AREA (NOA)

Lot area = A

Area of features

footprint of accessory building(s)

footprint of building

footprint of deck(s), porch(es), step(s), bulkhead(s)

number of required parking spaces 2 x (9' x 20' per space)

area of pond(s), or tidal area(s) below MHW

other areas (explain) _____

Sum of features = B

Net Open Area (NOA) = (A - B)

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area > 5' in height)

1st floor (12' or less in height) NOTE: [for heights exceeding

2nd floor (12' or less in height) 12' see definition

3rd floor (12' or less in height) of STORY §200-7]

4th floor (12' or less in height)

attic (area > 5' in height)

area under deck (if > 5' in height)

roofed porch(es)

Gross Floor Area (GFA) = sum of the above areas

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

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 32 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA)

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) 79

Of Appeals

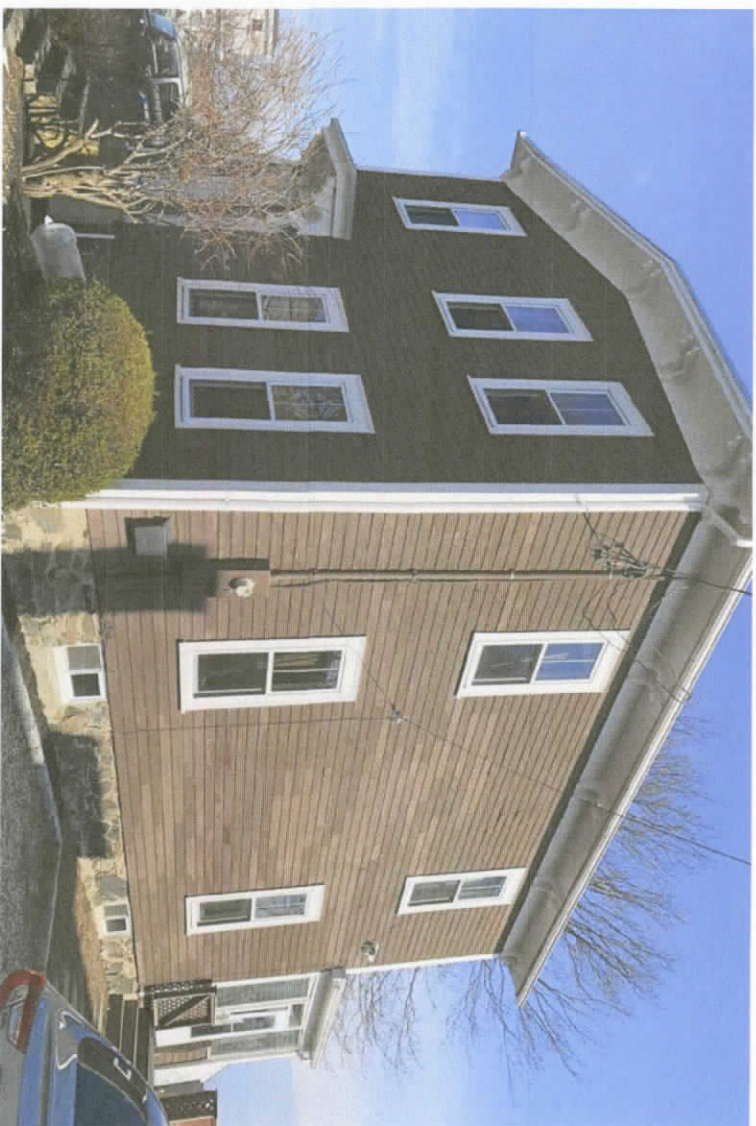
This worksheet applies 1. plan by/dated NOA STATE SUBREVIEW CORP 9/1/20
to the following plan(s): 2. plan by/dated D. B. LEE CORP 5/14/20
3. plan by/dated _____

Building Official [Signature] Date 9/11/20

**Zoning Board of Appeals Application:
Project Description and Demolition**

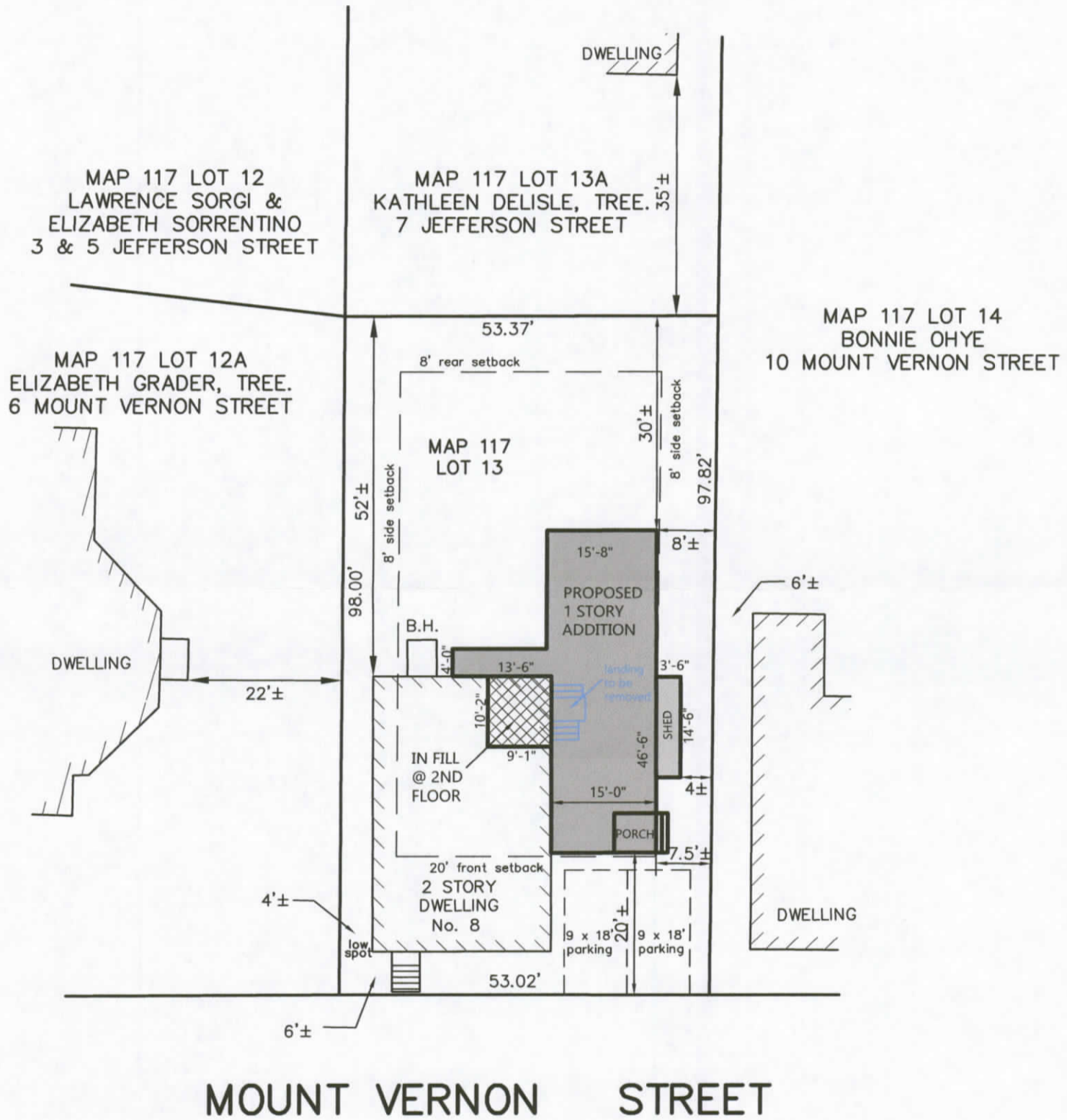
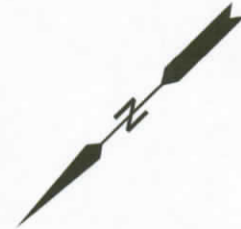
Proposed Modifications to 8 Mt. Vernon Street, Marblehead, MA
For Erol Tan & Danielle Shea Tan **9/1/20**

Zoning District:	General Residence
Relief:	Special Permit to construct additions and modifications to an existing non-conforming single-family residence with less than the required lot area, front yard, and side-yard setbacks. The new construction will be in excess of 10% increase in area and will have less than the required open space, and side yard set-back.
Proposal:	The proposal is to add a new 1-story addition along the side yard for the family's aging parents. These changes are shown in the attached drawings, dated 9/1/20.
Existing/new:	Existing non-conformities will be maintained. The new addition will project slightly into the side yard toward the front of the property but will be outside of the side yard setback toward the rear of the property. The open space will be reduced. As-of-right improvements are highlighted in yellow.
Demolition:	Demolition is to include removal of the existing 1-story screened porch/mudroom at the rear southeast corner of the house to create a new 2-story infill. The work at this location can proceed as-of-right.
Construction:	New construction will include the single floor addition along the side of the existing house and the inclusion of an as-of-right shed along the side yard.
Prior Approvals	None required.



ZONING DISTRICT – GENERAL RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION (DWELLING)
LOT AREA	7500	5220±	5220±
FRONTAGE	35	53.02	53.02
FRONT	20	6'±	20'±
SIDE	8	4'±	7.5'±
REAR	8	52'±	30'±
BLDG HEIGHT	35	24.8'±	24.8'±



ZONING BOARD OF APPEALS PLAN

8 MOUNT VERNON STREET

MARBLEHEAD

PROPERTY OF

EROL TAN & DANIELLE SHEA TAN

SCALE 1" = 20'

SEPTEMBER 1, 2020

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. – SALEM, MA

(978) 744-4800

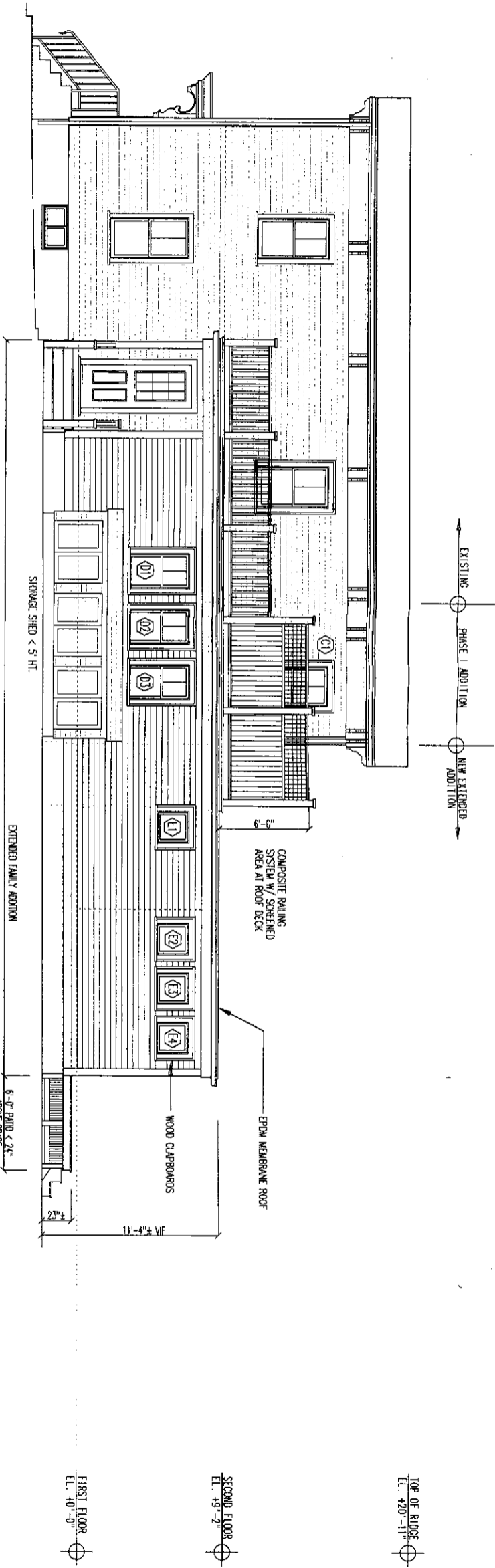
4957

A	FIBERITE 400 SERIES 24" FIBERGLASS WINDOW WITH INTERIOR 2 1/1" GULL, 10" WASH, 2'-3" W X 4'-0" H
B	FIBERITE 400 SERIES 24" FIBERGLASS WINDOW WITH INTERIOR 2 1/1" GULL, 10" WASH, 2'-0" W X 4'-0" H
C	FIBERITE 400 SERIES 24" FIBERGLASS WINDOW WITH INTERIOR 2 1/1" GULL, 10" WASH, 2'-7" W X 4'-0" H
D	FIBERITE 400 SERIES 24" FIBERGLASS WINDOW WITH INTERIOR 2 1/1" GULL, 10" WASH, 2'-3" W X 4'-0" H
E	FIBERITE 400 SERIES 24" FIBERGLASS WINDOW WITH INTERIOR 2'-0" W X 2'-0" H
F	FIBERITE 400 SERIES 24" FIBERGLASS WINDOW WITH INTERIOR 2 1/1" GULL, 10" WASH, 2'-0" W X 3'-0" H

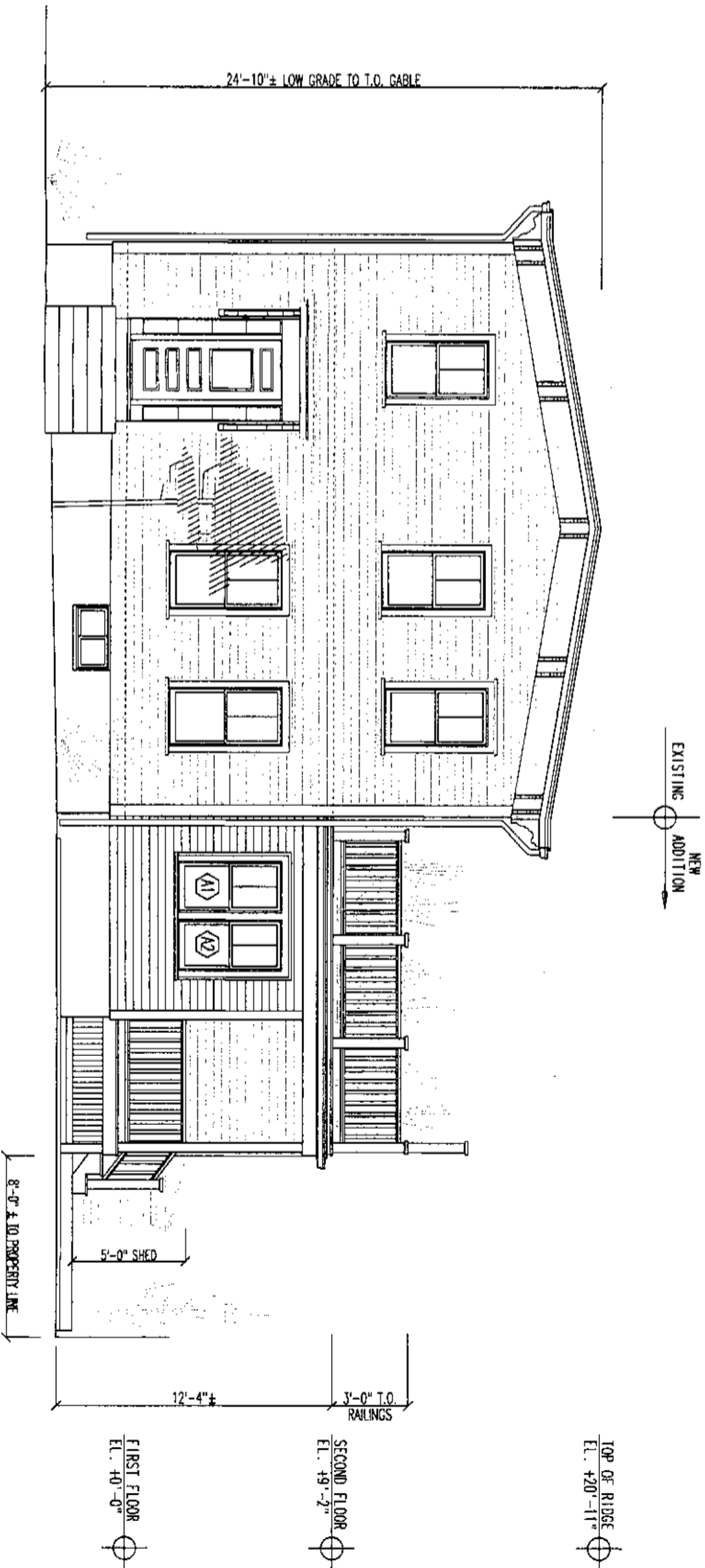
NOTE: ALL DOORS AND WINDOWS ARE BASED ON INITIAL ASSUMPTIONS FOR VENDORS. ALL SIZES SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED W/ FINAL VENDORS

3 WINDOW SCHEDULE
9/1/20

2 PROPOSED SOUTH WEST ELEVATION
9/1/20



1 PROPOSED FRONT ELEVATION
9/1/20



Reviewed by
Building Department
City Zoning Board

A-1

TAN RESIDENCE
8 MT. VERNON STREET
MARBLEHEAD, MA 01945

DATE	REVISION	BY
3/19/20	EXISTING CONDITIONS	DBG
4/6/20	SCHEMATIC DESIGN REVIEW	DBG
5/14/20	DESIGN DEVELOPMENT BUDGET	DBG
5/26/20	BUDGET PRICING SET UPDATE	DBG
7/15/20	ZBA SET UPDATE	DBG
8/14/20	ZBA SET UPDATE	DBG
9/1/20	ISSUED FOR ZBA REVIEW	DBG

REVISED CONDITIONS ELEVATIONS 1

TAN RESIDENCE 8 MT. VERNON ST.

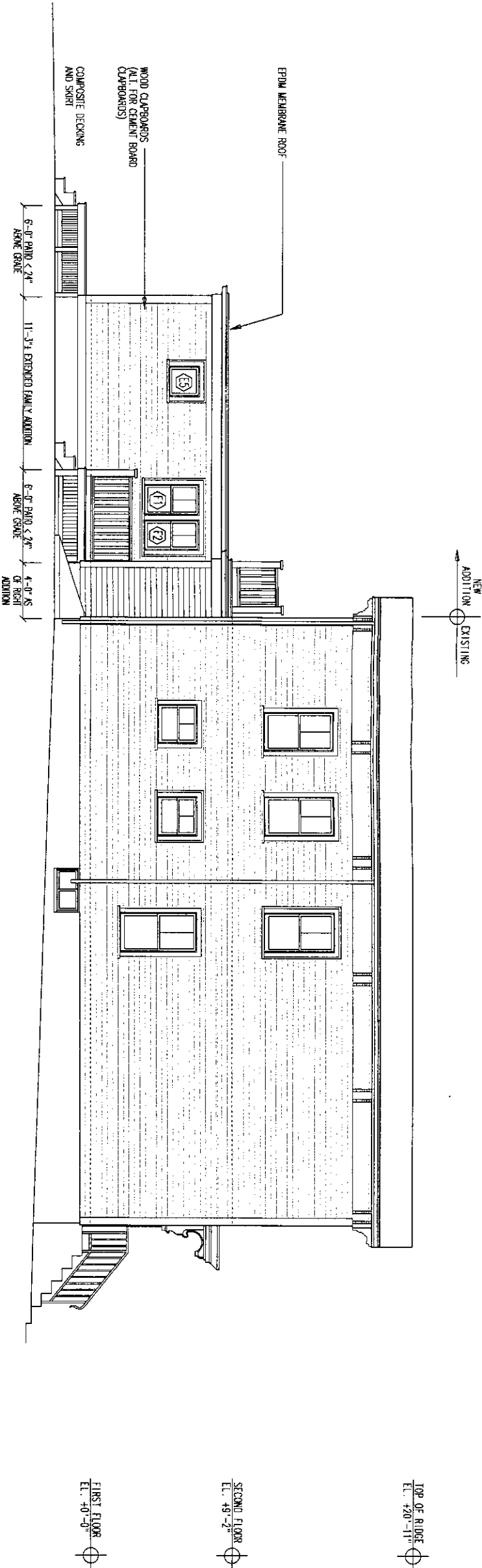
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DATE: 5/14/20

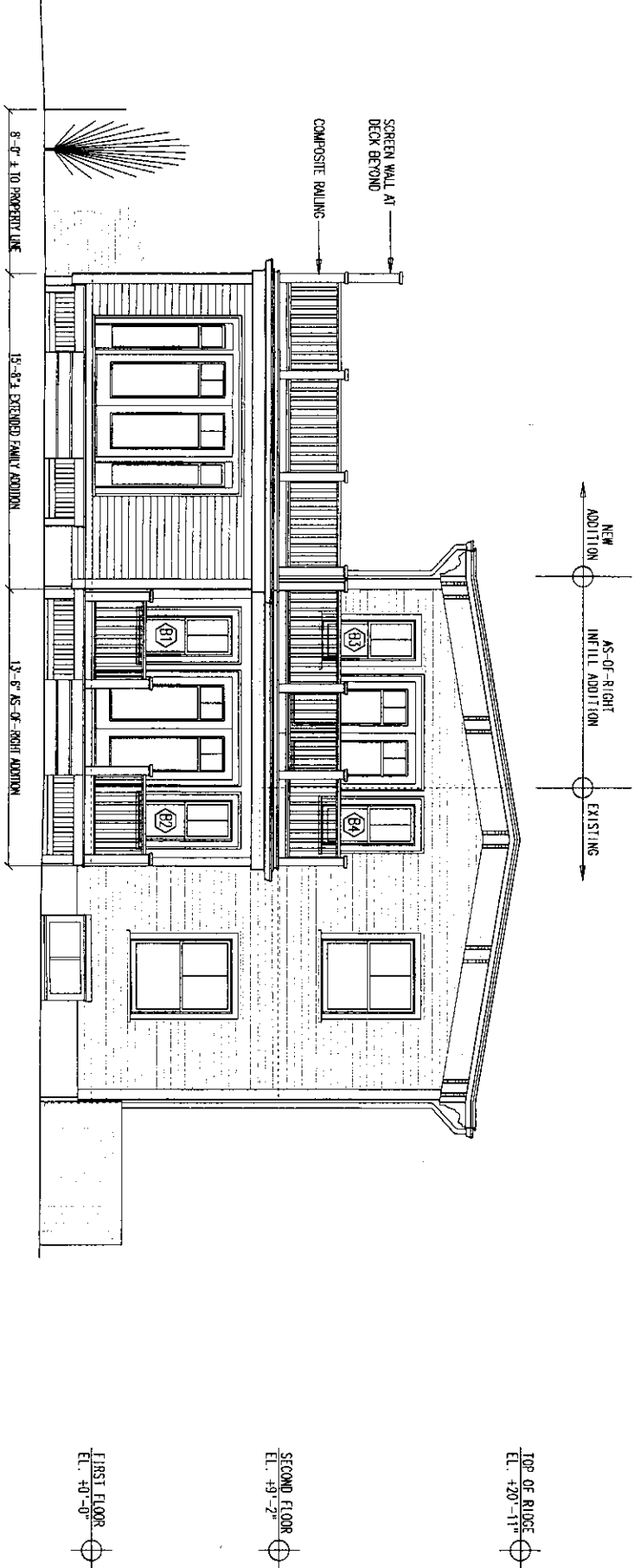
FILE NO: NEWLEV1

D. BRUCE GREENWALD
ARCHITECT

32 HIGH STREET
MARBLEHEAD, MA 01945



2 PROPOSED NORTH EAST ELEVATION
9/1/20



1 PROPOSED REAR ELEVATION
9/1/20

FIRST FLOOR
EL. +0'-0"

SECOND FLOOR
EL. +9'-2"

TOP OF RIDGE
EL. +20'-11"

FIRST FLOOR
EL. +0'-0"

SECOND FLOOR
EL. +9'-2"

TOP OF RIDGE
EL. +20'-11"

DATE	REVISION	BY
3/19/20	EXISTING CONDITIONS	DBG
4/6/20	SCHEMATIC DESIGN REVIEW	DBG
5/14/20	DESIGN DEVELOPMENT BUDGET	DBG
5/26/20	REVISED BUDGET PRICING SET	DBG
7/15/20	ZBA UPDATE SET	DBG
8/14/20	ZBA UPDATE SET	DBG
9/1/20	ISSUED FOR ZBA REVIEW	DBG

REVISED CONDITIONS ELEVATIONS II		
TAN RESIDENCE 8 MT. VERNON ST.		
SCALE: AS NOTED	DATE: 5/14/20	FILE NO: NEWLEV2

D. BRUCE GREENWALD ARCHITECT
32 HIGH STREET MARBLEHEAD, MA 01945

TAN RESIDENCE
8 MT. VERNON STREET
MARBLEHEAD, MA 01945

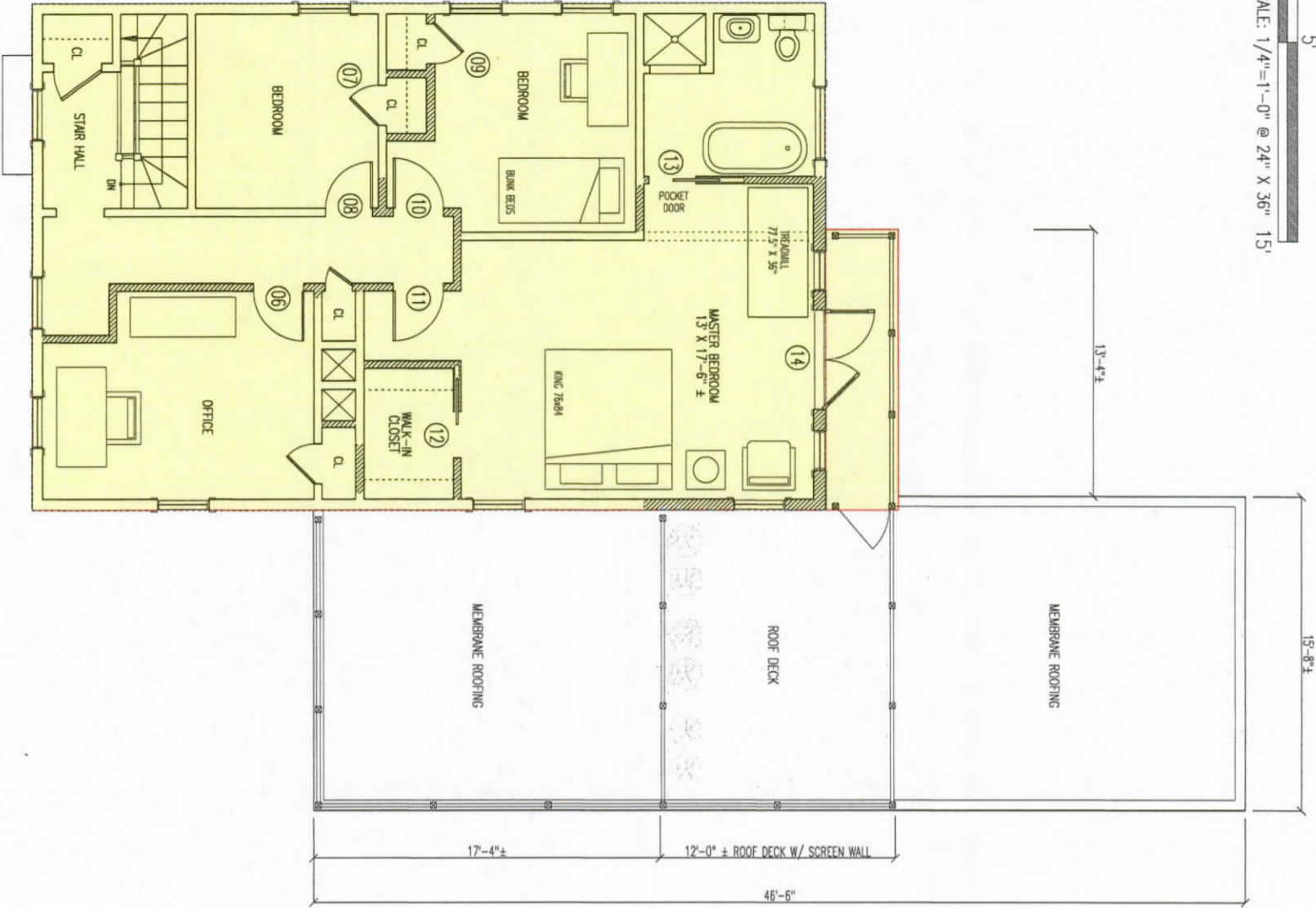
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1-22

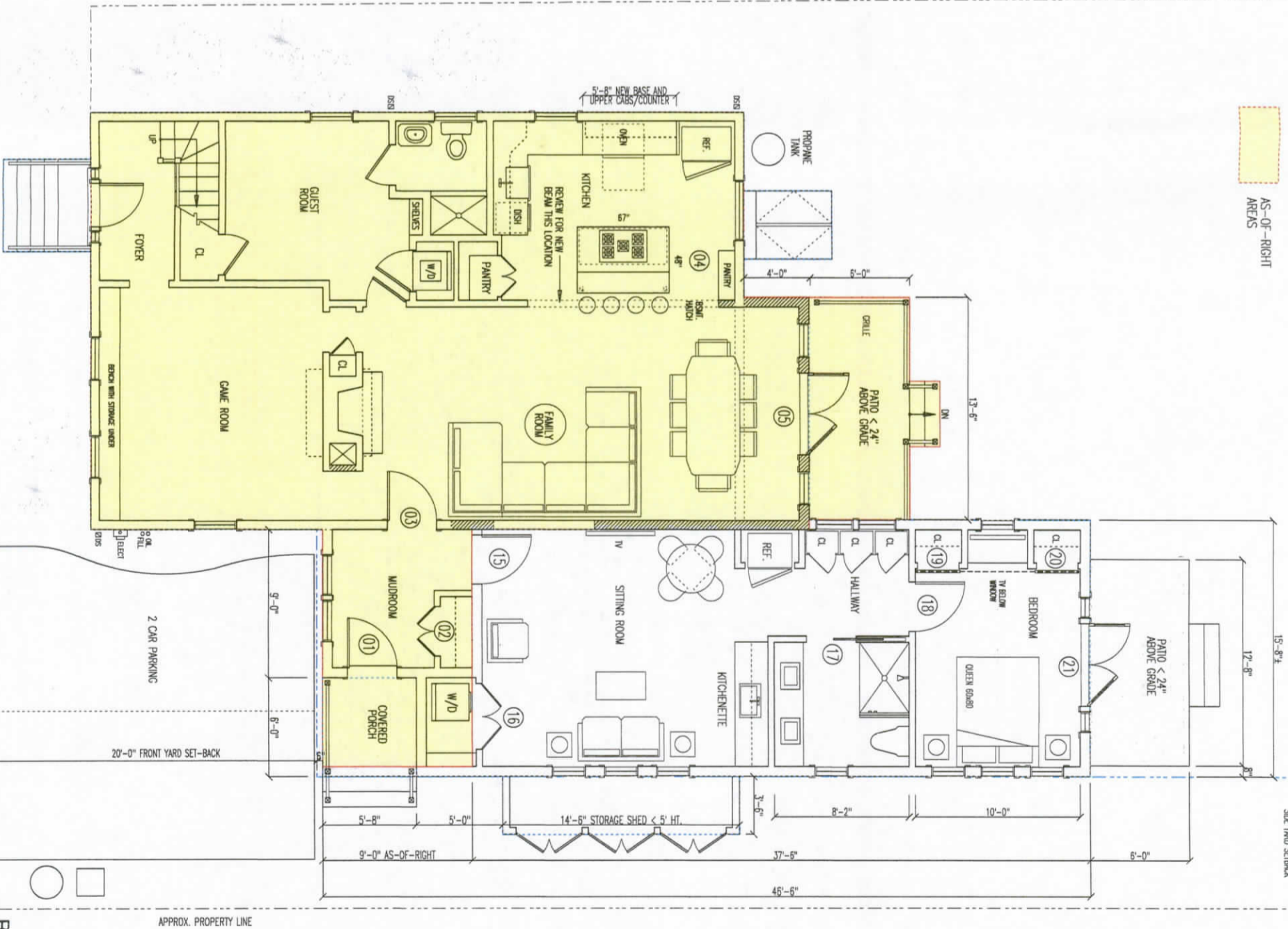
Reviewed by
Building Department:

KEY	DESCRIPTION
	ITEM TO BE REMOVED
	NEW WALLS
	EXISTING WALLS TO REMAIN

0 5'
1" SCALE: 1/4"=1'-0" @ 24" X 36" 15'



AS-OF-RIGHT
AREAS



DATE	REVISION	BY
3/19/20	ISSUED FOR REVIEW	DBG
4/5/20	UPDATED FOR REVIEW	DBG
5/8/20	INITIAL ZONING PLANS	DBG
5/26/20	UPDATED BUDGET PRICING SET	DBG
7/15/20	ZBA REVIEW SET	DBG
8/4/20	ZBA UPDATE SET	DBG
9/1/20	ISSUED FOR ZBA REVIEW	DBG

PROPOSED CONDITIONS PLANS		
TAN RESIDENCE 8 MT. VERNON ST.		
SCALE: AS NOTED	DATE: 3/19/20	FILE NO: NEWPLANS

D. BRUCE GREENWALD
ARCHITECT
32 HIGH STREET
MARBLEHEAD, MA 01945

TAN RESIDENCE
8 MT. VERNON STREET
MARBLEHEAD, MA 01945



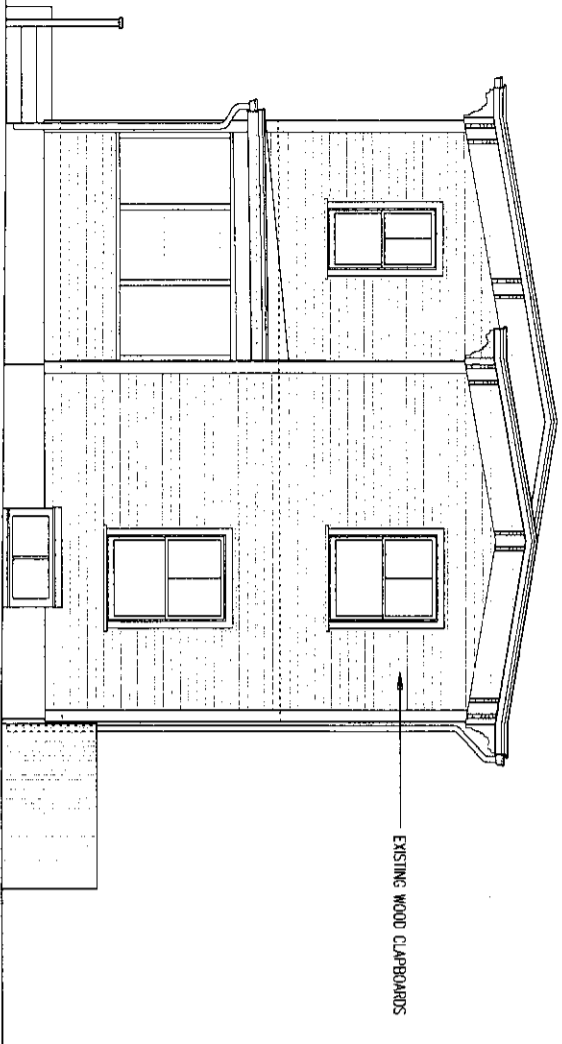
Reviewed by

SHEET NO.

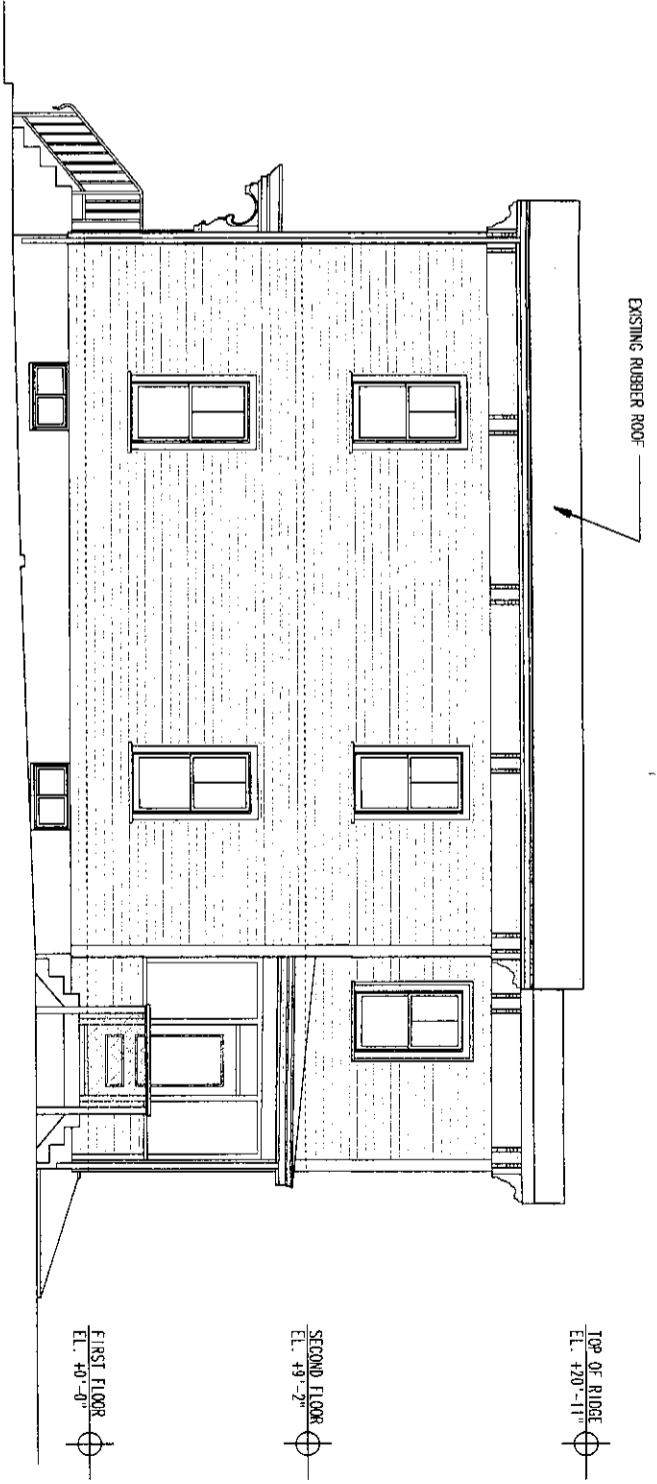
TOP OF RIDGE
EL. +20'-11"

SECOND FLOOR
EL. +9'-2"

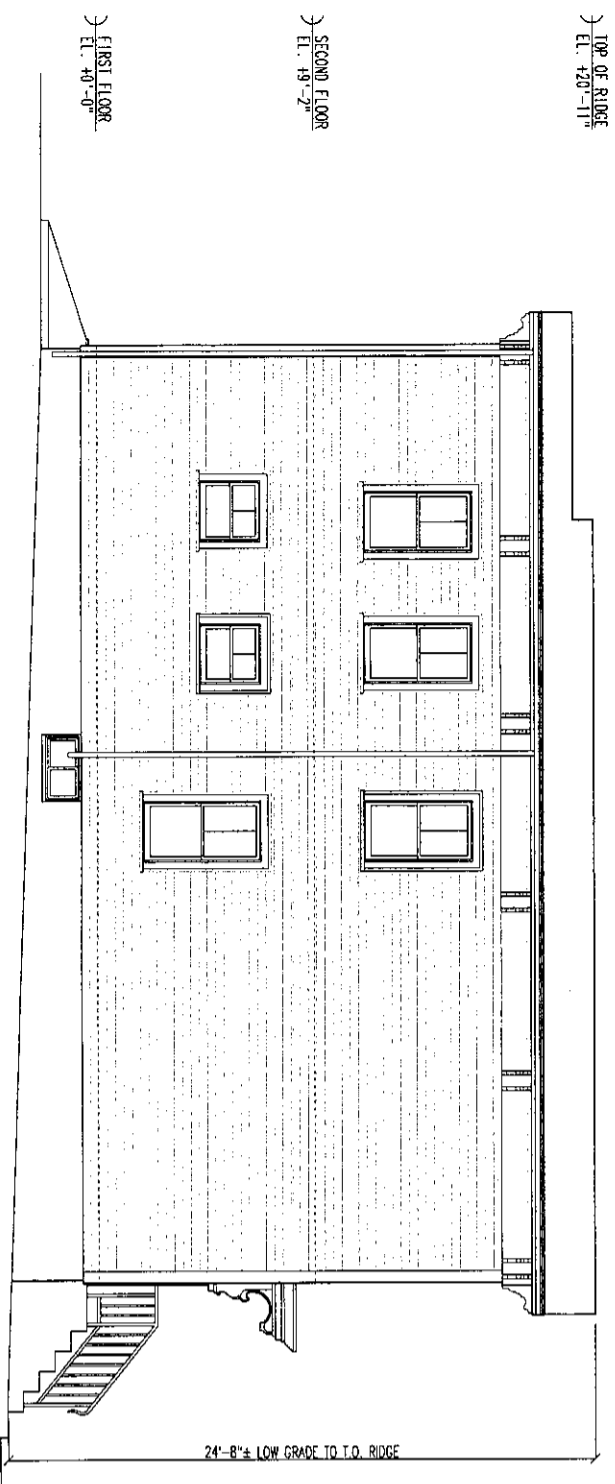
FIRST FLOOR
EL. +0'-0"



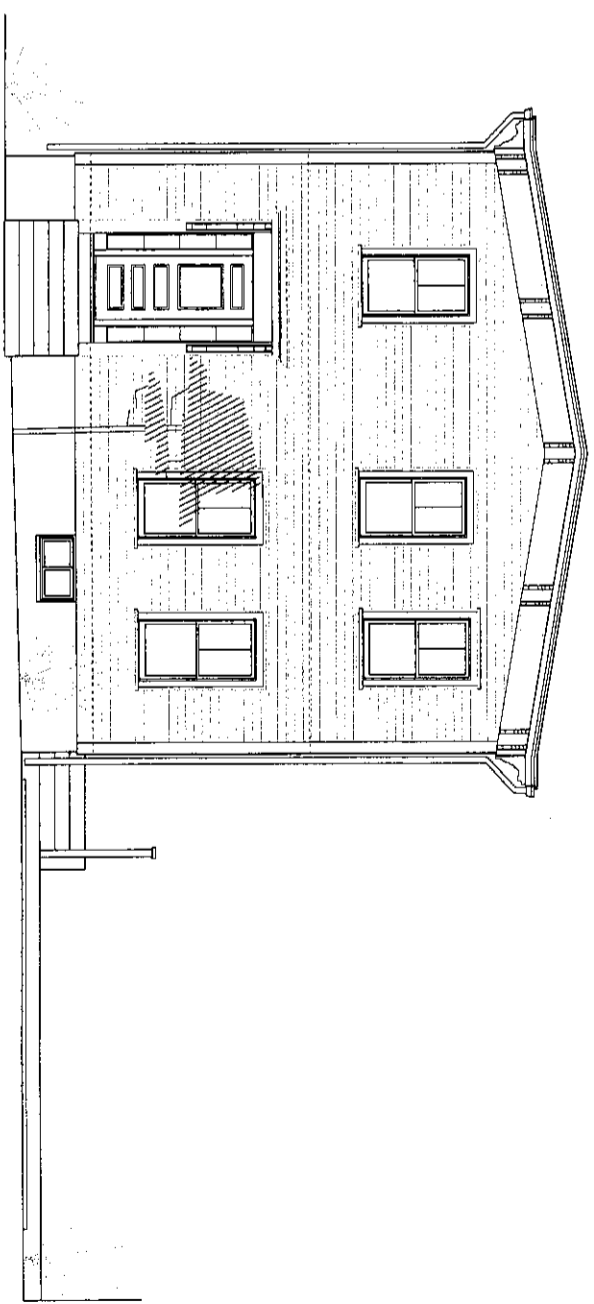
3 EXISTING REAR ELEVATION
9/1/20



2 EXISTING SOUTH WEST ELEVATION
9/1/20



4 EXISTING NORTH EAST ELEVATION
9/1/20



1 EXISTING FRONT ELEVATION
9/1/20

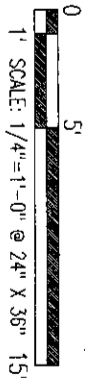
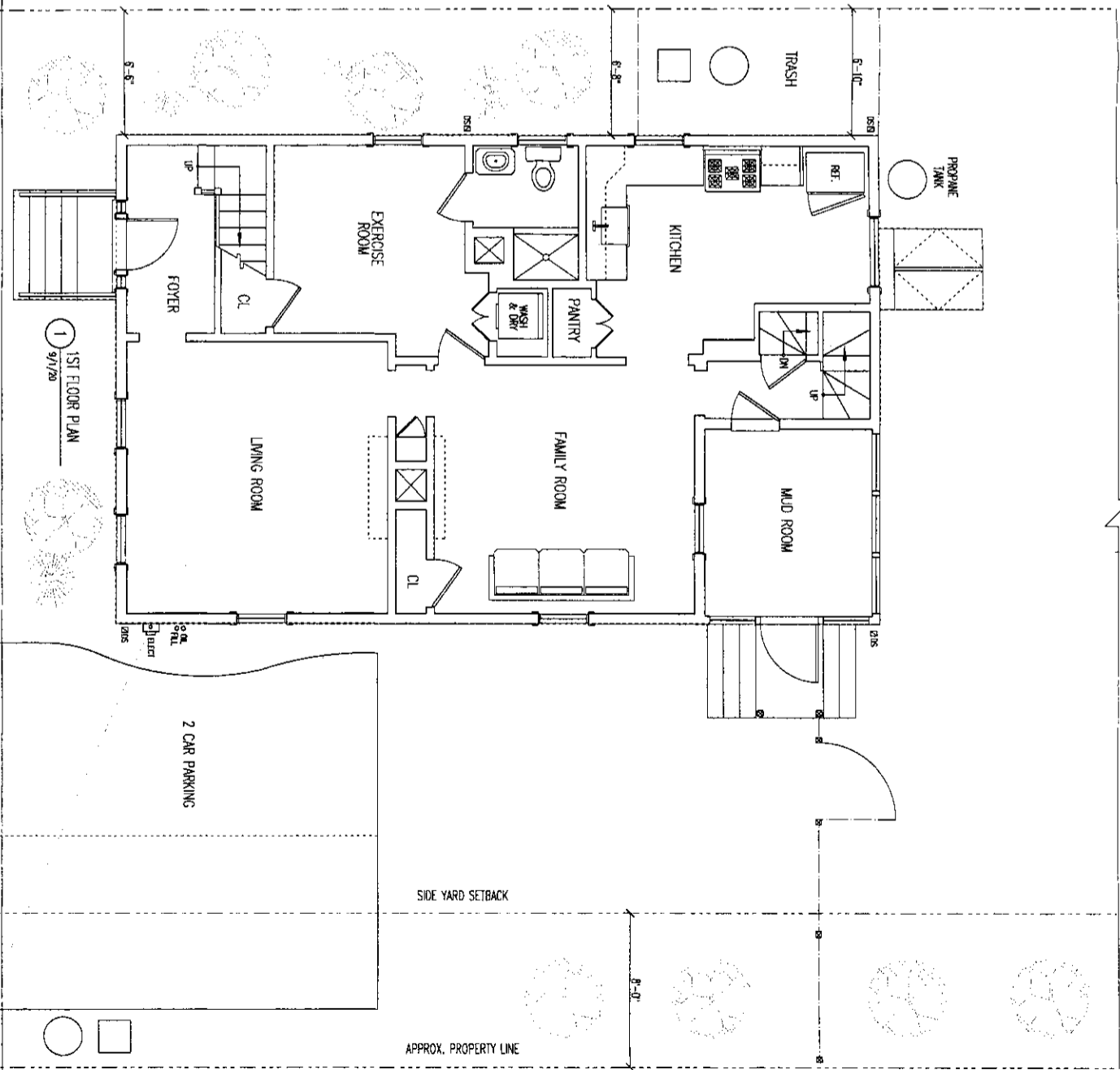
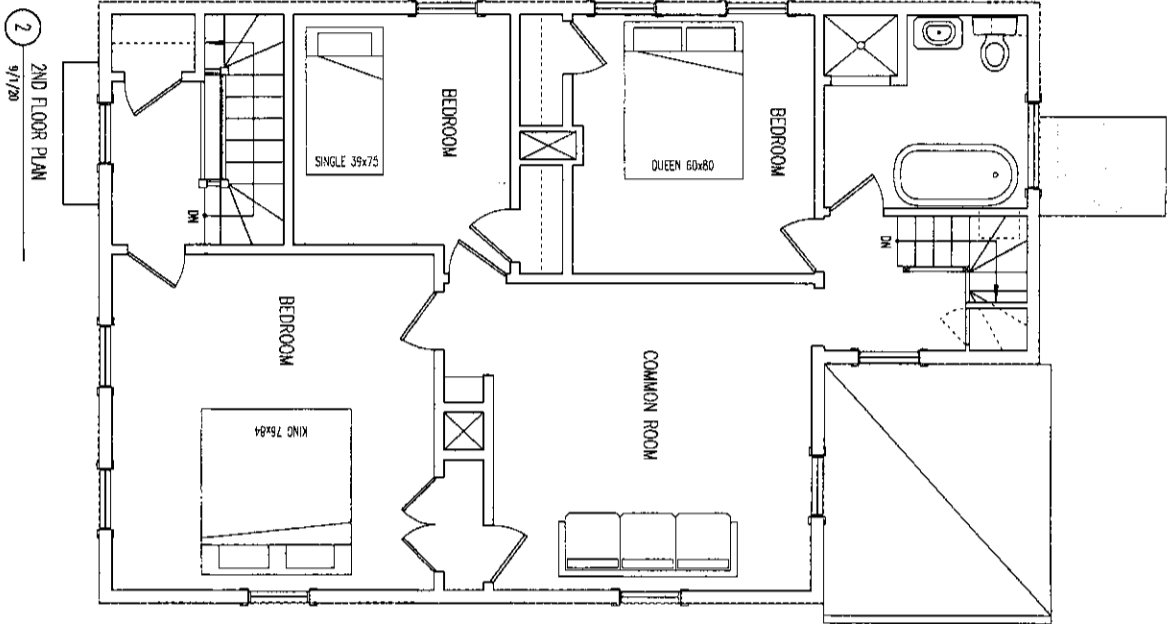
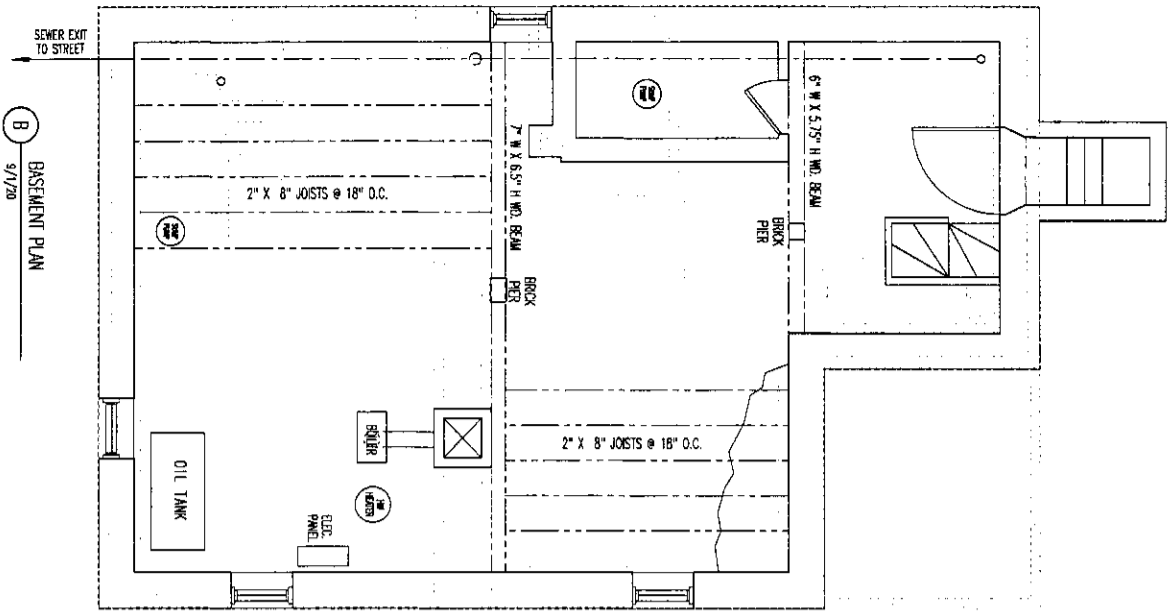


Reviewed by
Building Department
For Zoning Board
Of Appeals

TAN RESIDENCE 8 MT. VERNON STREET MARBLEHEAD, MA 01945	DATE 3/19/20 9/1/20	REVISION EXISTING CONDITIONS ISSUED FOR ZBA REVIEW	BY DBG DBG	EXISTING CONDITIONS ELEVATIONS TAN RESIDENCE 8 MT. VERNON ST. SCALE: AS NOTED	DATE: 3/19/20	FILE NO: EXISELEV	D. BRUCE GREENWALD ARCHITECT 32 HIGH STREET MARBLEHEAD, MA 01945

SHEET NO.

1



Reviewed by
Building Department
For Zoning Board
Of Appeals

TAN RESIDENCE
8 MT. VERNON STREET
MARBLEHEAD, MA 01945



DATE	REVISION	BY
3/19/20	EXISTING CONDITIONS	DBG
9/1/20	ISSUED FOR ZBA REVIEW	DBG

EXISTING CONDITIONS PLANS		
TAN RESIDENCE 8 MT. VERNON ST.		
SCALE: AS NOTED	DATE: 3/19/20	FILE NO: EXISPLANS

D. BRUCE GREENWALD
ARCHITECT

32 HIGH STREET
MARBLEHEAD, MA 01945