



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

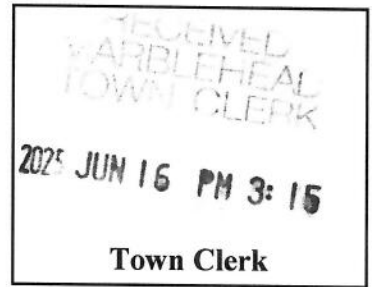
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 422 Ocean Avenue

Assessor Map(s) 924 Parcel Number(s) 9

OWNER INFORMATION

Signature _____ date _____

Name (printed) Roger Altreuter

Address 422 Ocean Avenue , Marblehead, MA 01945

Phone Numbers: home 781-631-3177 work _____

E-mail sam@altreuter.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 6/16/25

Name (printed) Roger Altreuter

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

Phone Numbers: home _____ work 781-631-7808

E-mail lynch@marbleheadlaw.com fax _____

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

Special Permit to construct a one story addition to replace the existing deck with the
same footprint to the existing single-family dwelling a lot with less than the required lot area ,
front and side yard setbacks The dwelling exceed the allowed height in the
Expanded Single Residence and Shoreline Expanded Single Residence Zones.

Reviewed by
Building Department
For Zoning Board
Of Appeals

- 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] 6-16-2025
2. Town Clerk's stamp (upper right corner)

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

Town of Marblehead
ZBA-APPLICATION

Page 2 of 3

Revision Date: 12-02-2020

Project Address 422 Ocean Avenue

Map(s) / Parcel(s) 924/9

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(2) 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(2) 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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Reviewed by
Building Department
For Zoning Board
Of Appeals**

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

Yes ☒ No ☐ (explain) _____

Building Official _____

Date 6-16-2025

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 422 Ocean Avenue Map(s) / Parcel(s) 924 / 9

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>9999 s.f.</u>	<u>9999 s.f.</u>
Area of features		
footprint of accessory building(s)	<u>0 s.f.</u>	<u>0 s.f.</u>
footprint of building	<u>2189 s.f.</u>	<u>2372 s.f.</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>824 s.f.</u>	<u>636 s.f.</u>
number of required parking spaces _____ x (9'x 18' per space)	<u> </u>	<u> </u>
area of pond(s), or tidal area(s) below MHW	<u> </u>	<u> </u>
other areas (explain) _____	<u> </u>	<u> </u>
Sum of features = B	<u>3013 s.f.</u>	<u>3008 s.f.</u>
Net Open Area (NOA) = (A - B)	<u>6986 s.f.</u>	<u>6991 s.f.</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)		
basement or cellar (area >5' in height)	<u>1131 s.f.</u>	<u>1131 s.f.</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>2044 s.f.</u>	<u>2227 s.f.</u>
2nd floor (12' or less in height) 12' see definition	<u>1500 s.f.</u>	<u>1500 s.f.</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>587 s.f.</u>	<u>587 s.f.</u>
4th floor (12' or less in height)	<u> </u>	<u> </u>
attic (area >5' in height)	<u> </u>	<u> </u>
area under deck (if >5' in height)	<u>446 s.f.</u>	<u>264 s.f.</u>
roofed porch(es)	<u>523 s.f.</u>	<u>523 s.f.</u>
Gross Floor Area (GFA) = sum of the above areas	<u>6231 s.f.</u>	<u>6232 s.f.</u>

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	=	<u>1 s.f.</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	=	<u>.02</u> %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	=	<u>1.12</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	=	<u>1.12</u>

This worksheet applies 1. plan by/dated Hayes Engineering / 3 June 2025
to the following plan(s): 2. plan by/dated Graf Architects / 5 June 2025
3. plan by/dated Drawing on File for Building Permit / 2000

Building Official  Date 6-16-2025

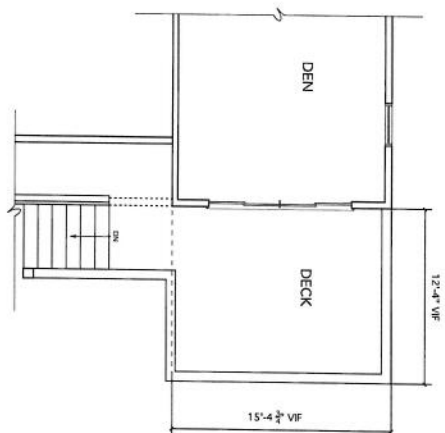
**ALTREUTER
RESIDENCE**
422 Ocean Avenue
Marblehead, MA



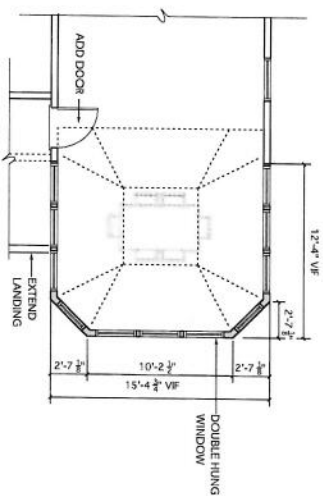
4 Existing Shingles - Addition to Match



⑥ Example of Double Hung Window



① **First Floor Plan - EXISTING**
SCALE: 1/4" = 1'-0"



2 First Floor Plan - PROPOSED
SCALE: 1/4" = 1'-0"

1

Floor Plan
Existing + Proposed

SCALE: 1/4" = 1'-0"
5 June 2025

A01

architect:
**GRAF
ARCHITECTS**
76 State Street, 3rd FL
Newburyport, MA
01950
T. 978.499.9442
www.grafarch.com

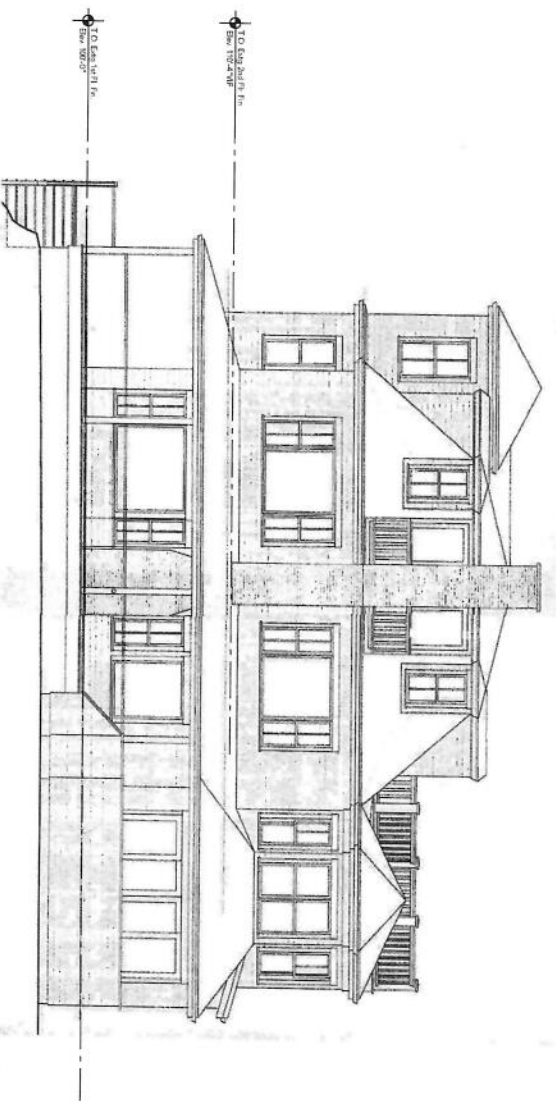
project

**ALTREUTER
RESIDENCE**
422 Ocean Avenue
Marblehead, MA

architect

**GRAF
ARCHITECTS**
76 State Street, 3rd Fl.
Newburyport, MA
01950
T. 978.699.9442
www.grafarch.com

① East Elevation - EXISTING
SCALE: 1/4" = 1'-0"



② East Elevation - PROPOSED
SCALE: 1/4" = 1'-0"



issued:

title:

**Exterior Elevations
Existing + Proposed
East**

SCALE: 1/4" = 1'-0"
5 June 2026

A02

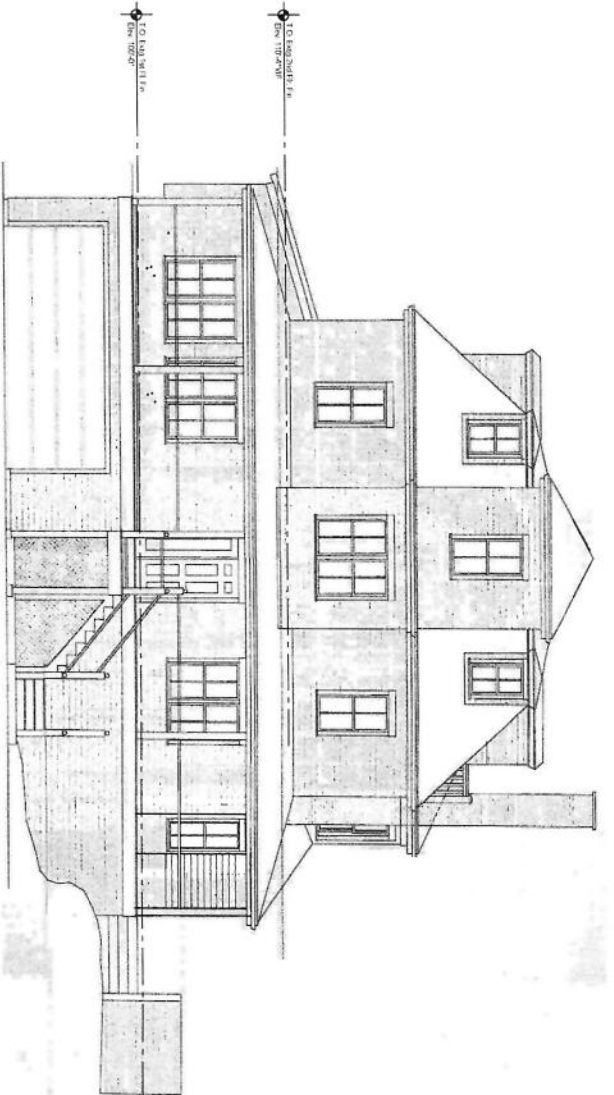
project

ALTREUTER RESIDENCE

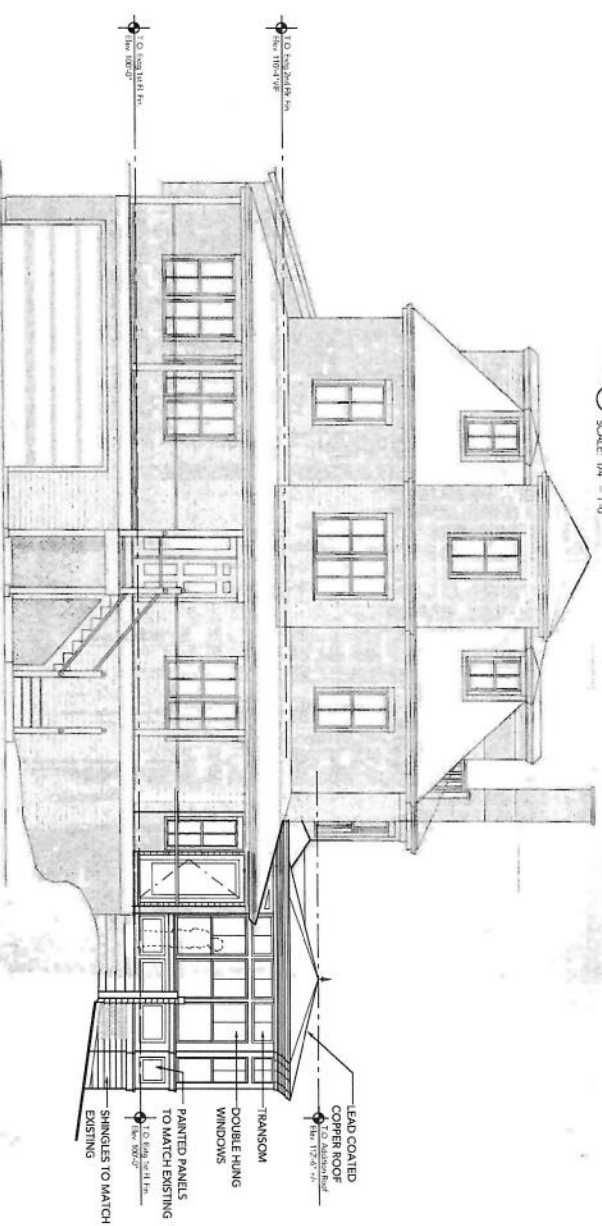
422 Ocean Avenue
Marblehead, MA

architect

GRAF
ARCHITECTS
70 South Street, 3rd Fl.
Newport, MA
01950
T. 978.699.9442
www.graf-arch.com



1 South Elevation - EXISTING
SCALE: 1/4" = 1'-0"



2 South Elevation - PROPOSED
SCALE: 1/4" = 1'-0"

issue

title

Exterior Elevations
Existing + Proposed
South

SCALE: 1/4" = 1'-0"
5 June 2025

A03

Project

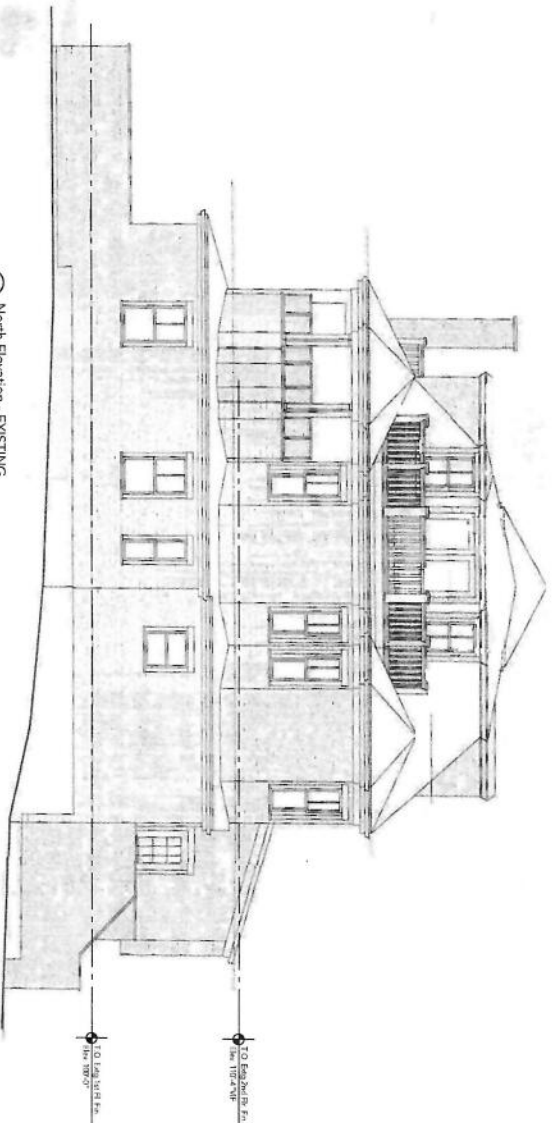
**ALTREUTER
RESIDENCE**
422 Ocean Avenue
Mablehead, MA

Architect

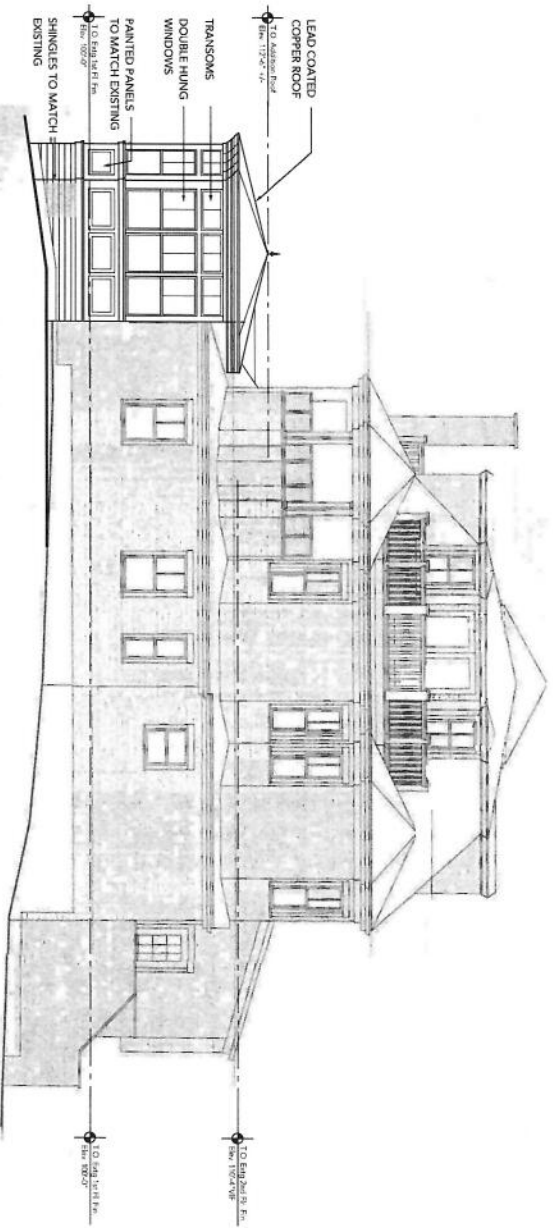
**GRAF
ARCHITECTS**
76 State Street, 3rd Fl.
Newburyport, MA
01950
T. 978.699.9442
www.grafarch.com

Engineer

① North Elevation - EXISTING
SCALE: 1/4" = 1'-0"



② North Elevation - PROPOSED
SCALE: 1/4" = 1'-0"



Issue:

Title:

**Exterior Elevations
Existing + Proposed
North**

SCALE: 1/4" = 1'-0"
5 June 2025

A04