



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

2020 SEP 16 PM 2:53

ZBA APPLICATION

PAGE 1 of 3

Town Clerk

Project Address 9 Arthur Avenue

Assessor Map(s) 54 Parcel Number(s) 27

OWNER INFORMATION

Signature

date

Name (printed) Brian L. Helmes

Address 9 Arthur Avenue, Marblehead, MA 01945

Phone Numbers: home 617-755-5132

E-mail bhelmes@gmail.com

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature date 9-14-20

Name (printed) Brian L. Helmes

Address c/o Paul M. Lynch, Esq, Zero Spring Street, Marblehead, MA 01945

Phone Numbers work 781-631-7808

E-mail lynch@marbleheadlaw.com

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

Special Permit to add an addition to an existing single family dwelling in the single residence district with less than the required frontage and side yard setback.

The addition willl exceed the allowed 10% expansion for a nonconforming dwelling.

- 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)

Reviewed by
Building Department
For Zoning Board
Of Appeals

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 9 Arthur Avenue Map(s) / Parcel(s) 54/27

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 Dwelling

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

Yes ☒ No ☐ (explain) _____

PROPOSED CHANGE OF USE

No ☒ Yes ☐ (explain) _____

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes ☐ No ☒

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)
☒ 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)
☒ 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)
☐ 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 ☒
Historic District Commission	Yes ☐	No ☒
Planning Board	Yes ☐	No ☒

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

Yes ☒ No ☐ (explain) _____

Building Official _____

Date 9/15/2020

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-14-2015

Project Address 9 Arthur Avenue, Marblehead, MA

Map(s) / Parcel(s) 54 - 27 - 0

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

13,450

13,450

Area of features

footprint of accessory building(s)

N/A

N/A

footprint of building

848 + 213

1589 + 465

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

237

392

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

Existing

N/C

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

N/A

N/A

other areas (explain) _____

N/A

N/A

Sum of features = B

1,298

2,446

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

12,152

11,004

GROSS FLOOR AREA (GFA)

accessory structure(s)

N/A

N/A

basement or cellar (area > 5' in height)

675

675

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

848

1,589 + 465

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

881

1,497 + 505

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

N/A

N/A

4th floor (12' or less in height)

N/A

N/A

attic (area > 5' in height)

262

262

area under deck (if > 5' in height)

N/A

N/A

roofed porch(es)

207

392

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

2,873

5,385

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

= 2,512

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

= 87.43 %

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

= 4.23

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

= 2.04

This worksheet applies 1. plan by/dated The Helmes Group, LLP - Architects

to the following plan(s): 2. plan by/dated Steven C. Helmes, AIA

3. plan by/dated Drawings #1 - #9, dated 9/1/2020

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Building Official _____

Date 9/15/2020

MARBLEHEAD, MASSACHUSETTS

Questionnaire Regulations

SECTION 54, BLOCK 27, LOT O, SINGLE RESIDENCE

Printed Uses - One - Family Database

Remarks	Balance	Ending	Enclosed
Lot Area (house part)	10,000	11,450	NO CHANGE
Front Area (part)	100	80	NO CHANGE
		PRE-EXISTING	SPECIAL PERMIT
		NON-CONFORMING	REQUIRED
Front Setback (part)	20	29.40 +/-	217'
Side Setback (part) (East Elevation)	15	6.70	5.00
		PRE-EXISTING	SPECIAL PERMIT
		NON-CONFORMING	REQUIRED
Side Setback (part) (West Elevation)	15	22.50	17.85
Rear Setback (part)	15	104.87 +/-	70.47
Yds. Open Area	(1)	13,450	13,600
Lot Area (house part)		12.92	11,000
Open Area (house part)		10.66	5.31
Gross Floor Area (house part)	35	27'-5"	27'-6"
Max. Height			

"I CERTIFY THAT THE DWELLING IS LOCATED AS SHOWN. THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY"

RALPH W. REID P.L.S.



(IN FEET)

MARBLEHEAD, MASSACHUSETTS
PLAN OF LAND PREPARED FOR:
BRIAN & SARA HELMES

9 ARTHUR AVENUE
PARCEL ID: 54 27 0



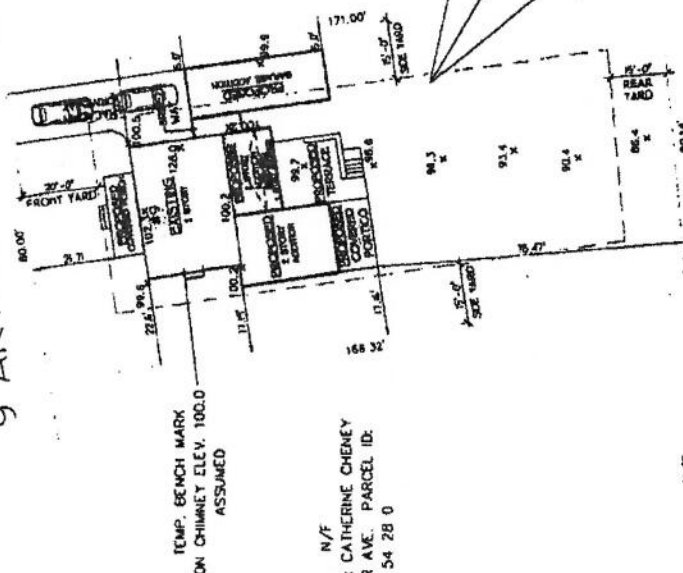
REID LAND SURVEYORS
365 CHATHAM STREET
LYNN, MASSACHUSETTS
PHONE #781-592-2660

DATE: JULY 14, 2020

SCALE: 1"=20'

ZONE SR
SINGLE RESIDENCE DISTRICT

9 ARTHUR AVENUE



N/F
JOHN & KRISTEN SCHEFFLER
111 ARTHUR AVE. PARCEL ID:
57 6 0

LOT 61
13.450±S.F.

N/F
JOHN & MINA FUSEGNI
4 EVERETT PAINE BOULD
PARCEL ID: 54 33 0

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R99-215
LIS



N/F
RICHARD & KAREN O'NEIL
12 EVERETT PAINE BOULD
PARCEL ID: 54 32 0

DEED REFERENCE
BOOK 38701 PAGE 196

R99-215
LIS

EXISTING CALCULATIONS



EXISTING HOUSE FOOTPRINT
SCALE 1/8" = 1'-0"

ITEM	AREA	PERCENT
1. EXISTING HOUSE FOOTPRINT	1,100.00	100.00%
2. EXISTING DRIVEWAY	1,100.00	100.00%
3. EXISTING PORCH	1,100.00	100.00%
4. EXISTING PATIO	1,100.00	100.00%
5. EXISTING WALKWAY	1,100.00	100.00%
6. EXISTING LANDSCAPE	1,100.00	100.00%
7. EXISTING FENCE	1,100.00	100.00%
8. EXISTING UTILITY	1,100.00	100.00%
9. EXISTING DRIVE	1,100.00	100.00%
10. EXISTING TOTAL	11,000.00	100.00%

OPEN AREA CHART
SCALE 1/8" = 1'-0"



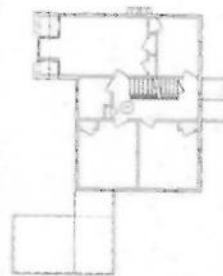
EXISTING SURVEY
SCALE 1/8" = 1'-0"



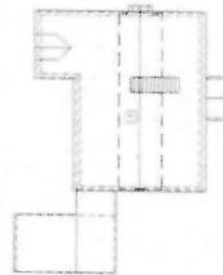
EXISTING BASEMENT/FOUNDATION PLAN
SCALE 1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



EXISTING ATTIC FLOOR PLAN
SCALE 1/8" = 1'-0"

ITEM	AREA	PERCENT
1. EXISTING HOUSE FOOTPRINT	1,100.00	100.00%
2. EXISTING DRIVEWAY	1,100.00	100.00%
3. EXISTING PORCH	1,100.00	100.00%
4. EXISTING PATIO	1,100.00	100.00%
5. EXISTING WALKWAY	1,100.00	100.00%
6. EXISTING LANDSCAPE	1,100.00	100.00%
7. EXISTING FENCE	1,100.00	100.00%
8. EXISTING UTILITY	1,100.00	100.00%
9. EXISTING DRIVE	1,100.00	100.00%
10. EXISTING TOTAL	11,000.00	100.00%

GROSS FLOOR AREA CHART
SCALE 1/8" = 1'-0"

PROPOSED CALCULATIONS



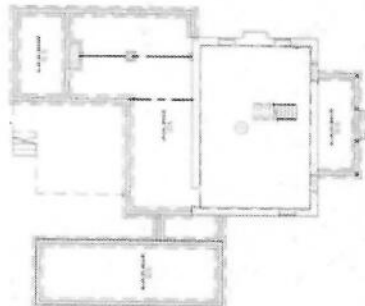
PROPOSED HOUSE FOOTPRINT
SCALE 1/8" = 1'-0"

ITEM	AREA	PERCENT
1. PROPOSED HOUSE FOOTPRINT	1,100.00	100.00%
2. PROPOSED DRIVEWAY	1,100.00	100.00%
3. PROPOSED PORCH	1,100.00	100.00%
4. PROPOSED PATIO	1,100.00	100.00%
5. PROPOSED WALKWAY	1,100.00	100.00%
6. PROPOSED LANDSCAPE	1,100.00	100.00%
7. PROPOSED FENCE	1,100.00	100.00%
8. PROPOSED UTILITY	1,100.00	100.00%
9. PROPOSED DRIVE	1,100.00	100.00%
10. PROPOSED TOTAL	11,000.00	100.00%

OPEN AREA CHART
SCALE 1/8" = 1'-0"



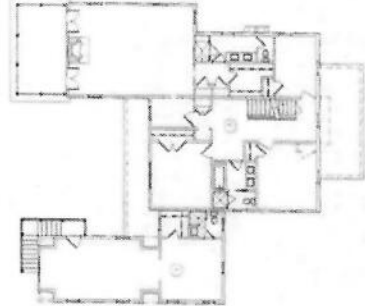
PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"



PROPOSED BASEMENT/FOUNDATION PLAN
SCALE 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

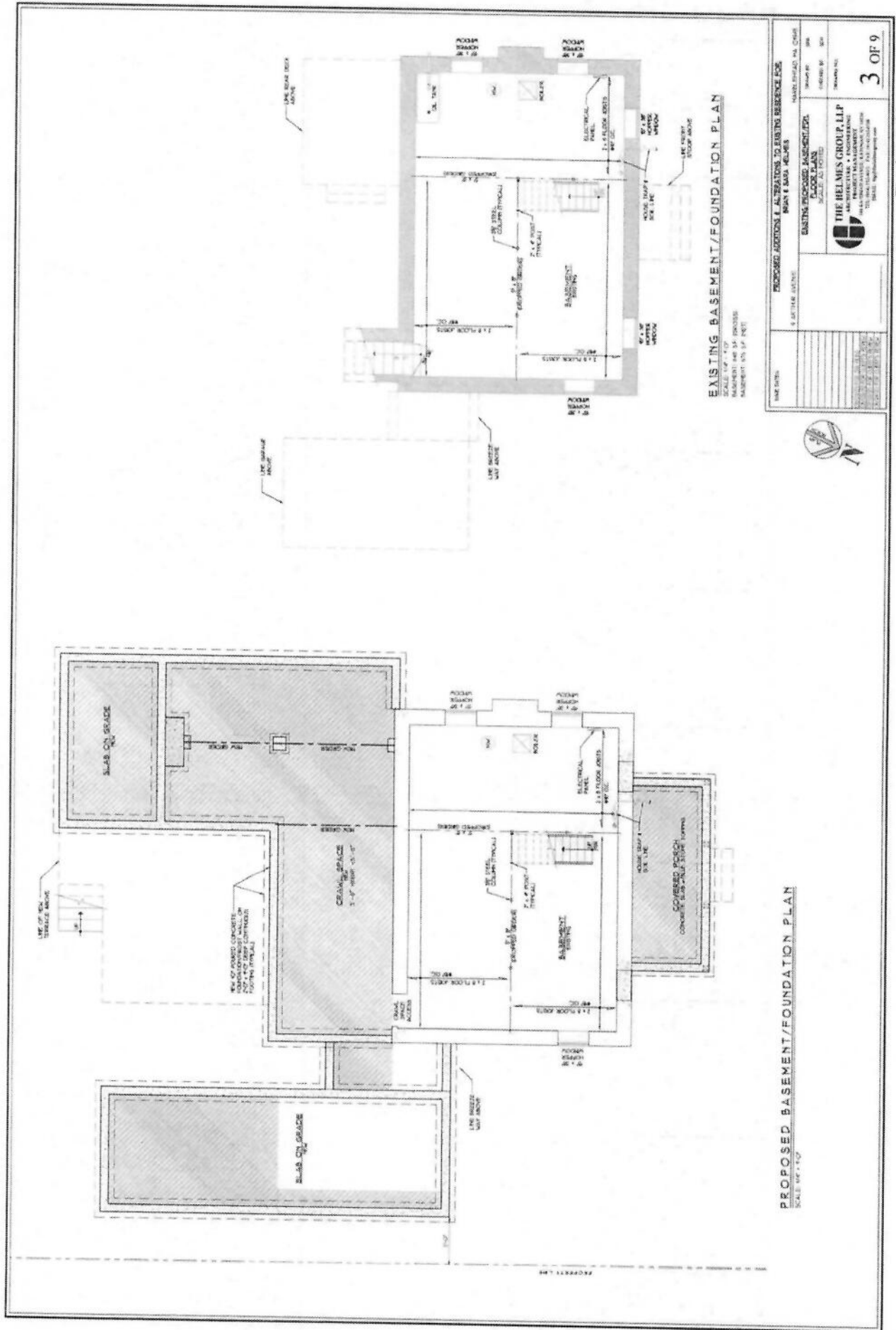
NOTE:
PROPOSED HOUSES COMPLY WITH THE TOWN OF
MILWAUKEE'S ZONING ORDINANCE AND
REQUIREMENTS FOR OPEN SPACE & LANDSCAPE AREA.

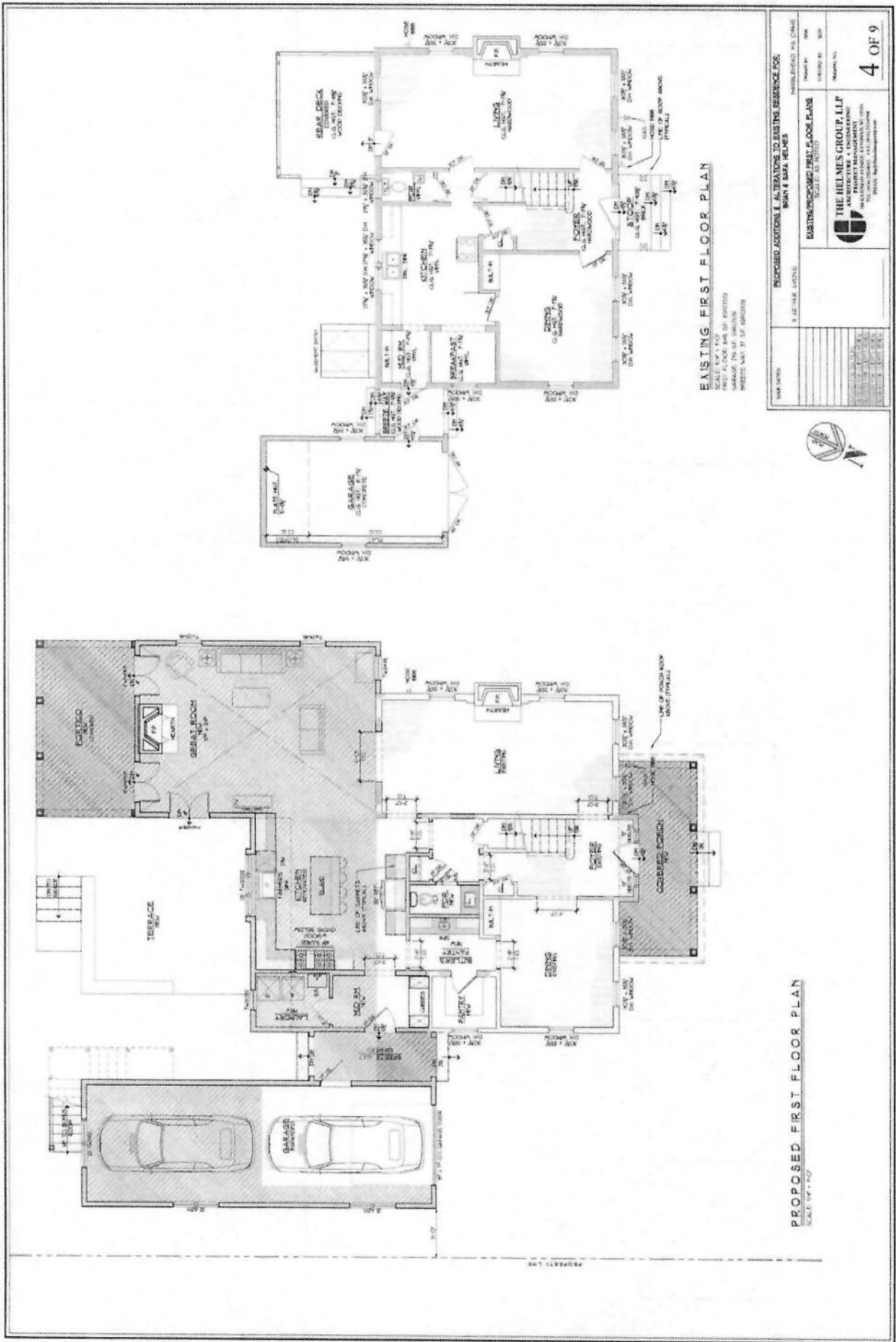
SECTION 54, BLOCK 27, LOT O

PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE FOR
MEANS & DATA HELPER

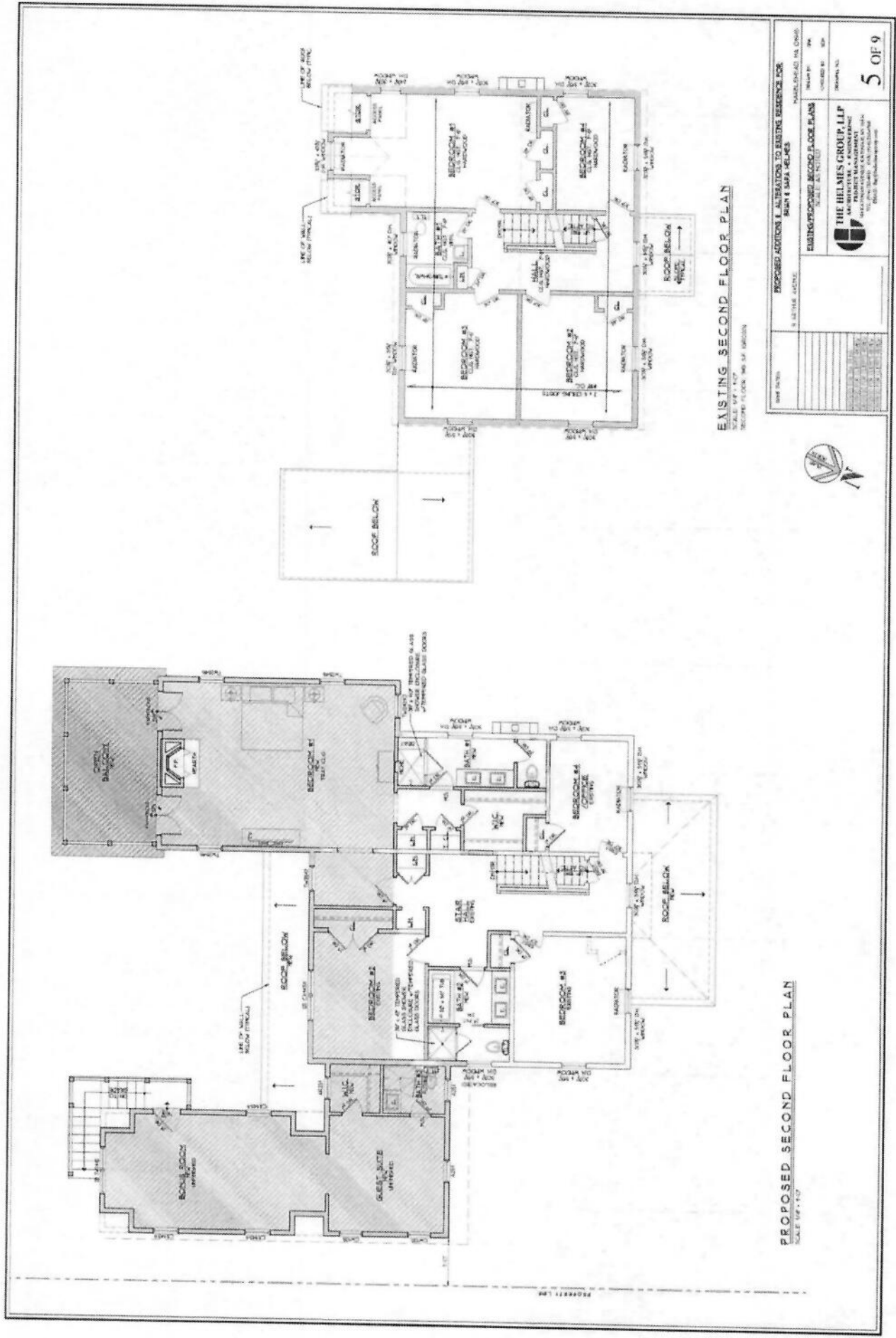
NAME	THE THIMES GROUP, LLP
ADDRESS	1000 N. MILWAUKEE AVENUE, SUITE 1000, MILWAUKEE, WI 53233
PHONE	(414) 224-1100
FAX	(414) 224-1101
EMAIL	info@thimesgroup.com
DATE	10/1/2010
BY	[Signature]
CHECKED BY	[Signature]
DATE	10/1/2010

GROSS FLOOR AREA CHART
SCALE 1/8" = 1'-0"





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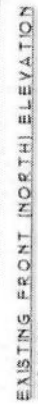


EXISTING SECOND FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

DATE: 01/15/10	PROJECT: ADDITION & ALTERATION TO EXISTING RESIDENCE FOR MR. & MRS. J. M. KELLY
BY: J. M. KELLY	SCALE: 1/8" = 1'-0"
CHECKED BY: J. M. KELLY	DATE: 01/15/10
APPROVED BY: J. M. KELLY	DATE: 01/15/10
THE HELMS GROUP, LLP ARCHITECTS & INTERIORS 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.1111 FAX: 303.733.1112 WWW.THEHELMSGROUP.COM	
5 OF 9	

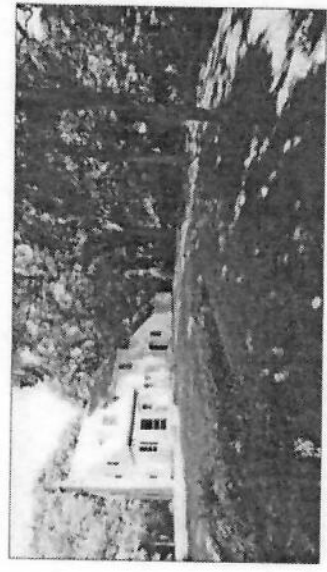
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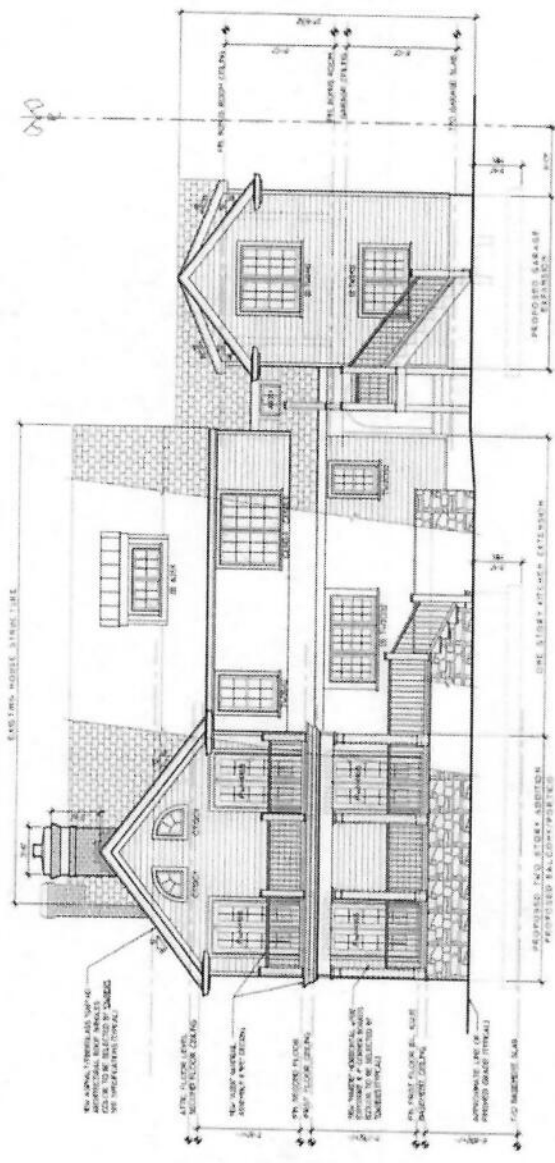
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Of Appeals

[illegible]



EXISTING RIGHT (WEST) & REAR (SOUTH) ELEVATIONS

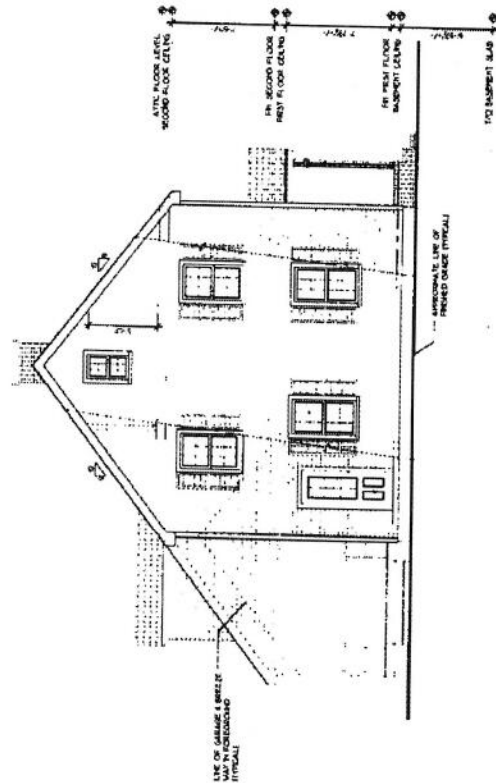
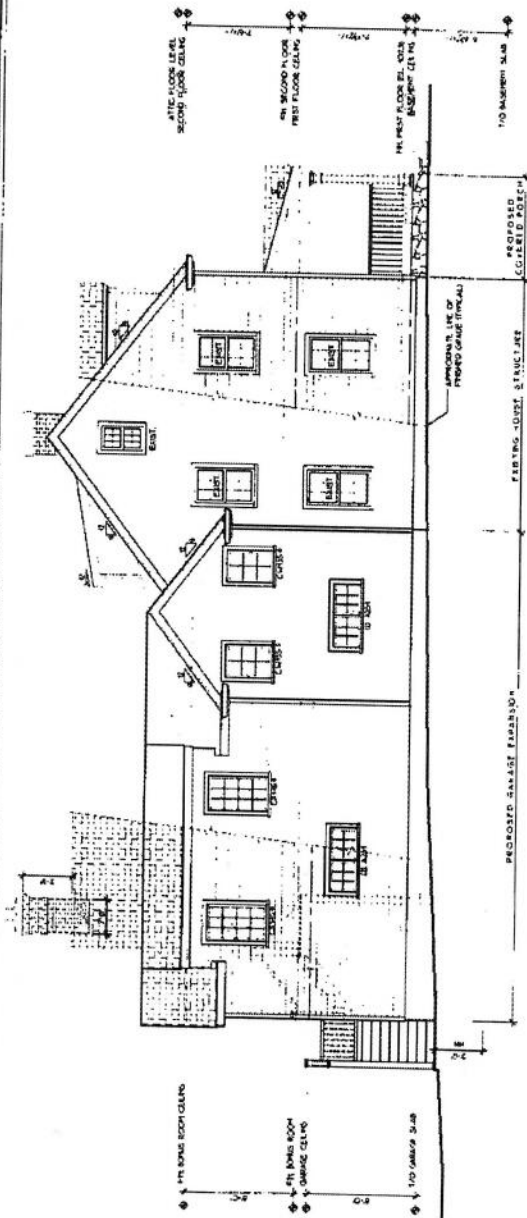


PROPOSED REAR (SOUTH) ELEVATION
SCALE: 1/8\"/>



EXISTING REAR (SOUTH) ELEVATION
SCALE: 1/8\"/>

PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE FOR 3101 1ST AVE. LOT 12E		SHEET NO. 104 SHEET 104
EASTING, PROPOSED, AND EXISTING ELEVATIONS SCALE: 1/8\"/>		SHEET NO. 104 SHEET 104
THE HELMES GROUP, LLP ARCHITECTS AND PLANNERS 1000 1ST AVE. SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 FAX: 303.733.1101 WWW.THEHELMESGROUP.COM		SHEET NO. 104 SHEET 104
8 OF 9		



EXISTING LEFT (EAST) ELEVATION

$$SCAL \approx VE + 4.07$$
[illegible]