

02.21.25

Walter Jacob Architects
3 Pleasant Street
Marblehead, MA 01945

Mr. Alex Eitler
Town Planner
Town of Marblehead
1 Widger Road
Marblehead, MA 01945

RE: 349 Ocean Avenue Changes

Dear Alex,

We wanted to bring to your attention changes to the proposed work at 349 Ocean Avenue. The project was previously approved by the Zoning Board of Appeals, Planning Board, and Conservation Commission. Since these approvals, we have reduced the floor area and height of the building, as requested by the owner. We think that the overall character of the proposed house has stayed the same, and that the reduction in size will only improve site conditions and drainage. The proposed changes to the building are as follows:

- Building Footprint reduced to 3,975 SF (5,856 SF approved)
- Gross Floor Area reduced to 10,857 SF (16,803 SF approved). The new change in GFA (proposed versus existing) is 872 SF, a percent change of 8.73%.
- Net Open area increased to 74,643 SF (71,454 SF approved).
- Open Area Ratio increased to 6.875:1 (4.242:1 approved).
- Detached garage removed from scope of work.
- Proposed Front setback is $\pm 33.9'$ (approved $\pm 31.6'$)
- Proposed Side setback is now ± 25.0 in ESR district (unchanged) and ± 33.9 in SESR district ($\pm 27.7'$ approved). *Zoning boundary divides site into ESR and SESR Districts.
- The proposed building height is 18" lower than the approved building height.
- Amount of pervious surface on site has increased.

In summary, the zoning relief required was for height and this proposal reduces the total height by 18". The percent increase in area from the existing structure was 68.66% and is now 8.73%. In addition, the front- and side-yard setbacks have been increased and the proposed accessory structure is now removed from the proposal.

Attached is a set of drawings showing the proposed building and comparison to the approved conditions. If you have any questions, please don't hesitate to get in touch.

Sincerely,

Eli Albanese
Designer
Walter Jacob Architects LTD
3 Pleasant Street Marblehead, MA 01945