

**MARBLEHEAD PLANNING BOARD
ACCESSORY DWELLING UNIT (ADU) APPLICATION**

PART I:

Brian B. Teets

Name(s): Molly P. Teets

Telephone number: 646.651.2128

Address: 388 Ocean Avenue Marblehead, MA

E-mail: bteets@alvarezandmarsal.com

Do you reside at this address? YES ☒ NO ☐

Will you be residing in the primary residence or the Accessory Dwelling Unit? YES ☒ NO ☐

Do you possess title to this property (or have a P&S)? YES ☒ NO ☐
6/4/2016 35033 457

Date of Deed: Book #: Page #: or copy of signed P&S

Is this a single-family residence? YES ☒ NO ☐

The accessory dwelling unit may not be sold or transferred separate and apart from the principal dwelling to which it is an accessory use. YES ☒ NO ☐

Note: All the answers above must be YES to apply

PART II: DESCRIPTION

(1) The proposed Accessory Dwelling Unit be within or attached to the principal residence, or within or attached to or a new detached structure. Principal Residence ☒ Detached Structure ☐

(2) Are all stairways to the accessory dwelling unit above the first floor shall be located on the rear or side of the dwelling. YES ☒ NO ☐ N/A ☐

(3) How many bedrooms will the ADU have? 1 bedroom

(4) Is the size of the Accessory Dwelling Unit 1000 sf or less? YES ☒ NO ☐

(5) What is the square footage of the existing dwelling? 5410 SF

(6) What is the total square footage of the proposed Accessory Dwelling Unit? 605 SF

(7) What would be the total square footage of the existing house and new Accessory Dwelling Unit combined? 6015 SF

(8) What is the calculated percentage of the house to be used as the Accessory Dwelling (calculate using the answer to #5 divided by the answer to #6)? 8.94

(9) The accessory dwelling unit does not exceed 50% of the gross floor area of the principal dwelling YES ☒ NO ☐

10) Will at least one off-street parking space be provided for the accessory dwelling? YES ☒ NO ☐

RECEIVED
MAR 12 2024

PART III: REQUIRED ATTACHMENTS

- (1) A certified plot plan of the proposed accessory dwelling unit, the principal dwelling where it is to be located is attached YES X NO
- (2) Floor plans and elevations. YES X NO

Note: Plans attached plans shall be drawn to scale and identify the existing structure and proposed modifications to create the accessory dwelling unit.

(3) A Narrative Description of the units including number of bedrooms, size and layout and addressing the following:

- a. Architectural features and design are compatible with the existing neighborhood.
- b. Vehicular and pedestrian movement is safe and convenient (parking is provided or adequate in neighborhood, curb cuts do not exceed allowed).
- c. Adverse effects on abutters are minimized (limited or no impact from the street; and privacy).

PART IV: FURTHER

By signing this application, I certify that I understand the following:

- (1) The principal dwelling and the accessory dwelling unit will remain in common or single ownership and shall not be severed in ownership.
- (2) Short-term rentals, as defined (less than 90 days), are prohibited in both the accessory and principal dwelling units and I will not rent to a tenant for less than 90-day lease or arrangement.
- (3) when a structure, which has received a permit for an accessory dwelling unit, is sold, the new owner(s), if they wish to continue to exercise the Permit, must, within thirty (30) days of the sale, submit a notarized letter stating that they will occupy one of the dwelling units on the premises as their primary residence. This shall be part of the municipal lien certificate.

Applicant Signature: Molly Treets

Applicant Name: Molly Treets

Date: 3/12/24

Narrative Description

Accessory Dwelling Unit (ADU) Application

388 Ocean Avenue Marblehead, MA 01945

The Applicant proposes the construction of an Accessory Dwelling Unit (ADU) to be located on the second floor of an existing detached garage on the property located at 388 Ocean Avenue, in an Expanded Single Residence District. The ADU will contain one bedroom, one bathroom, one living room and a kitchen. The total square footage of the ADU will be 605 square feet. The ADU will be accessed via the existing driveway with no additional curb cut required. The ADU includes an exterior parking space for the ADU, with an internal staircase for access to the second floor of the detached garage where the proposed ADU will be located.

The proposed design is intended to complement the principal dwelling on the lot and to maintain the appearance of the detached garage as an accessory structure. The architectural features and design are compatible with the design and features that are predominate on other single-family homes in the neighborhood. There will be one parking space provided for the ADU, with no change to the existing vehicle and pedestrian movement. The ADU will be located facing Harbor Avenue, a main road that is heavily traveled, with limited or no impact on abutters and/or privacy concerns.

Project Address 388 Ocean Avenue

Map(s) / Parcel(s)

919 - 19

NET OPEN AREA (NOA)

EXISTING

Lot area = A

31091

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'x18' per space)

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

other areas (explain)

PROPOSED

31091

751 SF

2316 SF

955 SF

324 SF

0 SF

0 SF

Sum of features = B

4346

4346 SF

26745 SF

26745 SF

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)

2nd floor (12' or less in height)

3rd floor (12' or less in height)

4th floor (12' or less in height)

attic (area > 5' in height)

area under deck (if > 5' in height)

roofed porch(es)

[for heights exceeding

12' see definition

of STORY ~200-7]

889

1494

187 SF

187 SF

2316 SF

2316 SF

1635 SF

1635 SF

0

0 SF

0

0

0

0

0

0 SF

383 SF

383 SF

5410 SF

6015 SF

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

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

= 605 SF

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

= 11.18 %

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

= 4.94

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

= 4.45

This worksheet applies

to the following plan(s):

1. plan by/dated Bosworth Architect LLC 5-Feb-24
2. plan by/dated North Shore Survey 9-Feb-24
3. plan by/dated

Building Official

Date

Brian B. Teets
Molly P. Teets
388 Ocean Avenue
Marblehead, MA 01945

March 12, 2024

Town of Marblehead
Planning Board
Abbot Hall
188 Washington Street
Marblehead, MA 01945

RE: 388 Ocean Avenue Marblehead, MA 01945 – Accessory Dwelling Unit Application
Parcel ID: 919 – 19-0

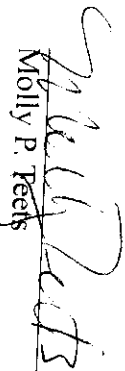
Dear Chair and Members of the Board:

The purpose of this letter is to certify to the Town of Marblehead Planning Board that the undersigned, Brian B. Teets and Molly P. Teets, owners of the above captioned property, will occupy one of the dwelling units located on the premises as their principal residence.

Signed under penalty of perjury this 12 day of March, 2024.



Brian B. Teets

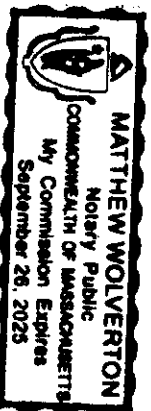


Molly P. Teets

COMMONWEALTH OF MASSACHUSETTS

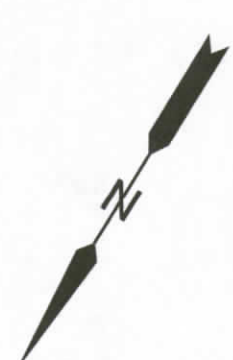
Essex, ss.

On this 12th day of March, 2024, before me, the undersigned notary public, personally appeared BRIAN B. TEETS and MOLLY P. TEETS, who proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public: Matthew Wolverton
My Commission Expires: Sept. 26, 2025

	REQUIRED	EXISTING GARAGE	PROPOSED ADU
LOT AREA	35000	31,091±	31,091±
FRONTAGE	100	393.68'	393.68'
FRONT	20	16.6'	16.6'
SIDE	15	113'±	113'±
REAR	15	6.6'	6.6'
BLDG HEIGHT	35	19.2'	25.4'



MARBLEHEAD

BRIAN & MOLLY TEETS

SCALE 1"=30' FEBRUARY 9, 2024

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

4545

TEETS GARAGE
388 OCEAN AVENUE
MARBLEHEAD, MA 01945

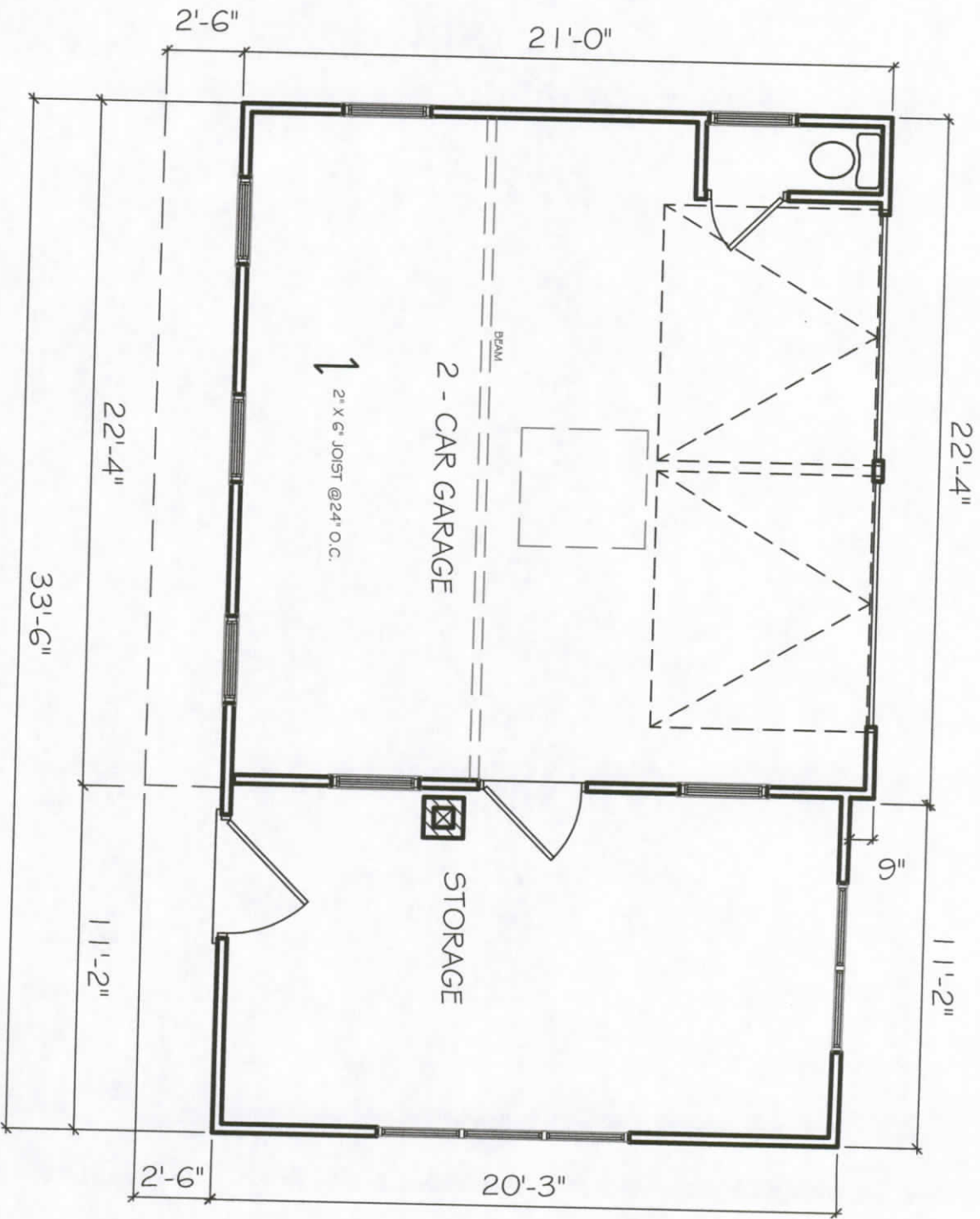


PREPARED BY:
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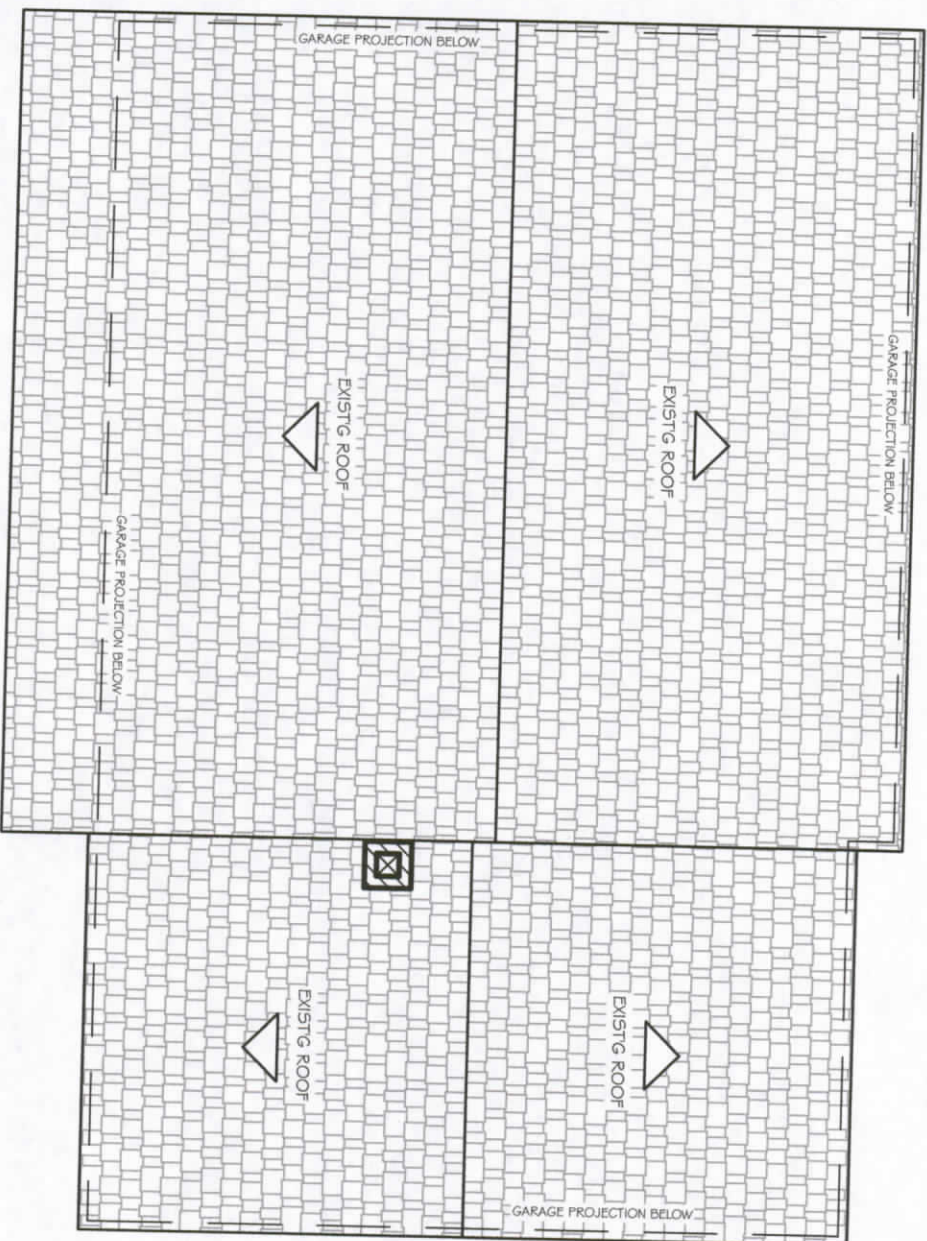


- LIST OF DRAWINGS
- ARCHITECTURAL
- C COVER SHEET
- EX1 EXISTING FLOOR PLANS
- EX2 EXISTING EXTERIOR ELEVATIONS
- A1 PROPOSED FLOOR PLANS
- A2 PROPOSED EXTERIOR ELEVATIONS

FILING FOR:
PLANNING BOARD
ZONING BOARD OF APPEALS
DATE: FEBRUARY 5, 2024



1 FIRST FLOOR PLAN



2 ROOF PLAN

EX1

EXISTING FLOOR PLANS

Scale: 3/16" = 1'-0"
Date: FEBRUARY 5, 2024

Drawn by:
Checked by:
Rev:
Rev:
Rev:

TEETS GARAGE
388 OCEAN AVENUE
MARBLEHEAD, MA 01945

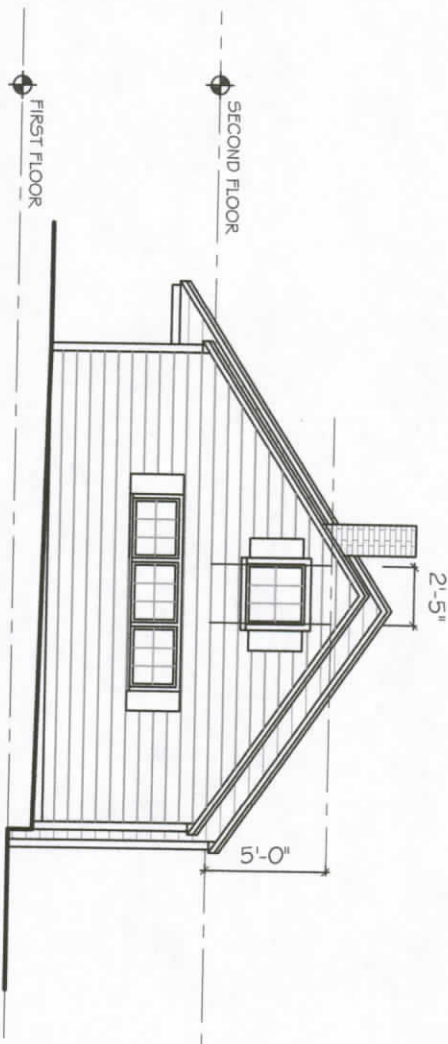
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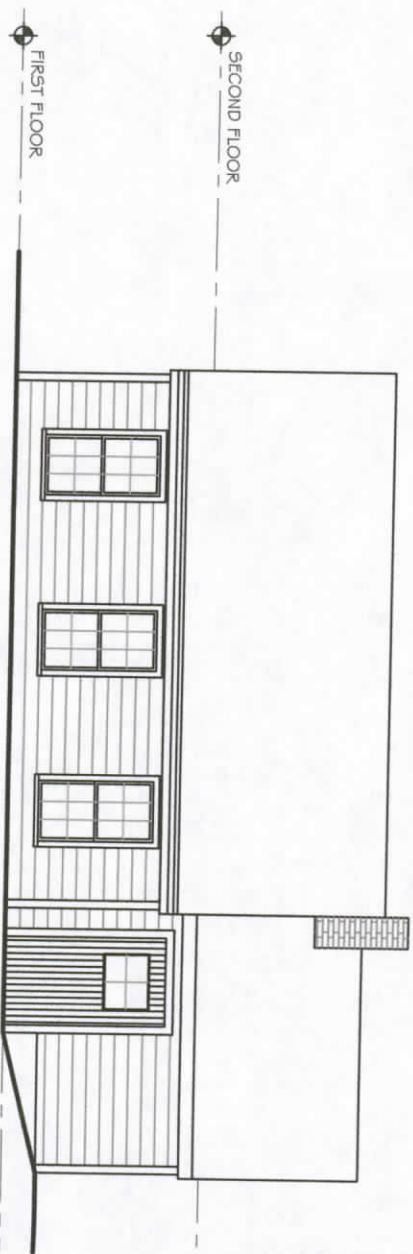




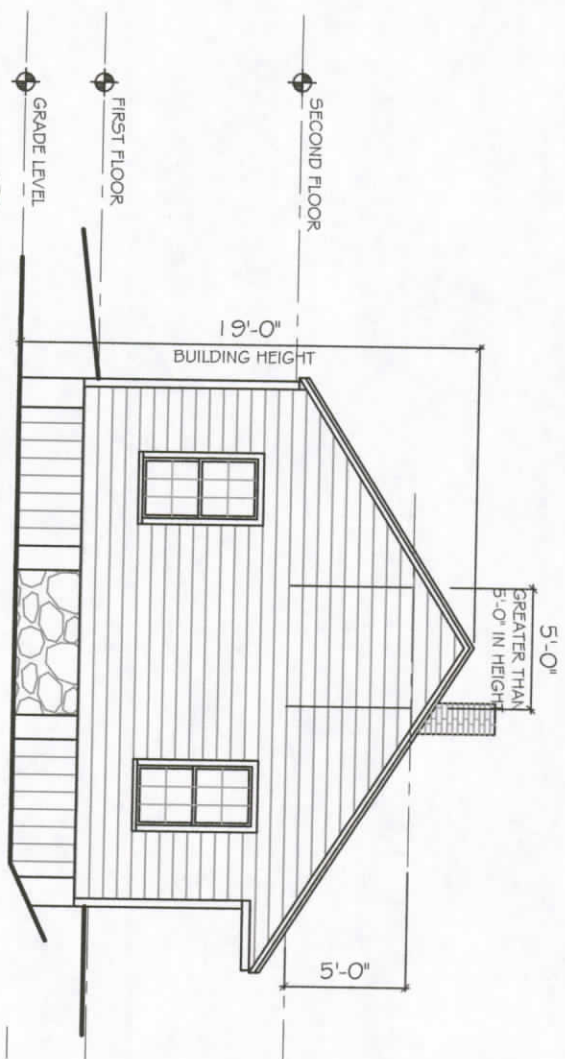
A FRONT ELEVATION



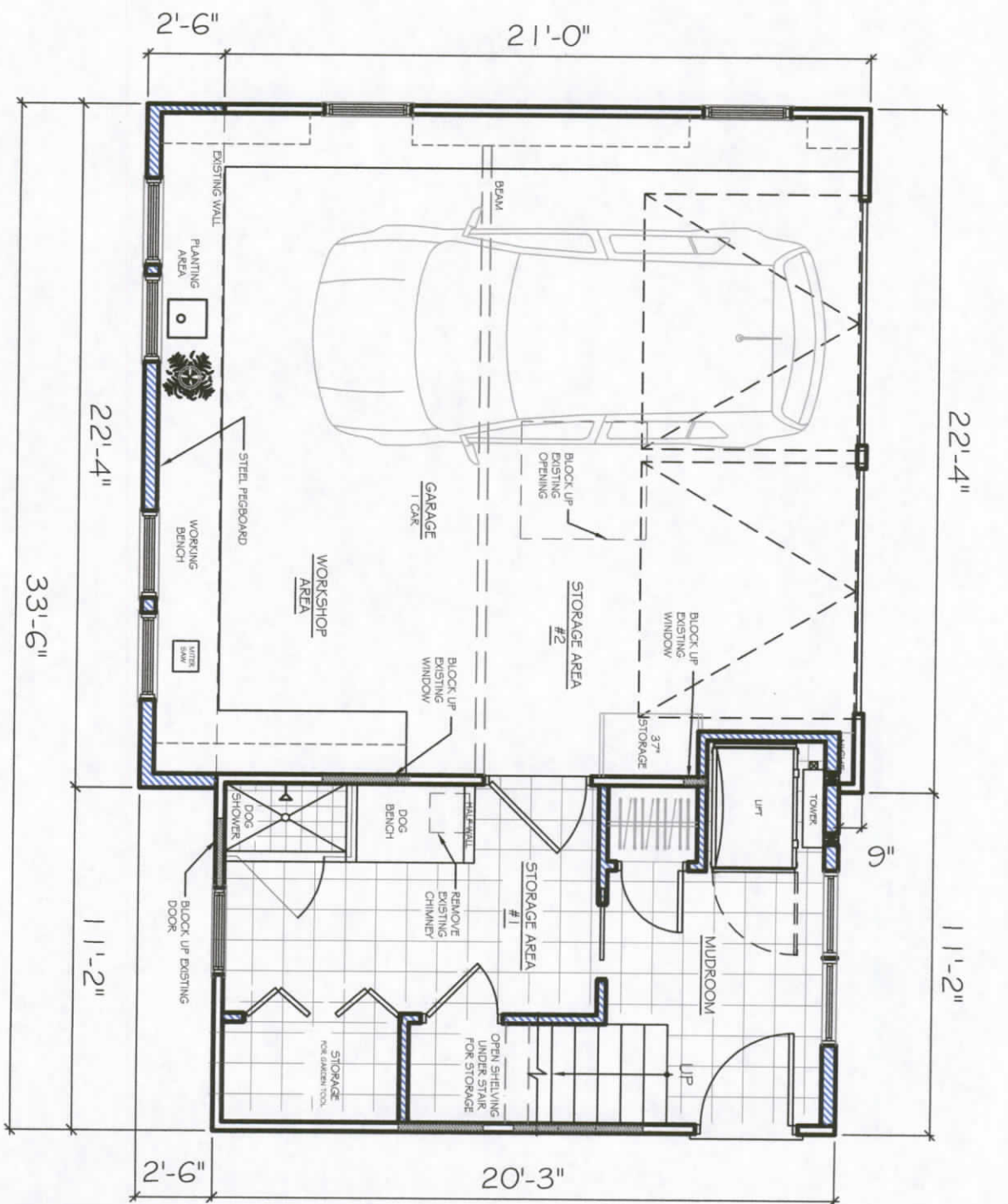
B LEFT SIDE ELEVATION



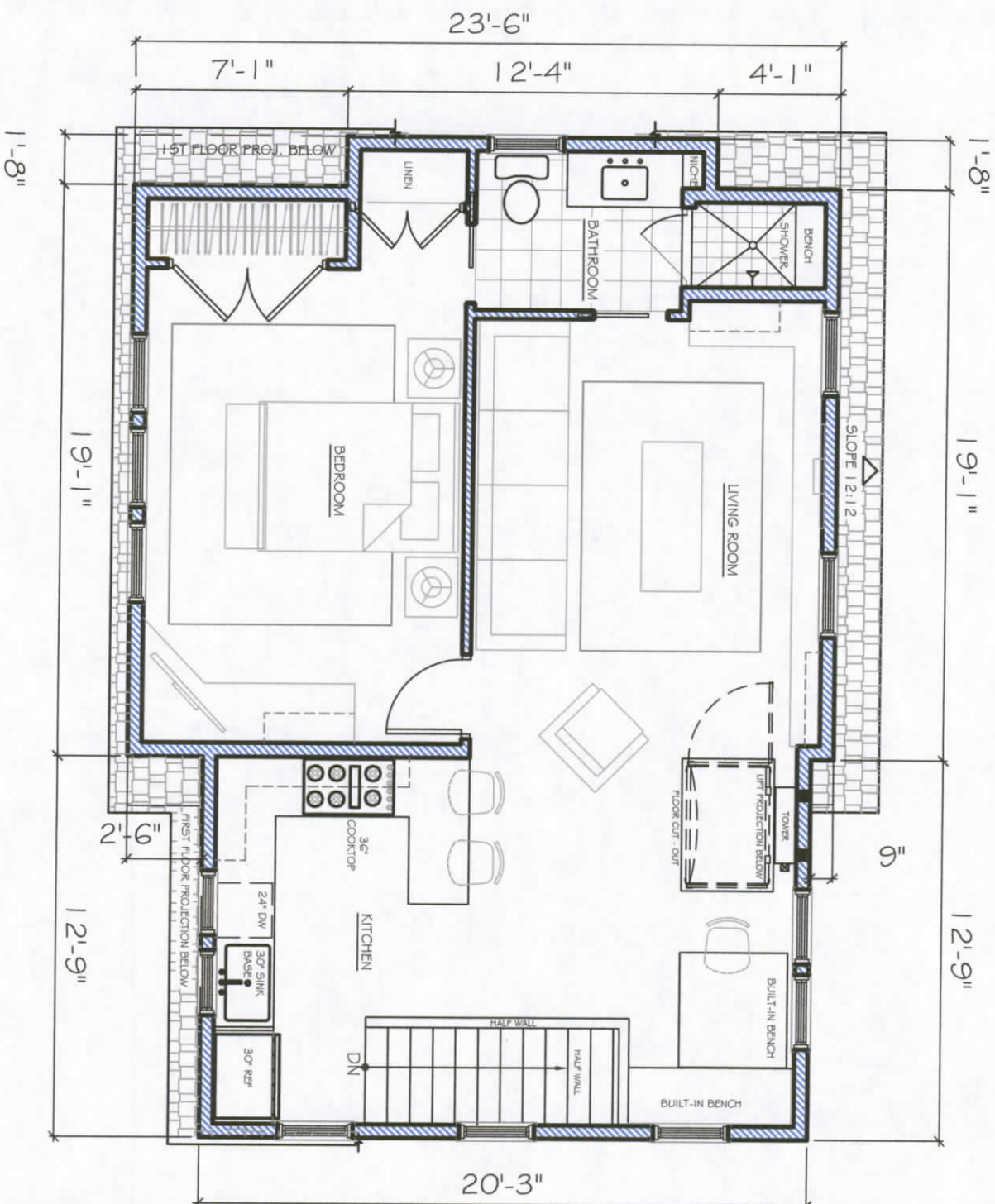
C REAR ELEVATION



D RIGHT SIDE ELEVATION



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN

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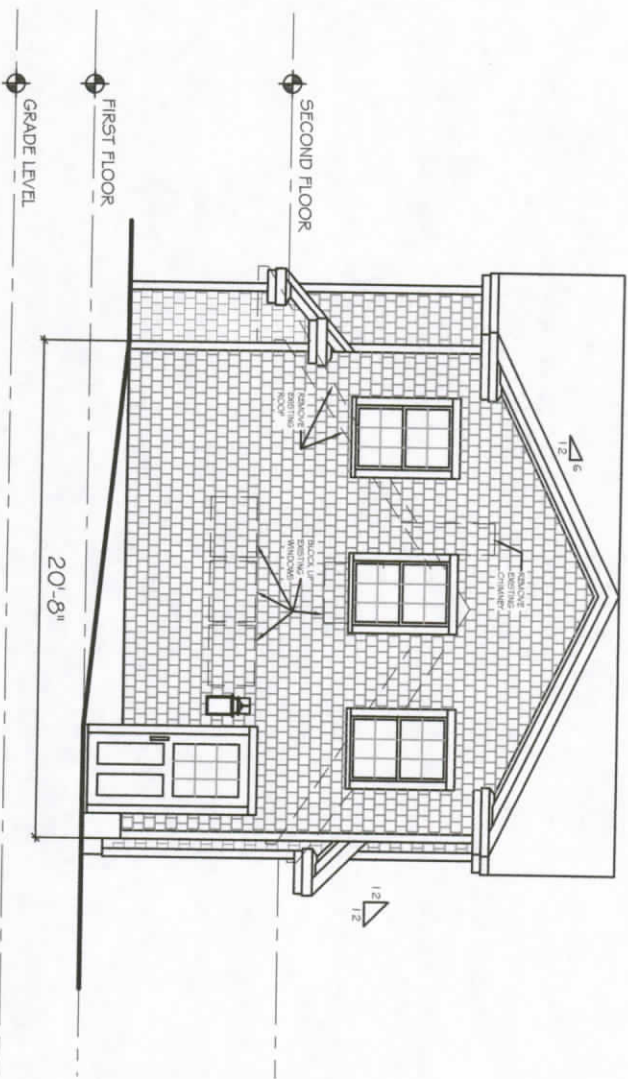
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PROPOSED FLOOR PLANS
Scale: 3/16" = 1'-0"
Date: FEBRUARY 5, 2024

A1



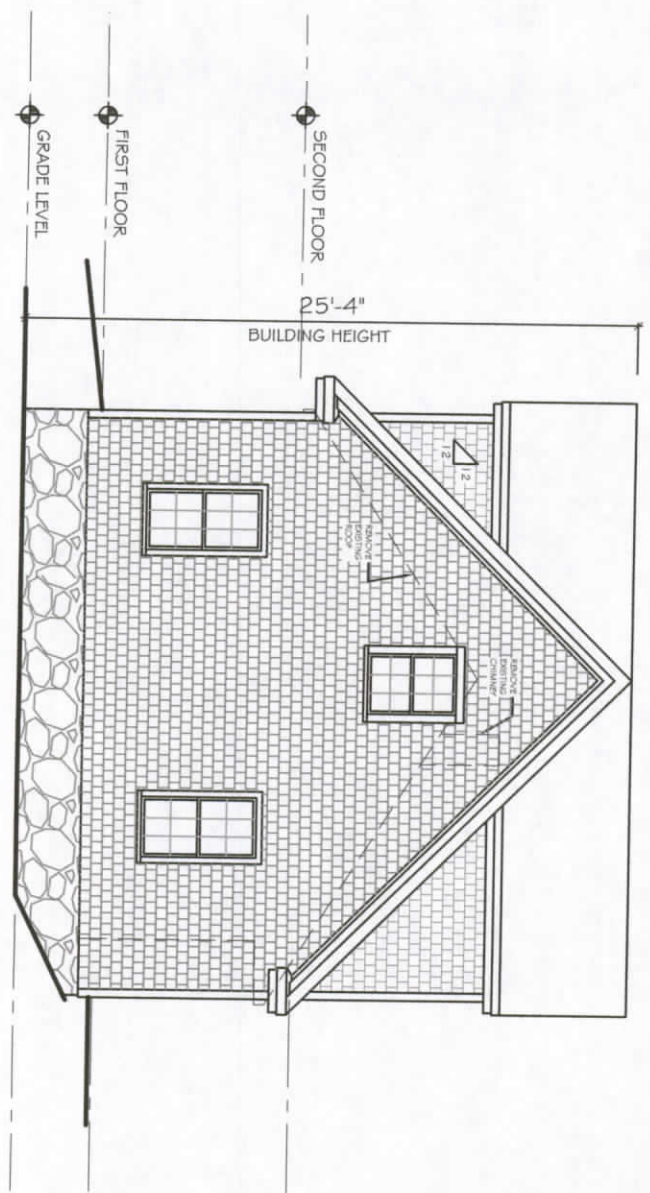
A FRONT ELEVATION



B LEFT SIDE ELEVATION



C REAR ELEVATION



D RIGHT SIDE ELEVATION



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PROPOSED EXTERIOR ELEVATIONS
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Date: FEBRUARY 5, 2024