



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 01945

ZBA APPLICATION

PAGE 1 of 3

Town Clerk

Project Address 8 Mt. Vernon Street, continued

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

OWNER INFORMATION

Signature [Signature] date 11/9/20

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 11/9/20

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 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)

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

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

Revision Date: 12-14-2015

Building Official _____ **Date** _____

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-14-2015

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

NET OPEN AREA (NOA)

Lot area = A

EXISTING

5220

PROPOSED

5220

Area of features

footprint of accessory building(s)

-

-

footprint of building

1008

1690

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

89

82

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

360

360

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

-

other areas (explain) _____

-

Sum of features = B

1457

2132

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

3763

3088

GROSS FLOOR AREA (GFA)

accessory structure(s)

-

-

basement or cellar (area >5' in height)

916

916

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

1008

1690

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

916

1008

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)

-

30

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

2840

3644

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

= 804

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

= 28 %

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

= 1.32

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

= .85

This worksheet applies 1. plan by/dated _____

to the following plan(s): 2. plan by/dated _____

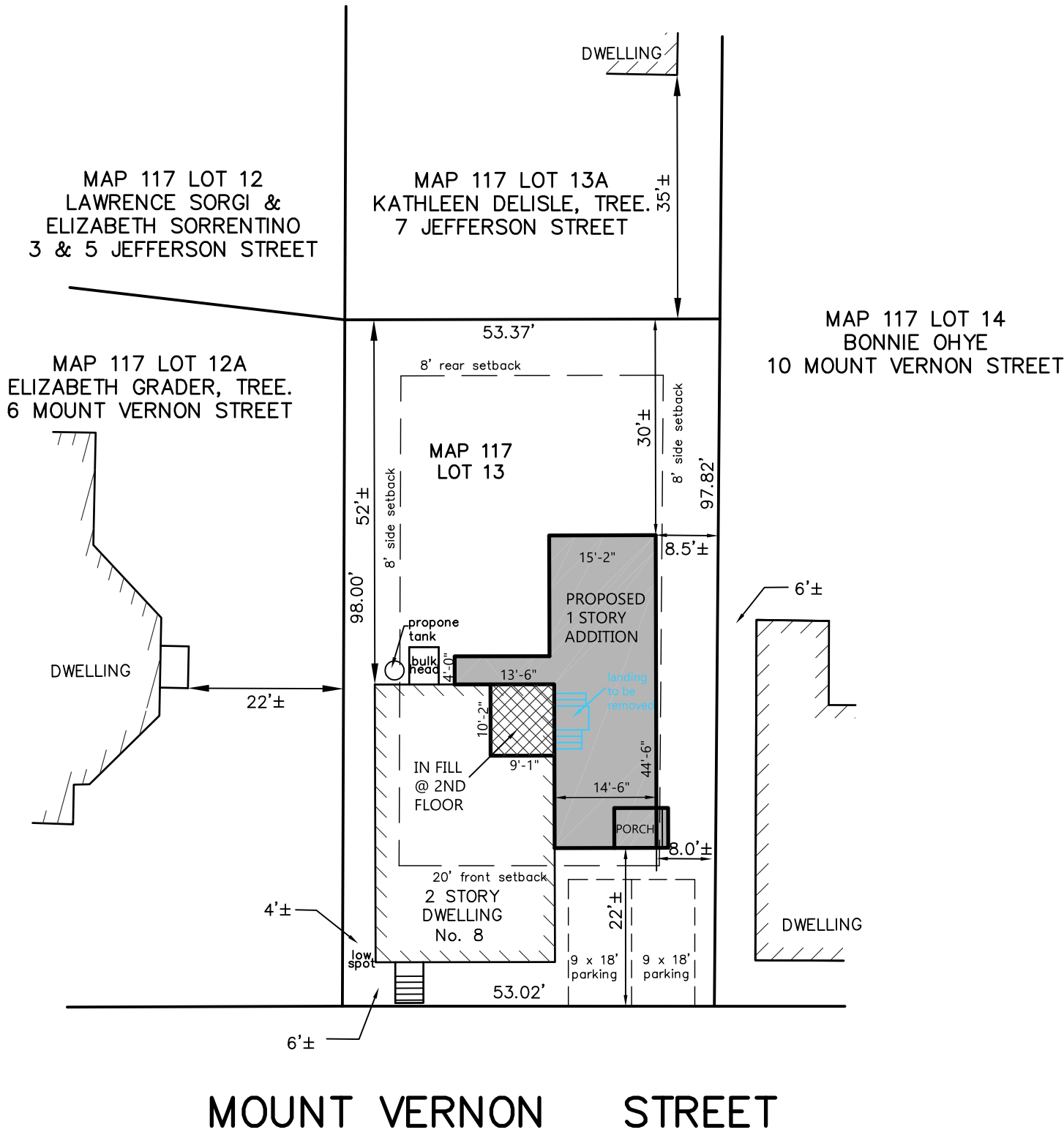
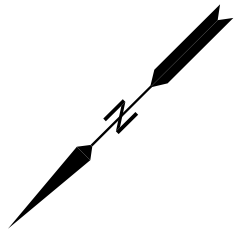
3. plan by/dated _____

Building Official _____

Date _____

ZONING DISTRICT – GENERAL RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION (DWELLING)
LOT AREA	7500	5220±	5220±
FRONTAGE	35	53.02	53.02
FRONT	20	6'±	22'+
SIDE	8	4'±	8.0'±
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

revised 11/12/20 to show changes to proposed additions



3 EXISTING REAR ELEVATION
9/1/20



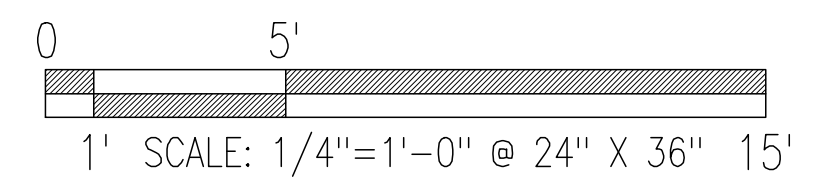
2 EXISTING SOUTH WEST ELEVATION
9/1/20



4 EXISTING NORTH EAST ELEVATION
9/1/20



1 EXISTING FRONT ELEVATION
9/1/20



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

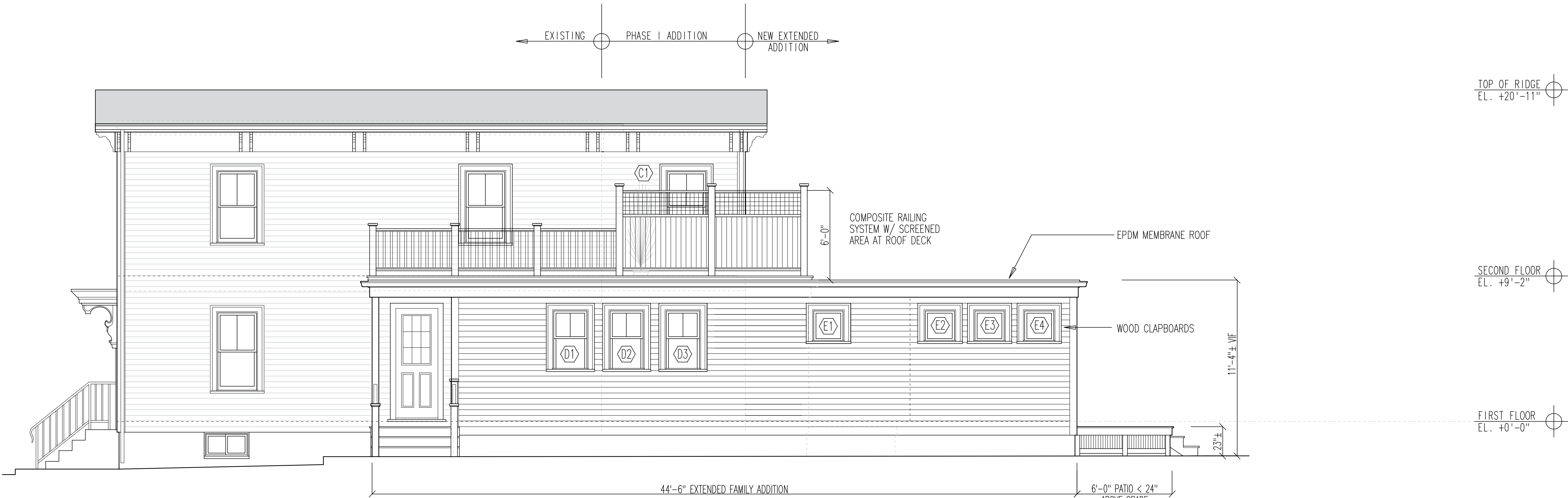
A	FIBRRETEC 400 SERIES DH FIBERGLASS WINDOW WITH INTEGRAL 2/1 GRILL, TILT WASH, 2'-3" W X 4'-8" H
B	FIBRRETEC 400 SERIES DH FIBERGLASS WINDOW WITH INTEGRAL 2/1 GRILL, TILT WASH, 2'-0" W X 6'-0" H
C	FIBRRETEC 400 SERIES DH FIBERGLASS WINDOW WITH INTEGRAL 2/1 GRILL, TILT WASH, 2'-7" W X 4'-8" H
D	FIBRRETEC 400 SERIES DH FIBERGLASS WINDOW WITH INTEGRAL 2/1 GRILL, TILT WASH, 2'-3" W X 4'-0" H
E	FIBRRETEC 400 SERIES AWNING FIBERGLASS WINDOW 2'-0" W X 2'-0" H
F	FIBRRETEC 400 SERIES DH FIBERGLASS WINDOW WITH INTEGRAL 2/1 GRILL, TILT WASH, 2'-0" W X 3'-8" 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

11/9/20



2

PROPOSED SOUTH WEST ELEVATION

11/9/20



1

PROPOSED FRONT ELEVATION

11/9/20

DATE	REVISION	BY
3/19/20	EXISTING CONDITIONS	DBC
4/6/20	SCHEMATIC DESIGN REVIEW	DBC
5/14/20	DESIGN DEVELOPMENT BUDGET	DBC
5/26/20	BUDGET PRICING SET UPDATE	DBC
7/15/20	ISSUED FOR REVIEW	DBC
9/1/20	ISSUED FOR ZBA REVIEW	DBC
11/9/20	REVISED FOR ZBA REVIEW	DBC



TOP OF RIDGE
EL. +20'-11"

SECOND FLOOR
EL. +9'-2"

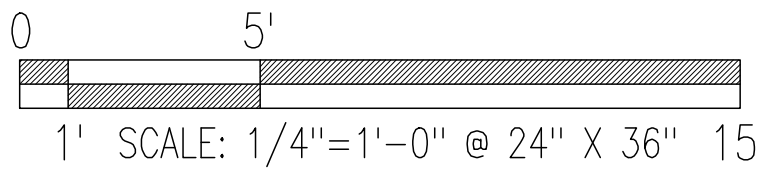
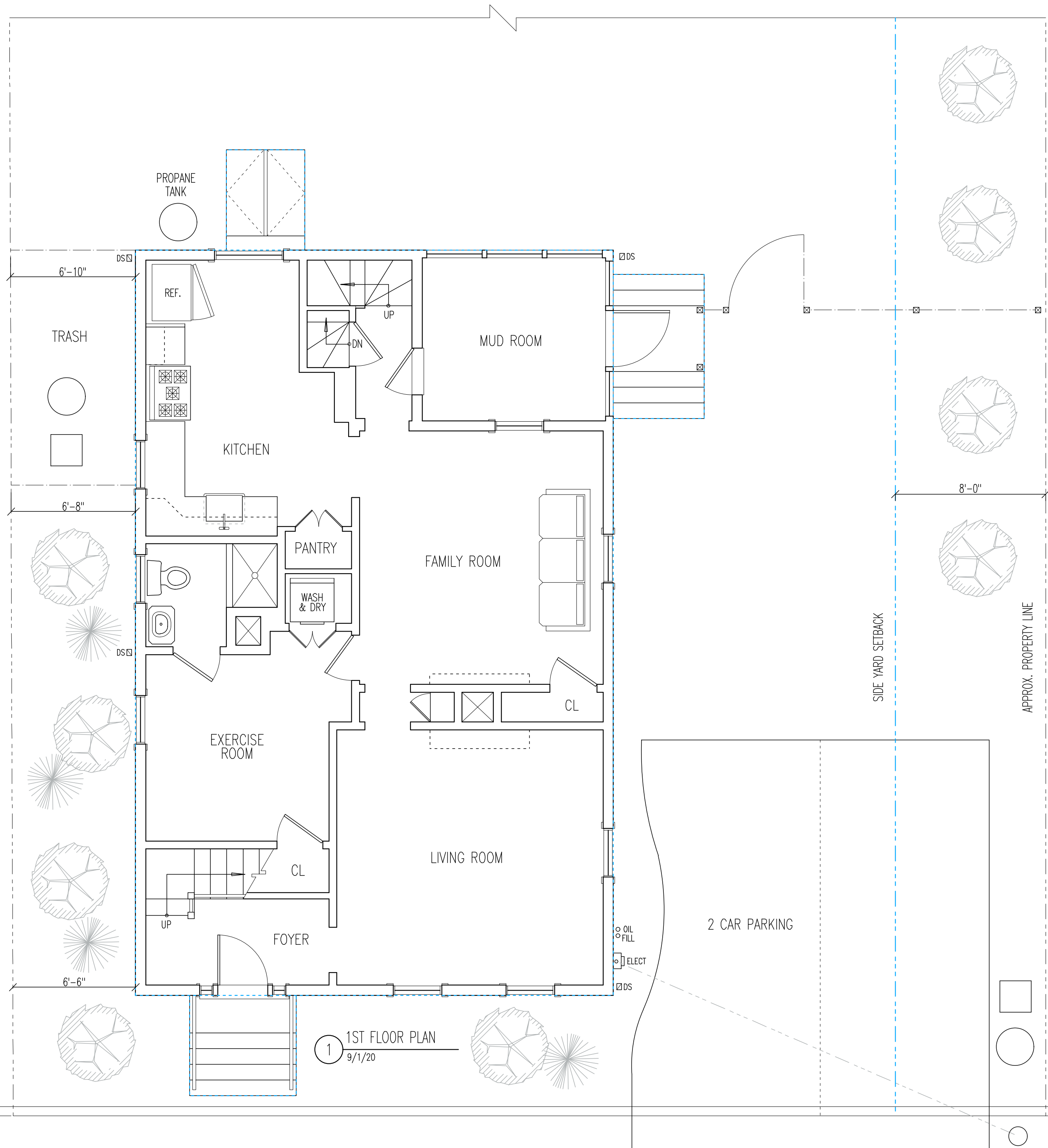
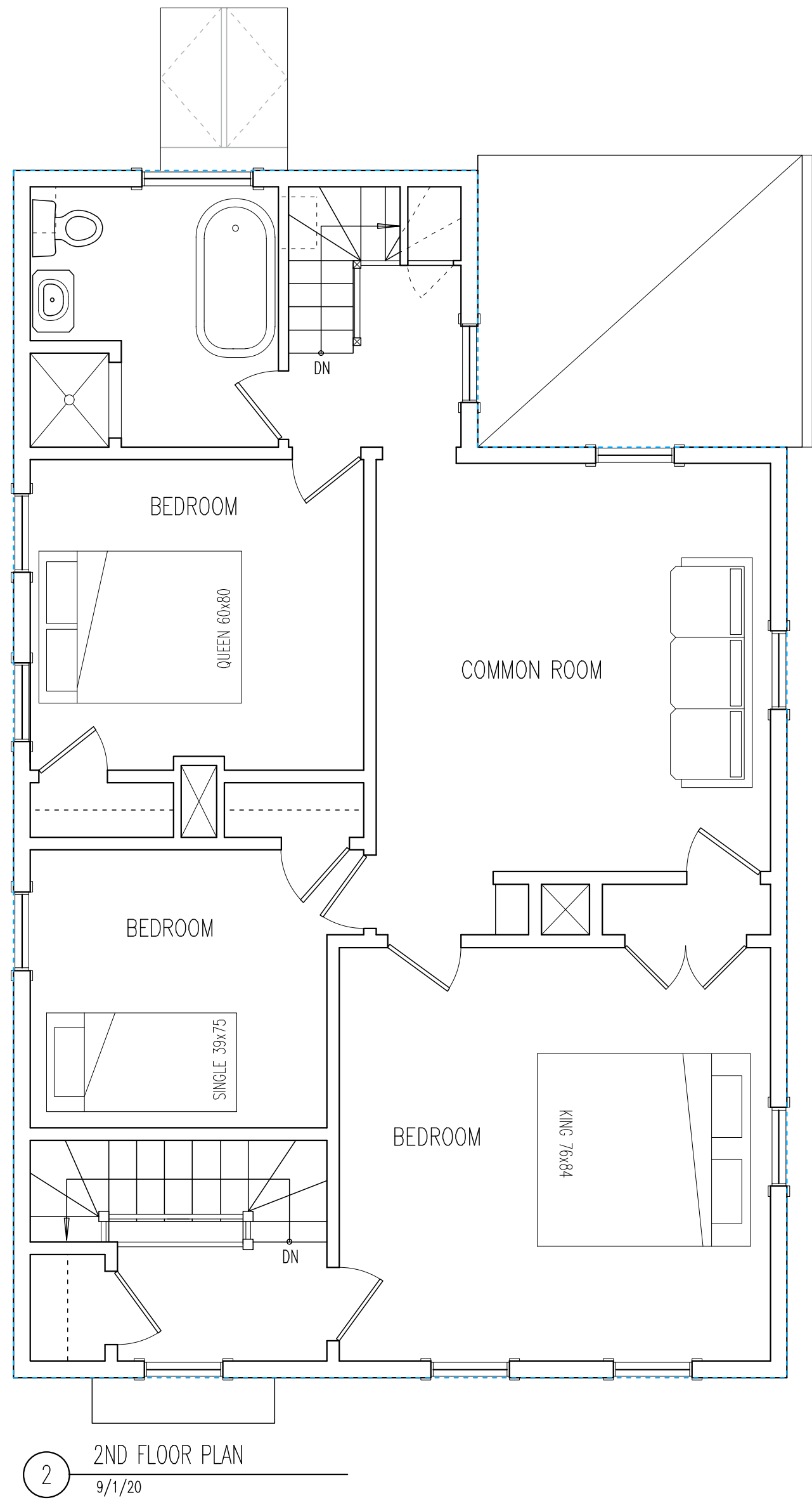
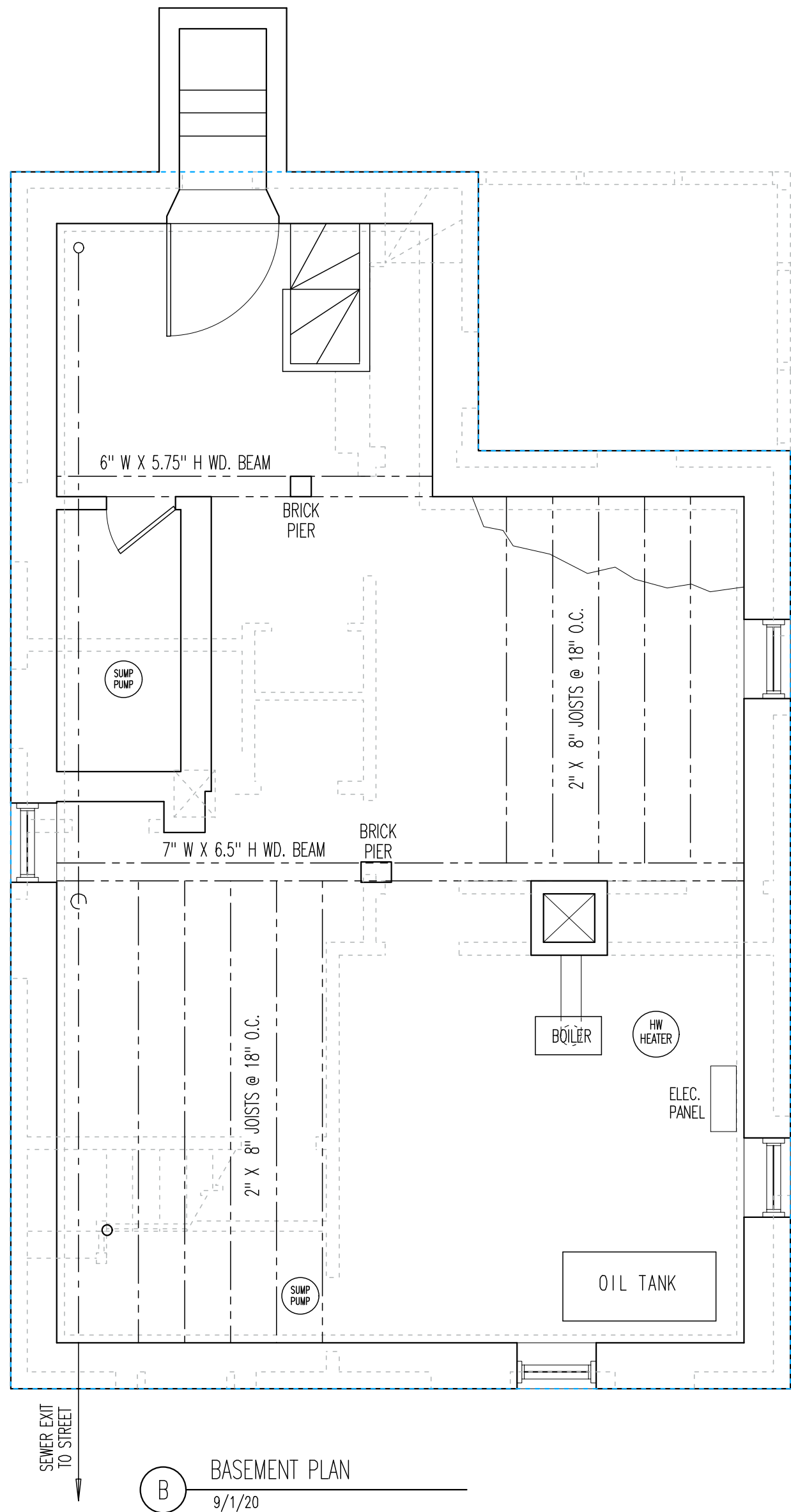
FIRST FLOOR
EL. +0'-0"

TOP OF RIDGE
EL. +20'-11"

SECOND FLOOR
EL. +9'-2"

FIRST FLOOR
EL. +0'-0"

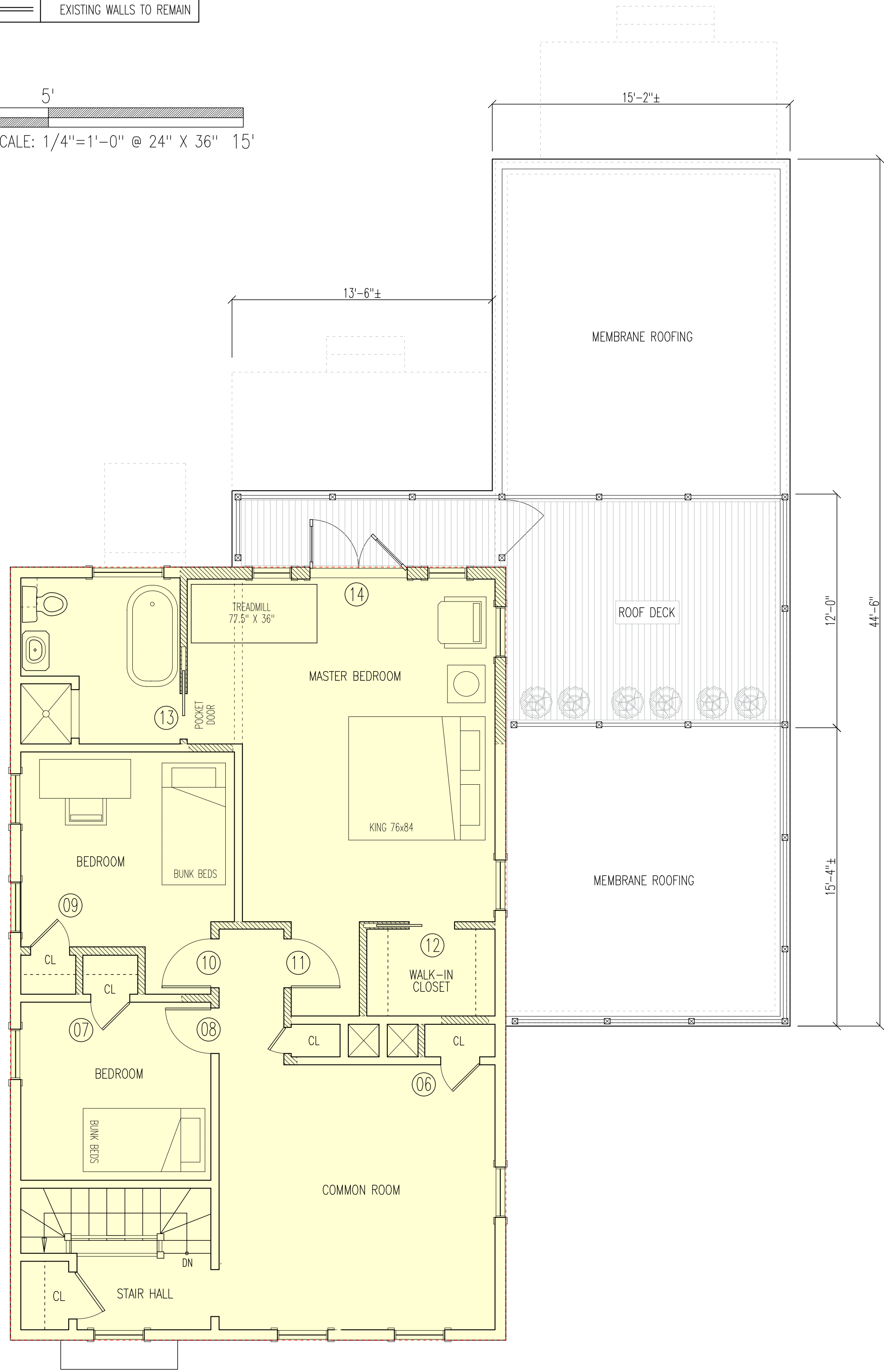
DATE	REVISION	BY
3/19/20	EXISTING CONDITIONS	DBG
4/6/20	SCHEMATIC DESIGN REVIEW	DBG
5/14/20	DESIGN DEVELOPMENT BUDGET	DBG
5/26/20	REVISED BUDGET PRICING SET	DBG
7/15/20	ISSUED FOR REVIEW	DBG
9/1/20	ISSUED FOR ZBA REVIEW	DBG
11/9/20	REVISED FOR ZBA REVIEW	DBG



TAN RESIDENCE 8 MT. VERNON STREET MARBLEHEAD, MA 01945	EXISTING CONDITIONS PLANS		D. BRUCE GREENWALD ARCHITECT	
	DATE	REVISION	BY	TAN RESIDENCE 8 MT. VERNON ST.
	3/19/20	EXISTING CONDITIONS	DBC	SCALE: AS NOTED
SHEET NO. EX-2	9/1/20	ISSUED FOR ZBA REVIEW	DBC	DATE: 3/19/20
				FILE NO: EXISPLANS

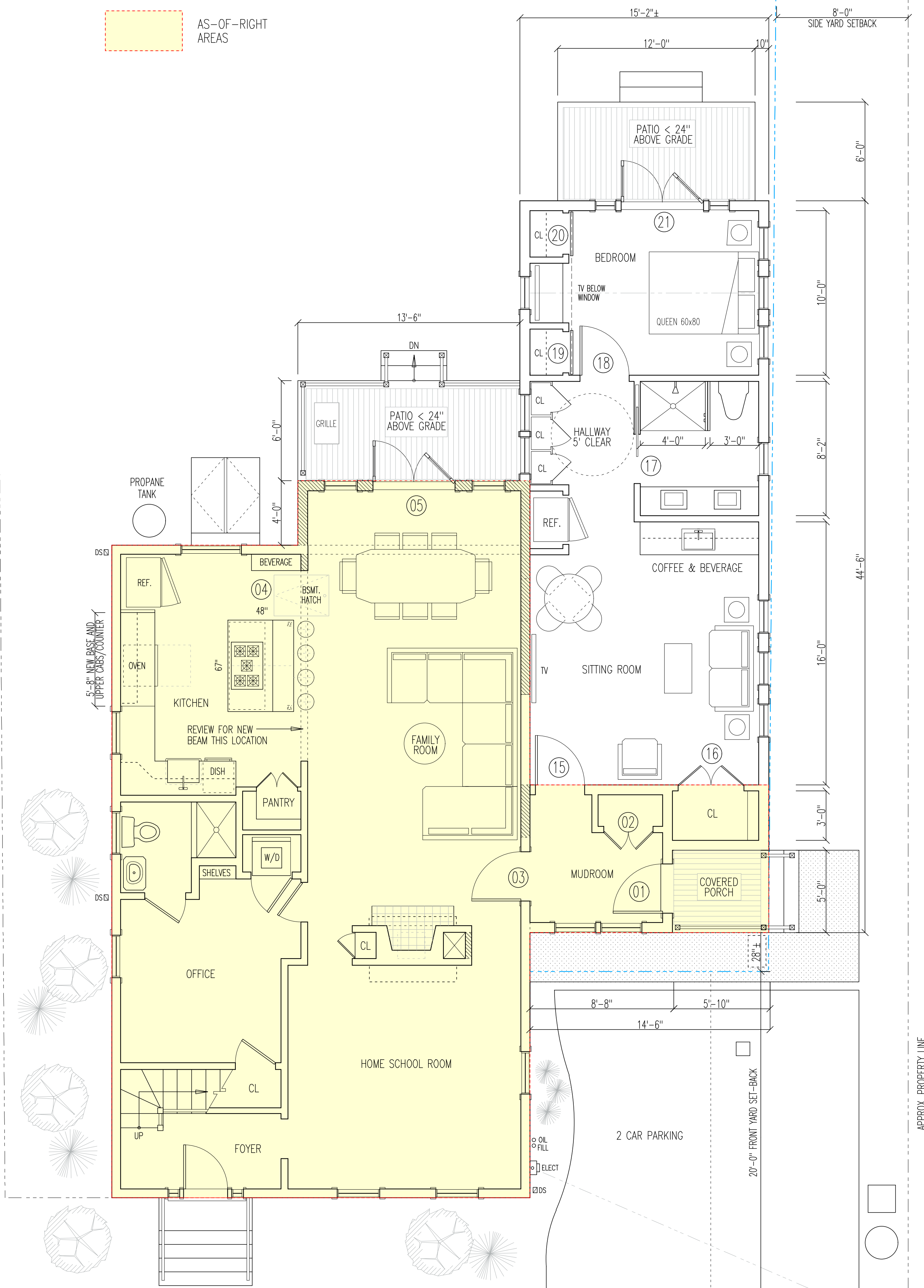
KEY	DESCRIPTION
	ITEM TO BE REMOVED
	NEW WALLS
	EXISTING WALLS TO REMAIN

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



2 PROPOSED 2ND FLOOR PLAN
11/9/20

AS-OF-RIGHT
AREAS



1 PROPOSED 1ST FLOOR PLAN
11/9/20

DATE	REVISION	BY
3/19/20	ISSUED FOR REVIEW	DBG
4/5/20	UPDATED FOR REVIEW	DBG
5/8/20	INITIAL ZONING PLANS	DBG
5/28/20	UPDATED BUDGET PRICING SET	DBG
7/15/20	ZBA REVIEW SET	DBG
9/1/20	ISSUED FOR ZBA REVIEW	DBG
11/9/20	UPDATED FOR ZBA REVIEW	DBG

