



ZONING BOARD OF APPEALS

TOWN SEAL
7 Widgeon Road, Marblehead, MA 01945

tel: 781-631-1529
fax: 781-631-2617
Revision Date: 5/16/11

ZBA APPLICATION

PAGE 1 of 3

RECEIVED	MARBLEHEAD TOWN CLERK
2011 NOV - 1 PM 2:30	
Town Clerk	

Project Address 13 MANGRACK ST
Assessor Map(s) 97 Parcel Number(s) 4

OWNER INFORMATION

Signature Alison Badger date Oct 26, 11
Name (printed) ALISON BADGER
Address 15 MANGRACK ST, MARBLEHEAD
Phone Numbers: home 629 1543 work
E-mail Alison.Badger@msn.com fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature F. KLEED CUTTING date 10.26.11
Name (printed) F. KLEED CUTTING, MA
Address 19 FRANKLIN ST. MARBLEHEAD
Phone Numbers: home 631 2066 work 978 745 3574
E-mail ATTORNEYCUTTING@GMAIL.COM fax

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

APPLICANT SEEKS TO CONSTRUCT AN EXTERIOR STAIR ELEVATOR
TO ACCESS SECOND AND THIRD FLOOR OF A 2 FAMILY DWELLING.
THE HOUSE IS IN A SINGLE FAMILY DISTRICT. THE PROPOSAL WILL
NOT CREATE ANY NEW NON CONFORMITIES.

- Application must be complete and correct or a processing delay or the need to resubmit may result. Please schedule a zoning review with the Building Department by calling 781-631-2220, and a review with the Engineering Department by calling 781-631-1529.
- Submit 12 copies of each of the following to the Town Engineer's Office: this signed application (3 pages); the current survey plan as prepared by a Registered Professional Land Surveyor; and the project design plans.
- An applicant who holds any relevant permits previously issued, must have the permit(s) available for review by the Board of Appeals at the hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

REQUIRED SIGNATURES

1. Building Commissioner (pages 2 and 3)
2. Engineering Administrator William Lopponen date 11.1.2011
3. Town Clerk's stamp

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

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 5-16-2011

Project Address 13 - 15 MAVERICK ST.

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR SSR ESR SESR HBR U SU

CURRENT USE (explain) Two Family Dwelling

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

Yes No (explain) Two Family in Single District Rezoning

PROPOSED CHANGE OF USE

No Yes (explain)

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

EXISTING DIMENSIONAL NON-COCONFORMITIES (check all that apply)

- Lot Area - Less than required (§200-7 and Table 2)
- 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 Nonconformities (explain)
- No Existing Dimensional Nonconformities

NEW DIMENSIONAL NON-COCONFORMITIES (check all that apply)

- 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 Nonconforming Building (§200-30.D)
- Other Nonconformities (explain)
- No New Dimensional Nonconformities

ADDITIONAL HEARINGS REQUIRED

Conservation Commission Yes No
Historic District Commission Yes No
Planning Board Yes No

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

Yes No (explain)

REQUIRED SIGNATURE

Building Official John M. P. Jr.

Date 10-31-2011

**Town of Marblehead
ZBA APPLICATION
Page 3 of 3**

Revision Date: 5-16-2011

Project Address 13-15 Maverick St.

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>7,688</u>	<u>7,688</u>

Area of features	<u>60</u>	<u>60</u>
footprint of accessory building(s)	<u>1125</u>	<u>1215</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>513</u>	<u>572</u>
required parking area(s) (9'x 20' per space)	<u>710</u>	<u>710</u>
area of pond(s)	<u>0</u>	<u>0</u>
tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) _____	<u>—</u>	<u>—</u>

Sum of features = B

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

2418 2567

5121

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area >5' in height)	<u>60</u>	<u>60</u>
1st floor (12' or less in height)	<u>860</u>	<u>860</u>
2nd floor (12' or less in height)	<u>1125</u>	<u>1155</u>
3rd floor (12' or less in height)	<u>1125</u>	<u>1155</u>
4th floor (12' or less in height)	<u>568</u>	<u>568</u>
attic (area >5' in height)	<u>0</u>	<u>0</u>
area under deck (if >5' in height)	<u>368</u>	<u>368</u>
roofed porch(es)	<u>35</u>	<u>109</u>
	<u>4141</u>	<u>4305</u>

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

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

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 3.96 %

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

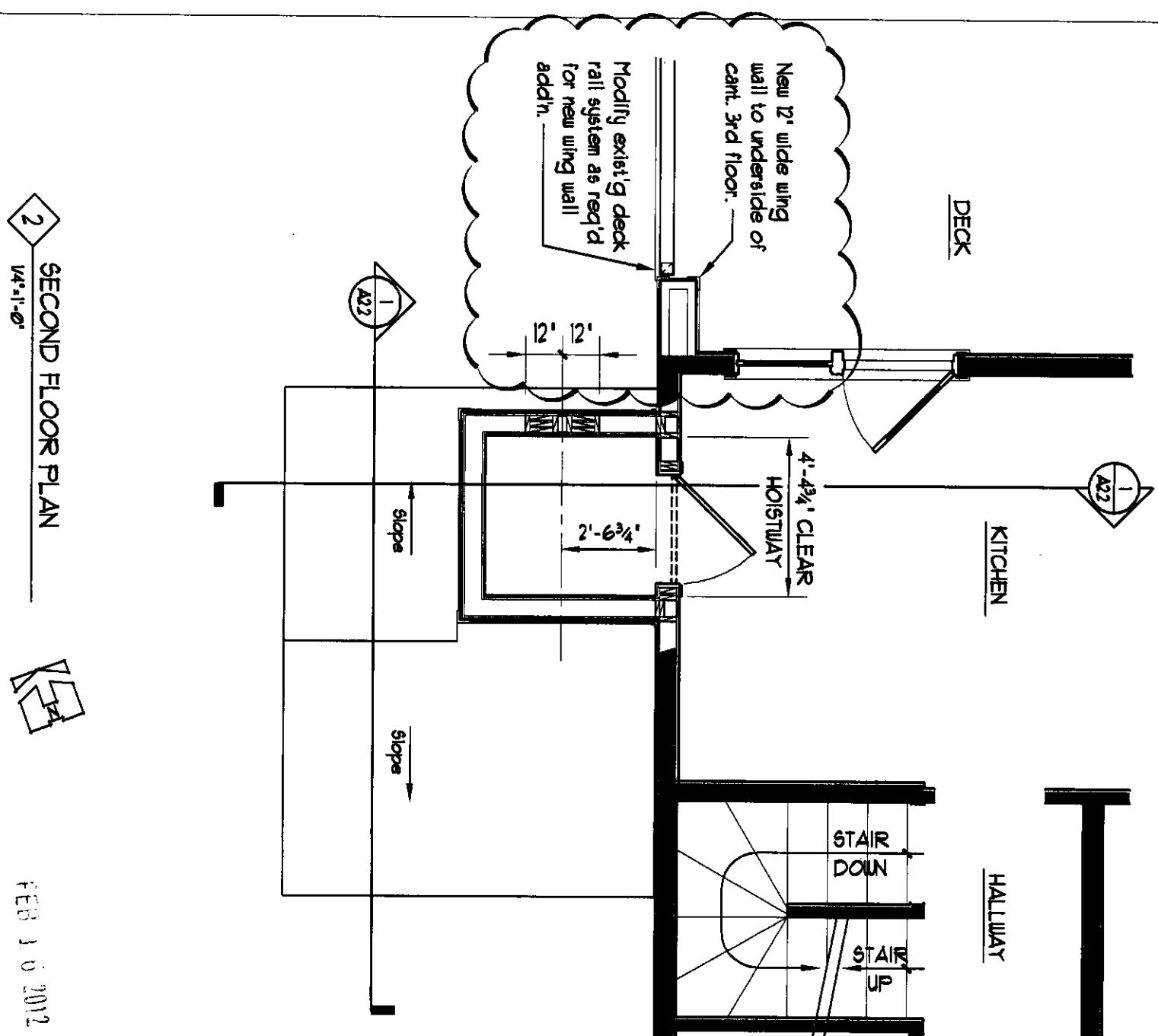
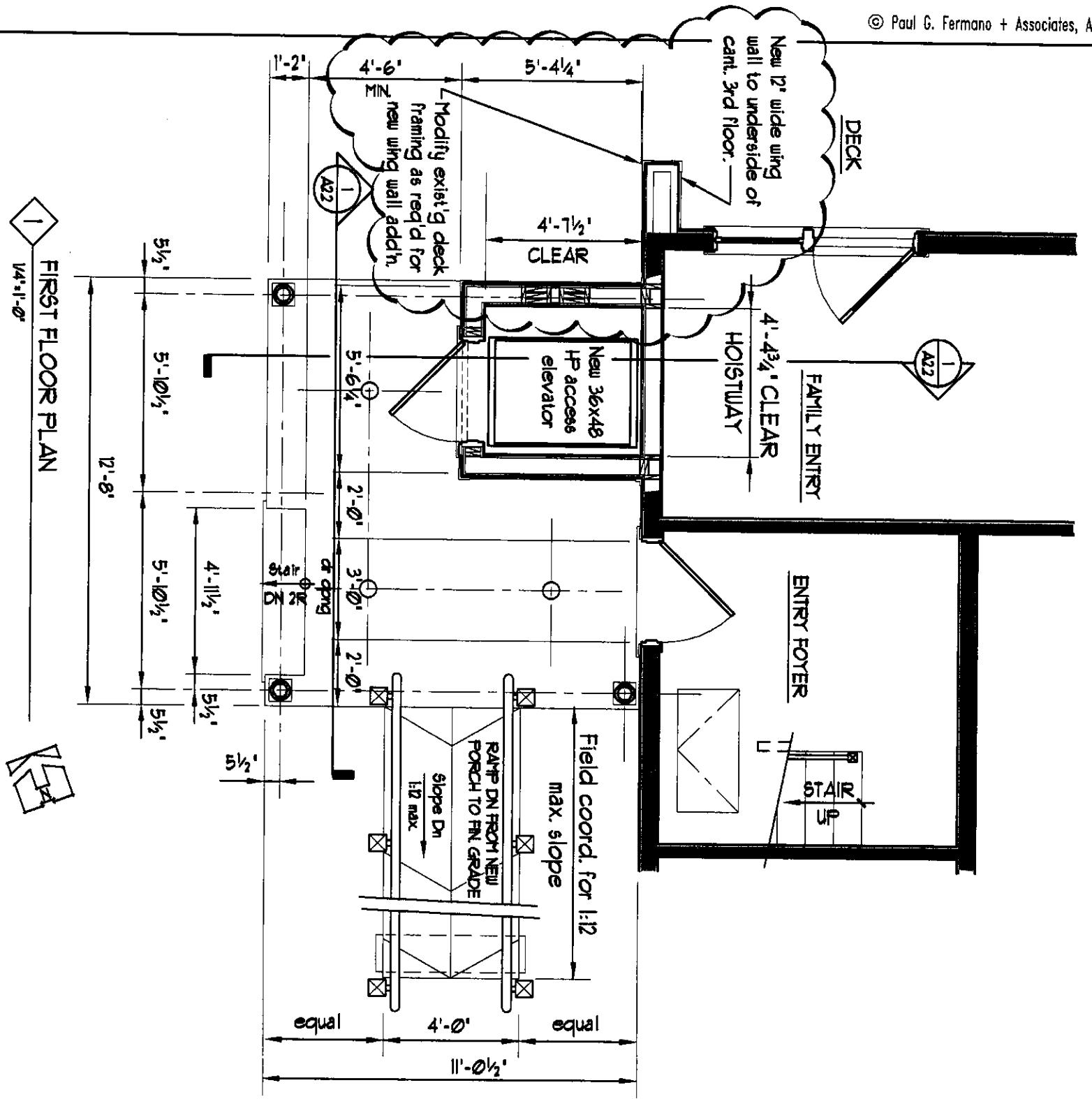
Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)

This worksheet applies to design plans dated 10/25/11

Plans designed by Paul G. Ferguson

Building Official Christopher M. Mazzoni

Date 10-31-2011



PAUL G. FERNANDEZ, AIA
CONSULTING ARCHITECTS

PAUL G. FERNANDEZ, AIA
CONSULTING ARCHITECTS
11 Prince Street, Marblehead, MA 01945-2223
Phone 781-631-0200
e-mail pfernandez@comcast.net

Badger Residence
13-15 MAVERICK STREET
MARBLEHEAD, MA 01945
PROJECT NO:
11-008

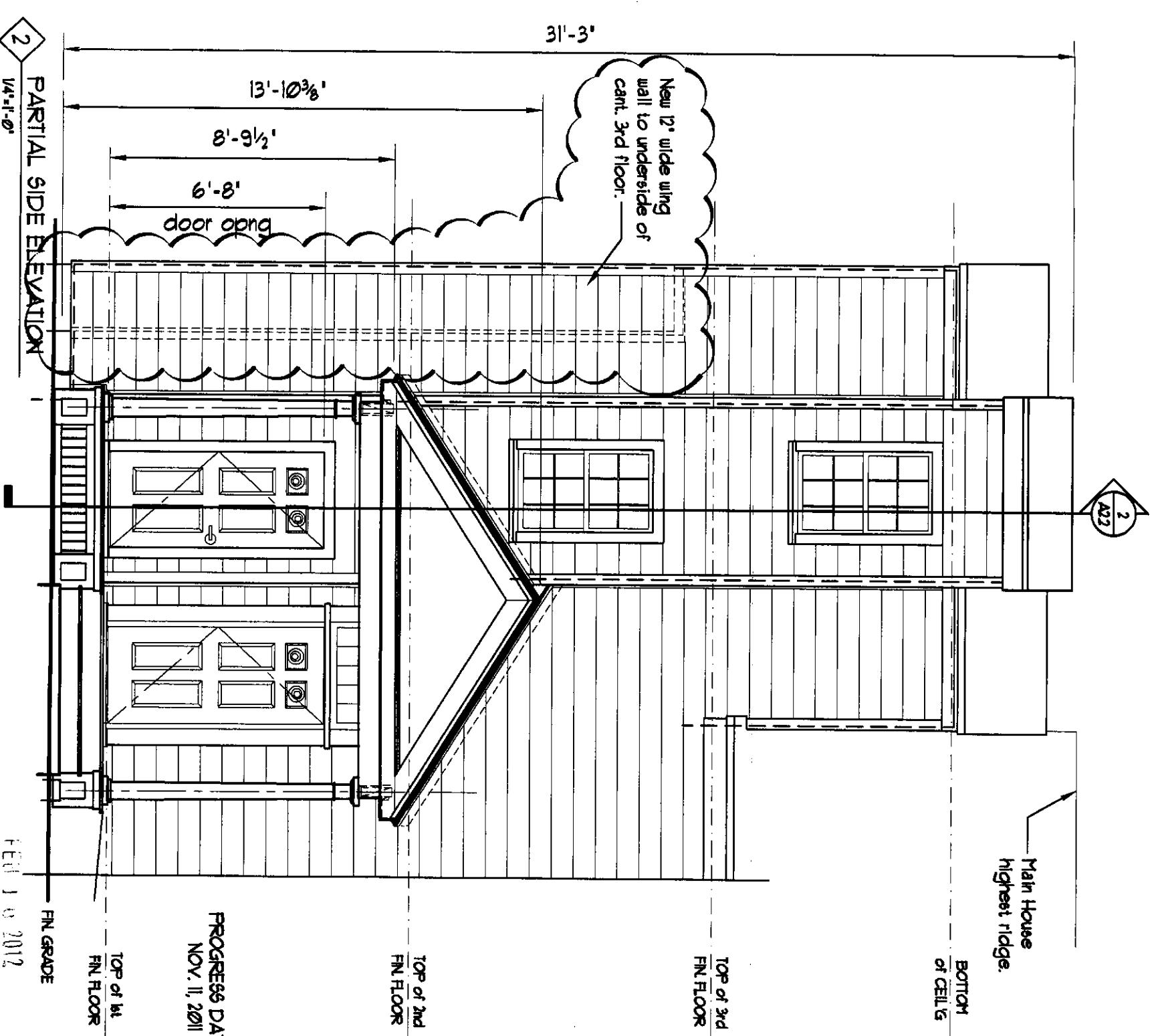
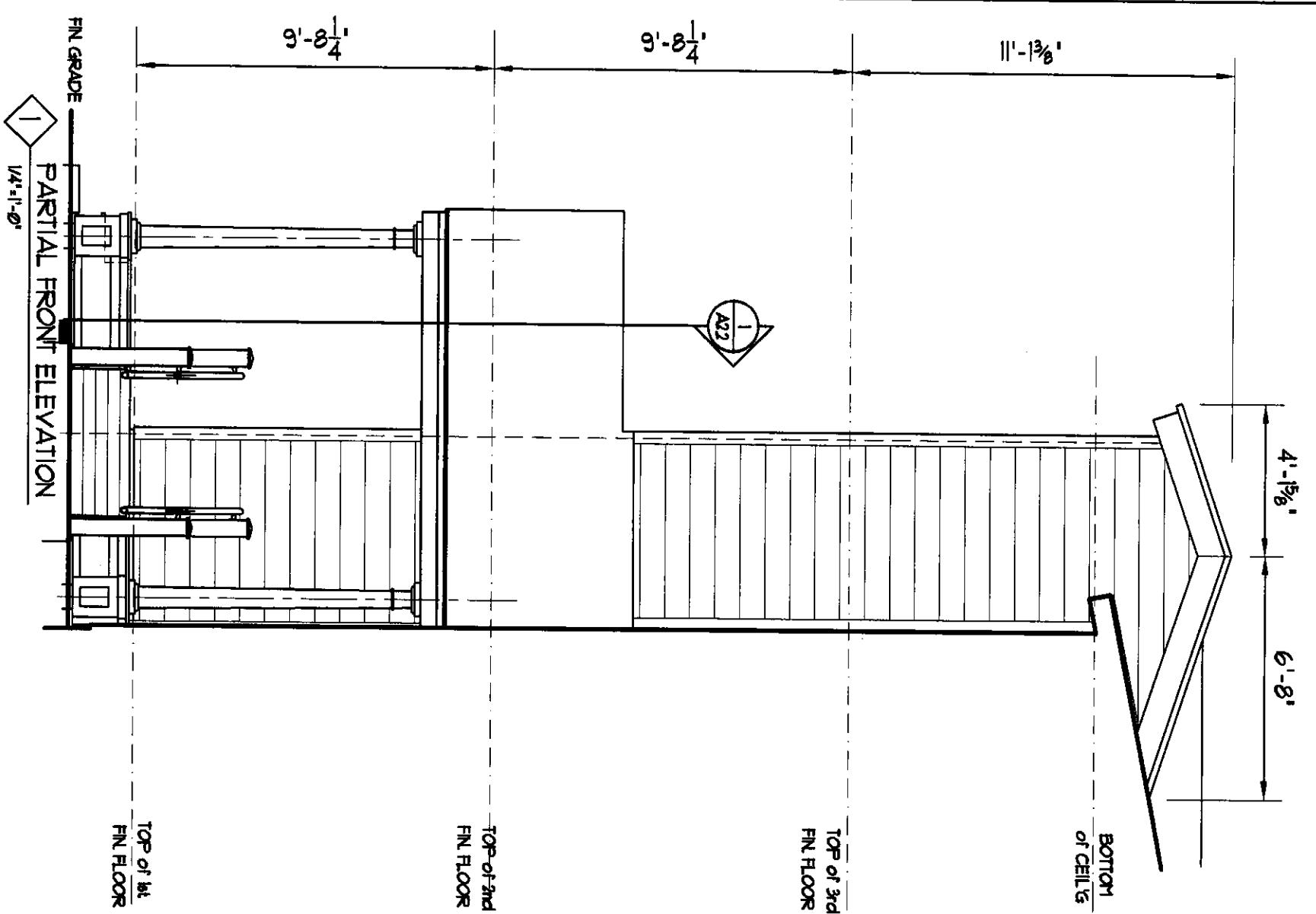
10 -
ience
PROJECT N°:
11-008

PROPOSED FIRST and SECOND
FLOOR PLANS

**PROPOSED
FLOOR PLAN**
SCALE: $1/4'' = 1'-0''$

FEB 10 2012

REV. DATE: JAN 03, 2012	ISSUE DATE: NOV. 14, 2011
Alt.	Alt. 1



PAUL G. FERMANO, AIA
CONSULTING ARCHITECTS

11 Prince Street, Marblehead, MA 01945-2223
Phone: 978-639-2265
e-mail: pfermano@comcast.net

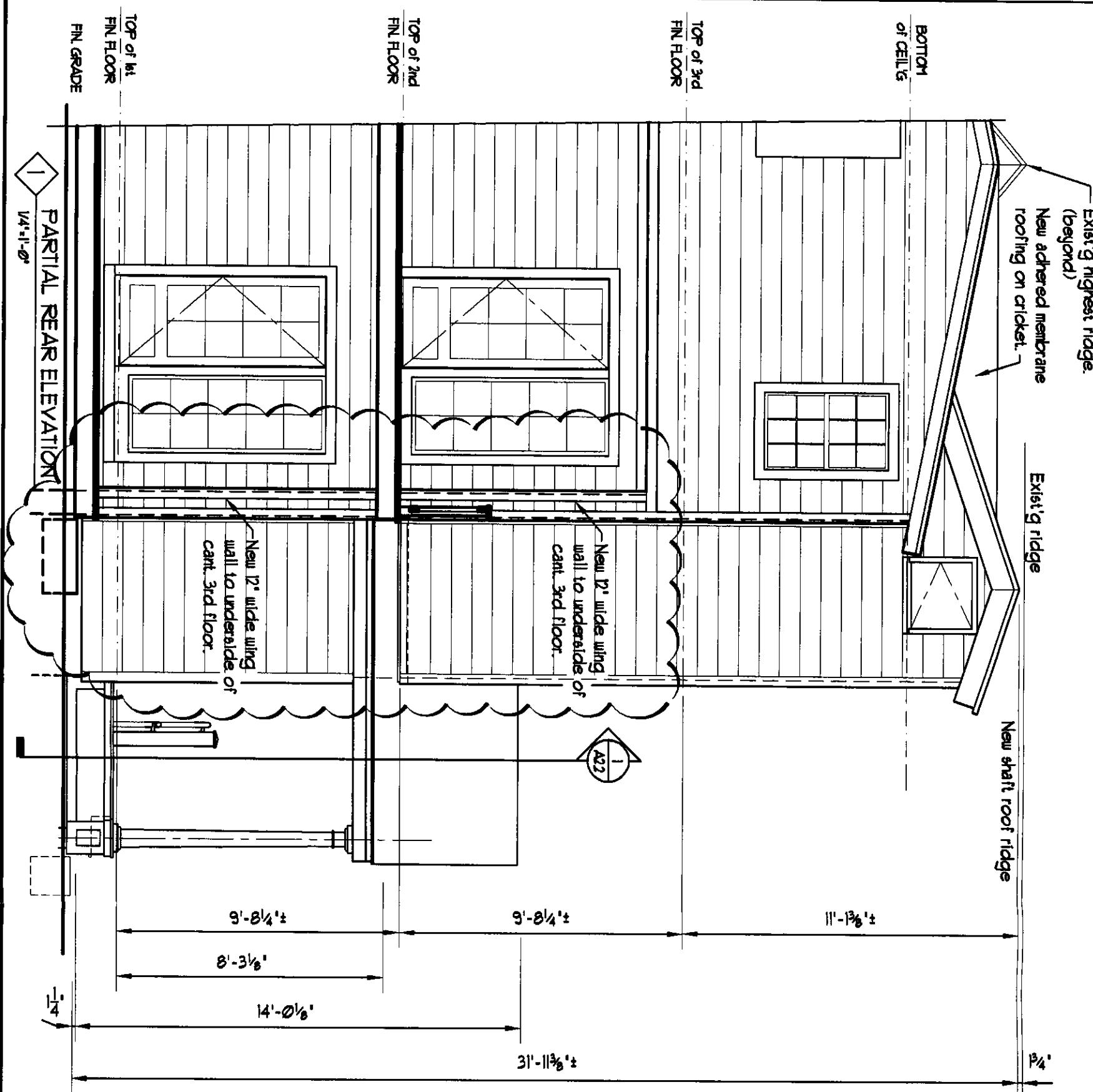
An Elevator Addition for Handicapped Accessibility to -
Badger Residence
PROJECT NO.: 11-008

PROPOSED FRONT and SIDE
EXTERIOR ELEVATIONS
SCALE: 1/4'-0"

Alt. A2.0

REV. DATE:
JAN 03, 2012

ISSUE DATE:
NOV. 14, 2011



PROPOSED REAR ELEVATION

PROGRESS DATE:
NOV. 11, 2011

Alt.	A2.1
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REV. DATE:
JAN 03, 2012ISSUE DATE:
NOV. 14, 2011

PAUL G. FERMANO, AIA
CONSULTING ARCHITECTS

11 Prince Street, Marblehead, MA 01945-2222
Phone 978-687-6200 Fax 978-687-6201
e-mail: fermano@comcast.net

An Elevator Addition for Handicapped Accessibility to -
Badger Residence
PROJECT NO:
11-008

SCALE: 1/4"=1'-0"

NOTES
PARCEL ID: 97-4
ZONING DISTRICT: SR

REFERENCES

DEED: BOOK 24974, PAGE 260
PLAN: BOOK OF PLANS 6 PLAN 1

FIELD BOOK	PAGE	INSPI. BY	DRAFT. BY	CHECKED BY
CB-1	122	CJB	CJB	GC

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON OCTOBER 3, 2011 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "C"
MAP NO. 2500910003B
EFFECTIVE DATE: JULY 3, 1985



CERTIFIED PLOT PLAN

LOCATED AT

13-15 MAVERICK STREET

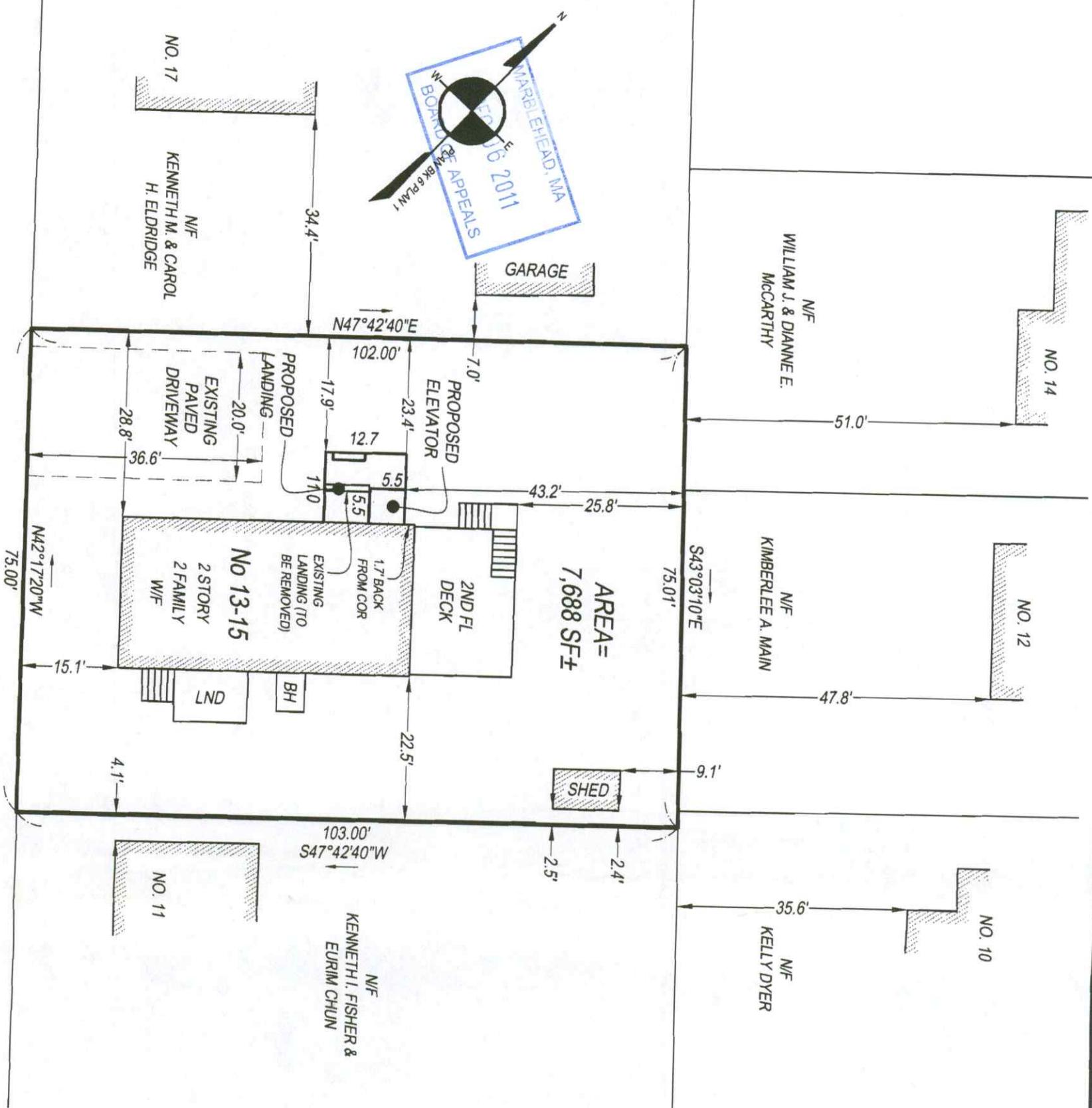
MARBLEHEAD, MA

SCALE: 1 INCH = 20 FEET

PREPARED FOR:

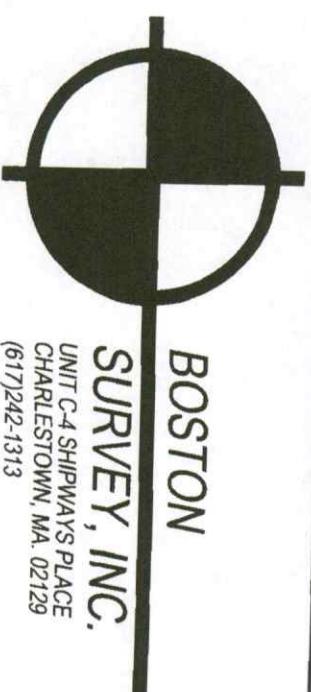
ALISON M. BADGER
13-15 MAVERICK STREET
MARBLEHEAD, MA 01945

DATE: NOVEMBER 4, 2011



MAVERICK (PUBLIC - 40' WIDE) STREET

NOV 09 2011



JOB # 11-00622

FILE # 11-00622 - 10/04/11

LIST of DRAWINGS

COVER with List of Drawings and Locus Plan

SITE PLAN / LANDSCAPE

CERTIFIED PLOT PLAN by BOSTON SURVEY, INC.

EXISTING CONDITIONS

- EX-1 EXISTING FIRST and SECOND FLOOR PLANS
- EX-2 EXISTING THIRD FLOOR and ROOF PLANS
- EX-3 EXISTING FRONT and SIDE ELEVATIONS
- EX-4 EXISTING REAR ELEVATION
- EX-5 EXISTING SIDE and REAR PHOTOS

ARCHITECTURAL

- A1.0 PROPOSED FIRST and SECOND FLOOR PLANS
- A1.1 PROPOSED THIRD FLOOR and ROOF PLANS
- A2.0 PROPOSED FRONT and SIDE ELEVATIONS
- A2.1 PROPOSED REAR ELEVATION



LOCUS PLAN

An Elevator Addition for Handicapped Accessibility to -
Badger Residence
13-15 MAVERICK STREET
MARBLEHEAD, MA 01945
PROJECT NO:
11-008

Disclaimer
The Town of Marblehead makes no warranty or representation as to the accuracy, timeliness or completeness of any of the data. The Town of Marblehead shall have no liability for the data or lack thereof, or any decision made or action taken or not taken in reliance upon any of the data.

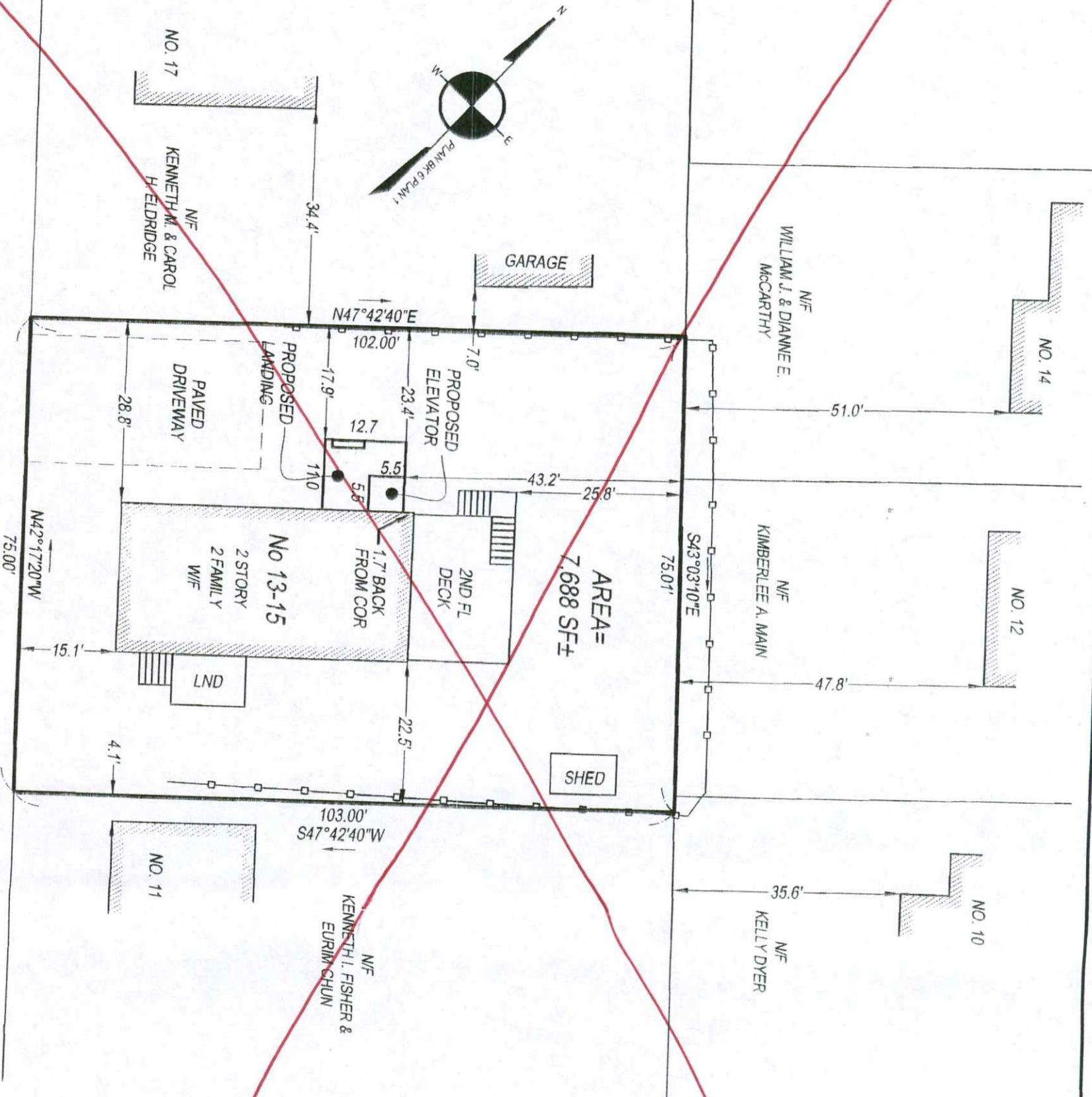
DEC 06 2011
BOARD OF APPEALS
MARBLEHEAD, MA



PAUL G. FERMANO, Architect
CONSULTING ARCHITECTS
11 Prince Street, Marblehead, MA 01945-2223
Phone 781-631-0508
e-mail pfermano@comcast.net

ISSUED FOR ZONING BOARD APPROVAL and PERMITTING
ISSUE DATE: OCTOBER 25, 2011





REVIEW

DEED: BOOK 24974, PAGE 260
PLAN: BOOK OF PLANS 6 PLAN 1

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
CB-1	122	CJB	CJB	GC
CERTIFICATION				

1. CERTIFY THAT THIS PLAN WAS MADE FROM AN
INSTRUMENT SURVEY ON OCTOBER 3, 2011 AND ALL
STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR
IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA
DESIGNATED AS ZONE "C" (NOT IN FLOOD).
MAP NO. 250097003B
EFFECTIVE DATE: JULY 3, 1985

CERTIFIED PLOT PLAN

LOCATED AT

13-15 MAVERICK STREET

MARBLEHEAD MA

~~SCALE: 1 INCH = 20 FEET~~

PREPARED FOR: ALISON M. BADGER
13-15 MAVERICK STREET
MARBLEHEAD, MA 01945

DATE: OCTOBER 27, 2011

~~SURVEY~~
~~BOSTON~~

SURVEY, INC.
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA. 02129
(617)242-1313

(PUBLIC - 40.0' WIDE)

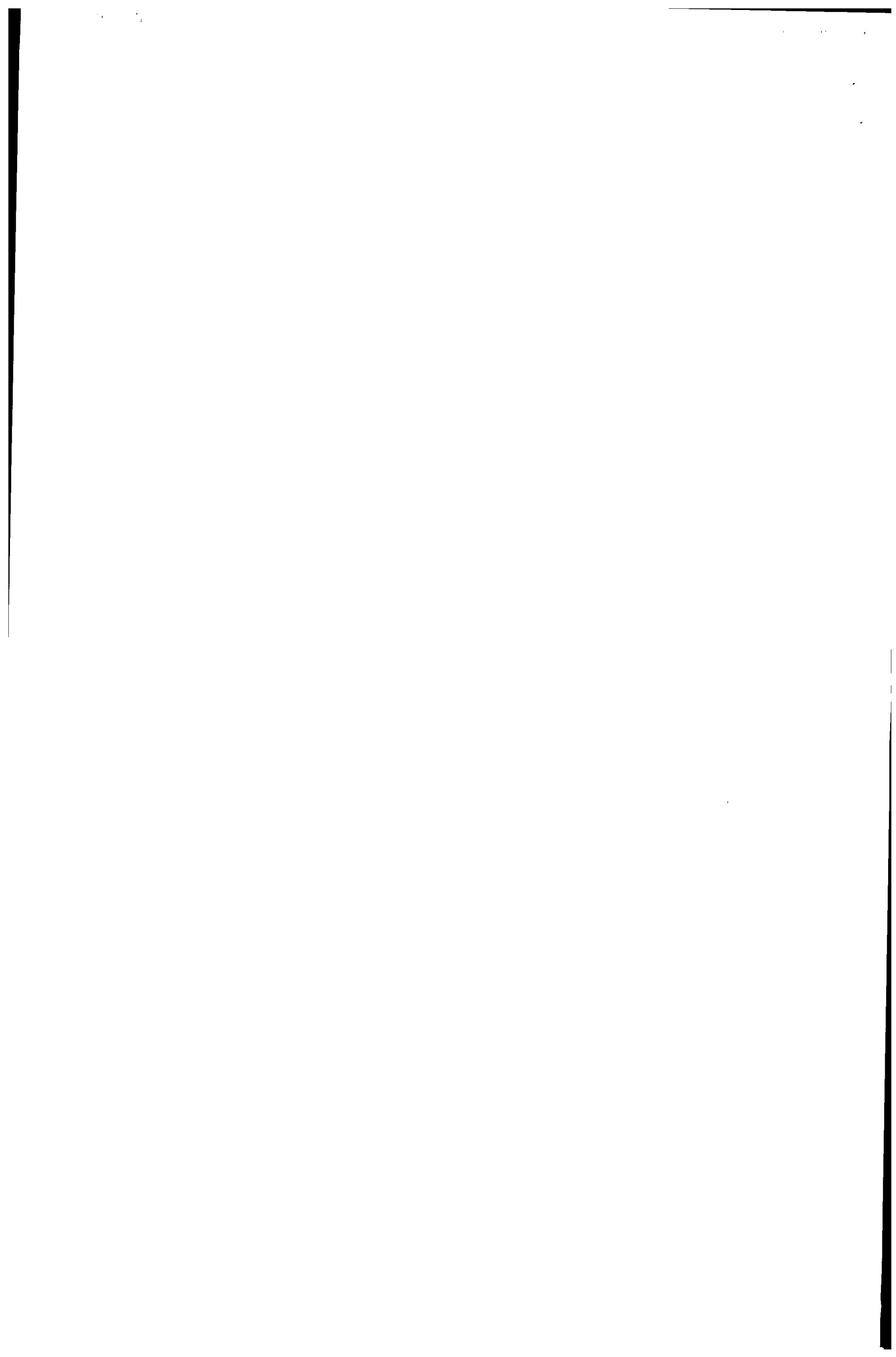
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STREET

**MAVERICK
STREET** (PUBLIC - 40.0' WIDE)

JOB #11-00622

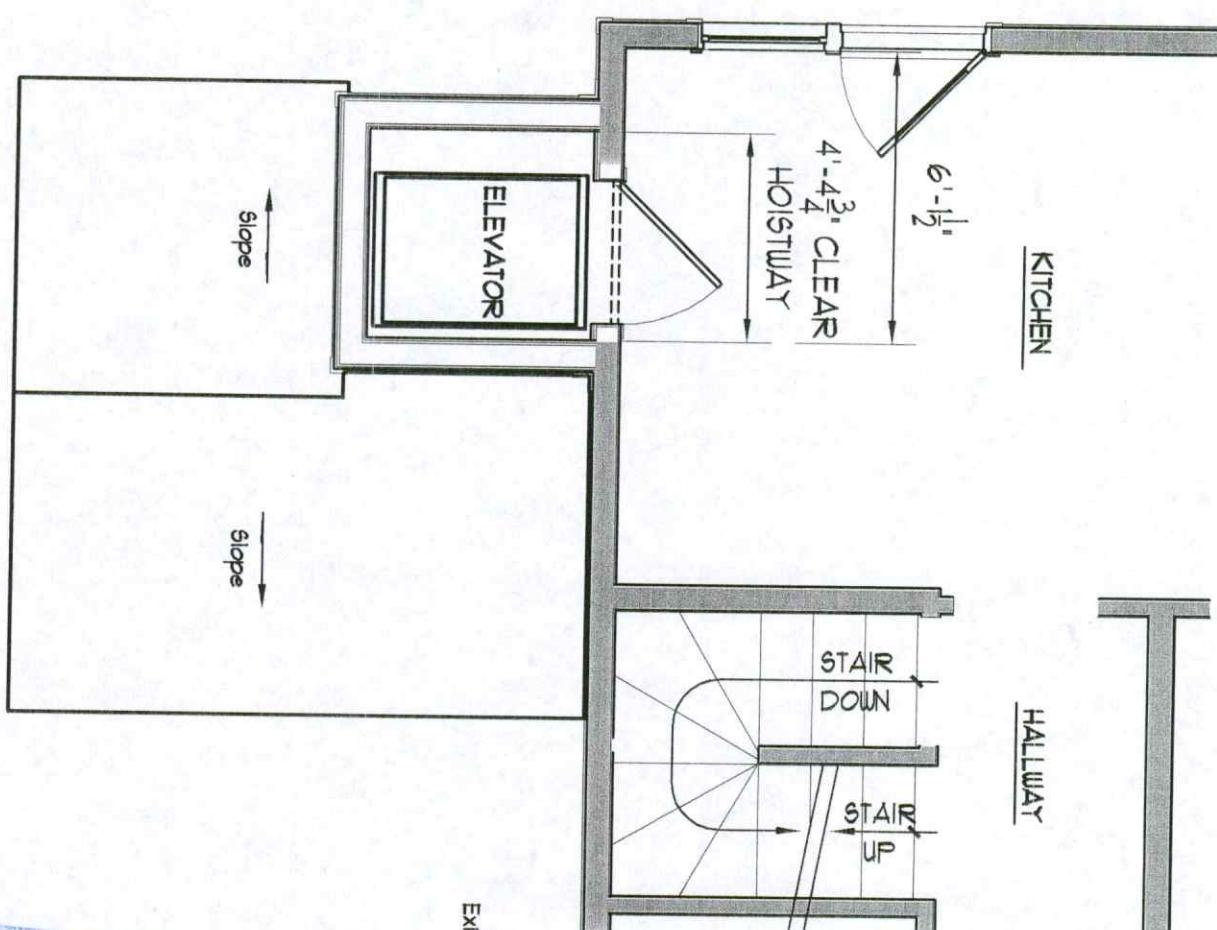
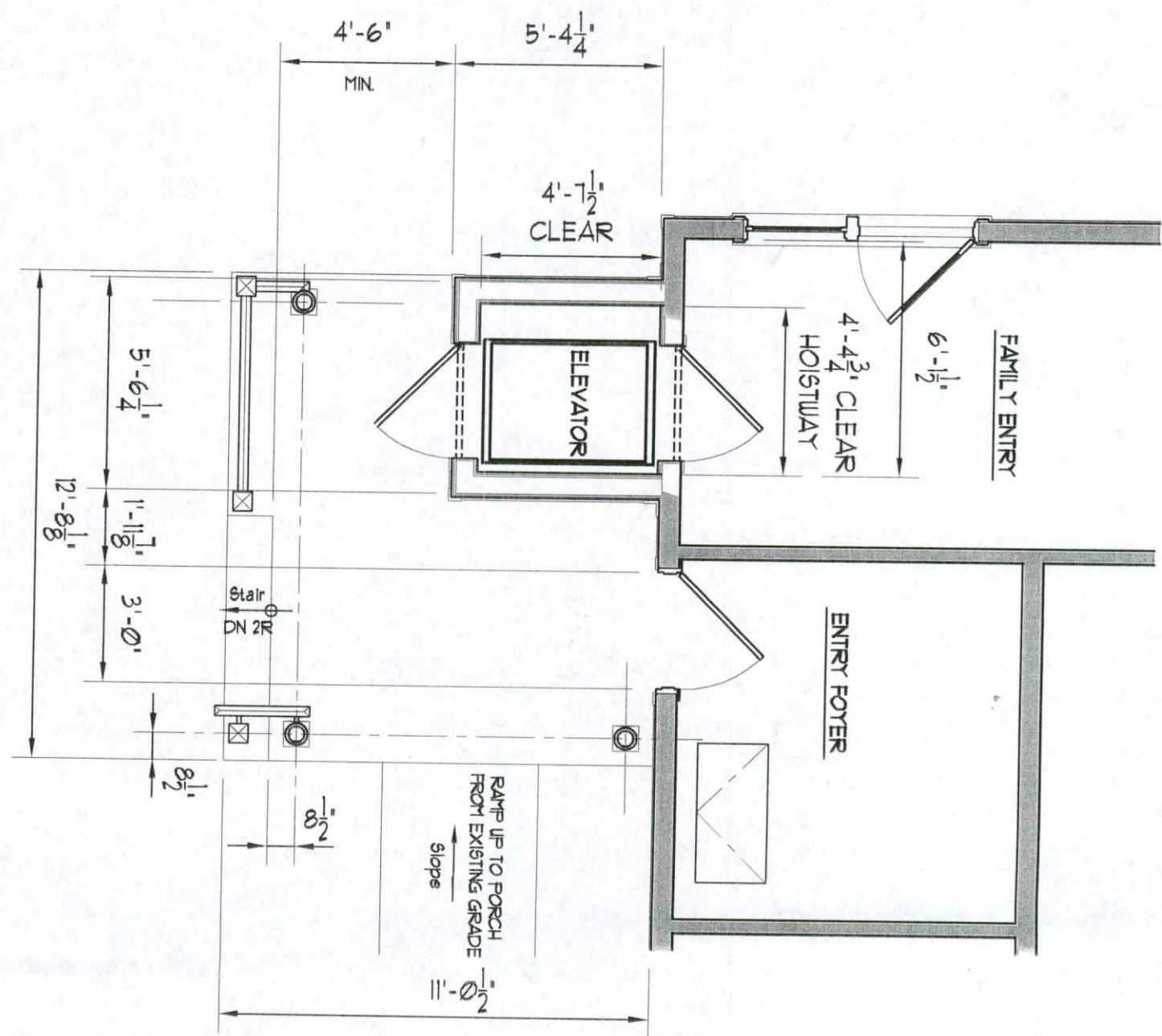
FILE# 11-00622 - 10/04/11





PAUL G. FERMANO, AIA
CONSULTING ARCHITECTS
MAVERICK

11 Prince Street, Marblehead, MA 01945-2223
Phone: 781-631-0508
e-mail: pfermano@concur.com



PROPOSED FIRST & SECOND FLOOR PLANS
ISSUED FOR ZONING BOARD APPROVAL and PERMITTING

A1.0

SCALE: 1/4"=1'-0"
ISSUE DATE: OCTOBER 25, 2011

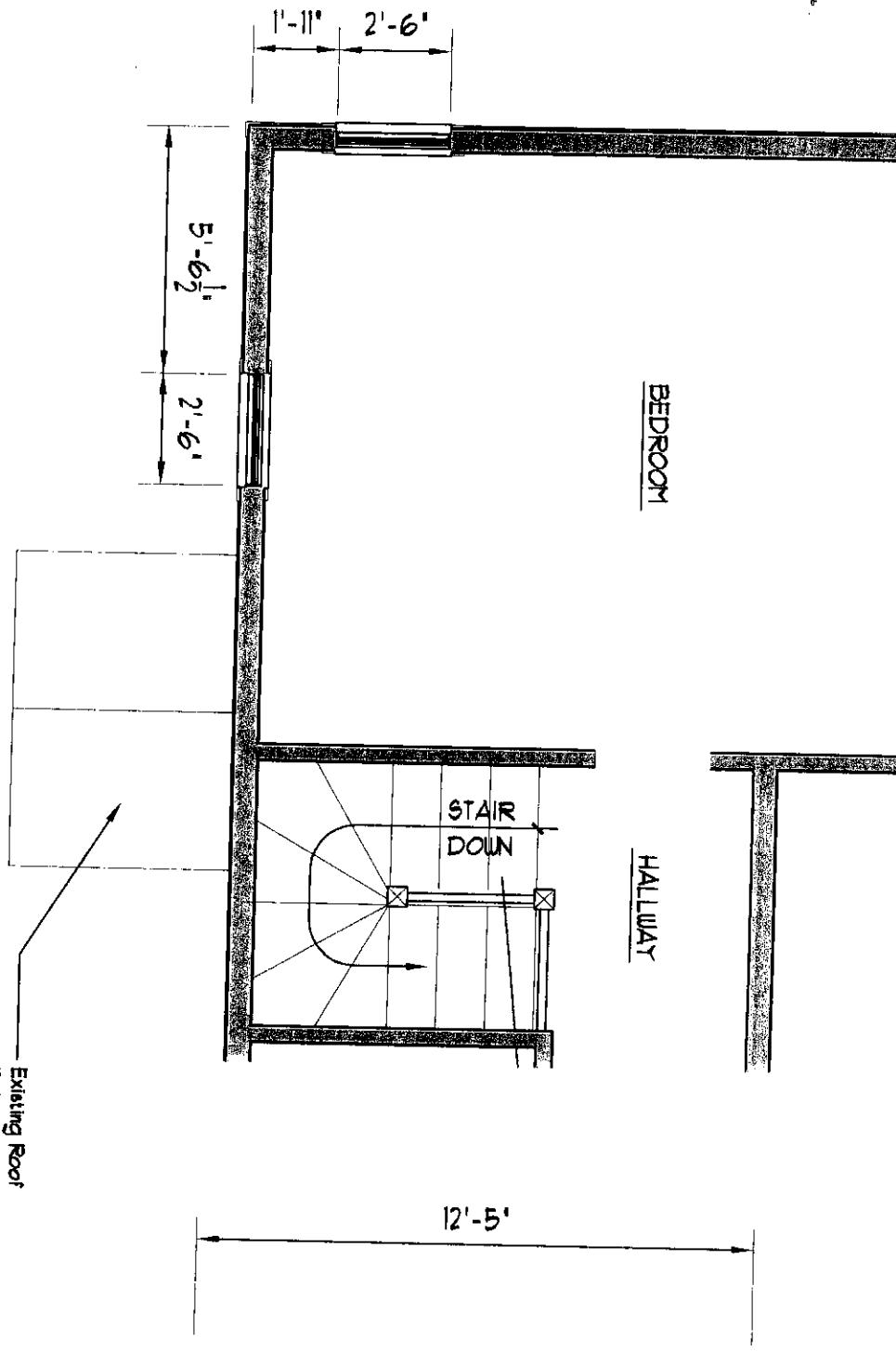


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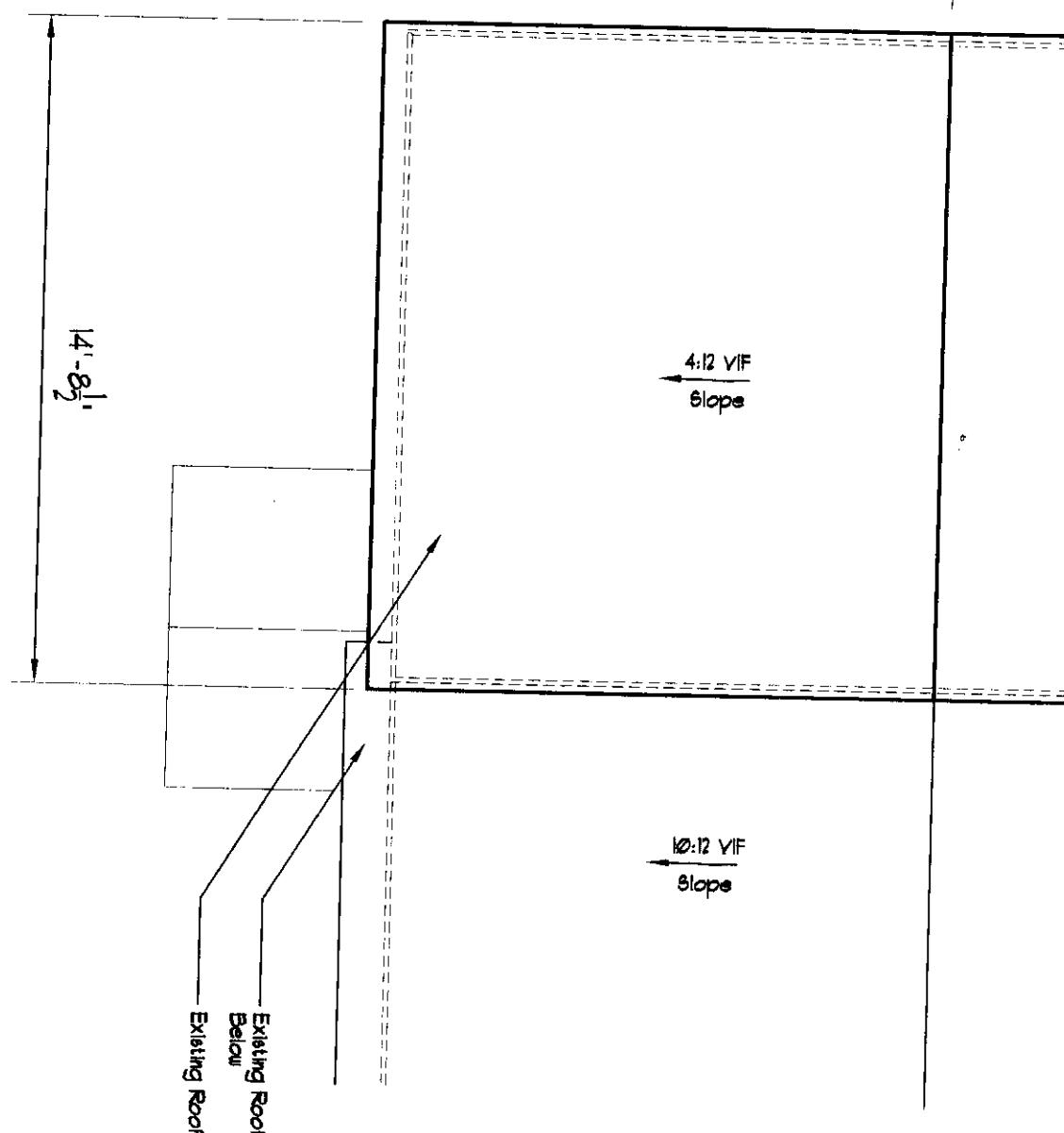
EX.2

EXISTING THIRD FLOOR & ROOF PLANS

1
THIRD FLOOR PLAN
1/4"=1'-0"



2
ROOF PLAN
1/4"=1'-0"



An Elevator Addition for Handicapped Accessibility to

ISSUED FOR ZONING BOARD APPROVAL and PERMITTING

Badger Residence

ISSUE DATE:
OCTOBER 25, 2011

NOV 11 2011
1/4"=1'-0"

1/4"=1'-0" SCALE:

13-15 MAVERICK STREET
MARBLEHEAD, MA 01945

PROJECT NO:
11-008

PAUL G. FERMANO, AIA
CONSULTING ARCHITECTS
11 Phinney Street, Marblehead, MA 01945-2223
Phone 978-631-0808
e-mail pfermano@comcast.net

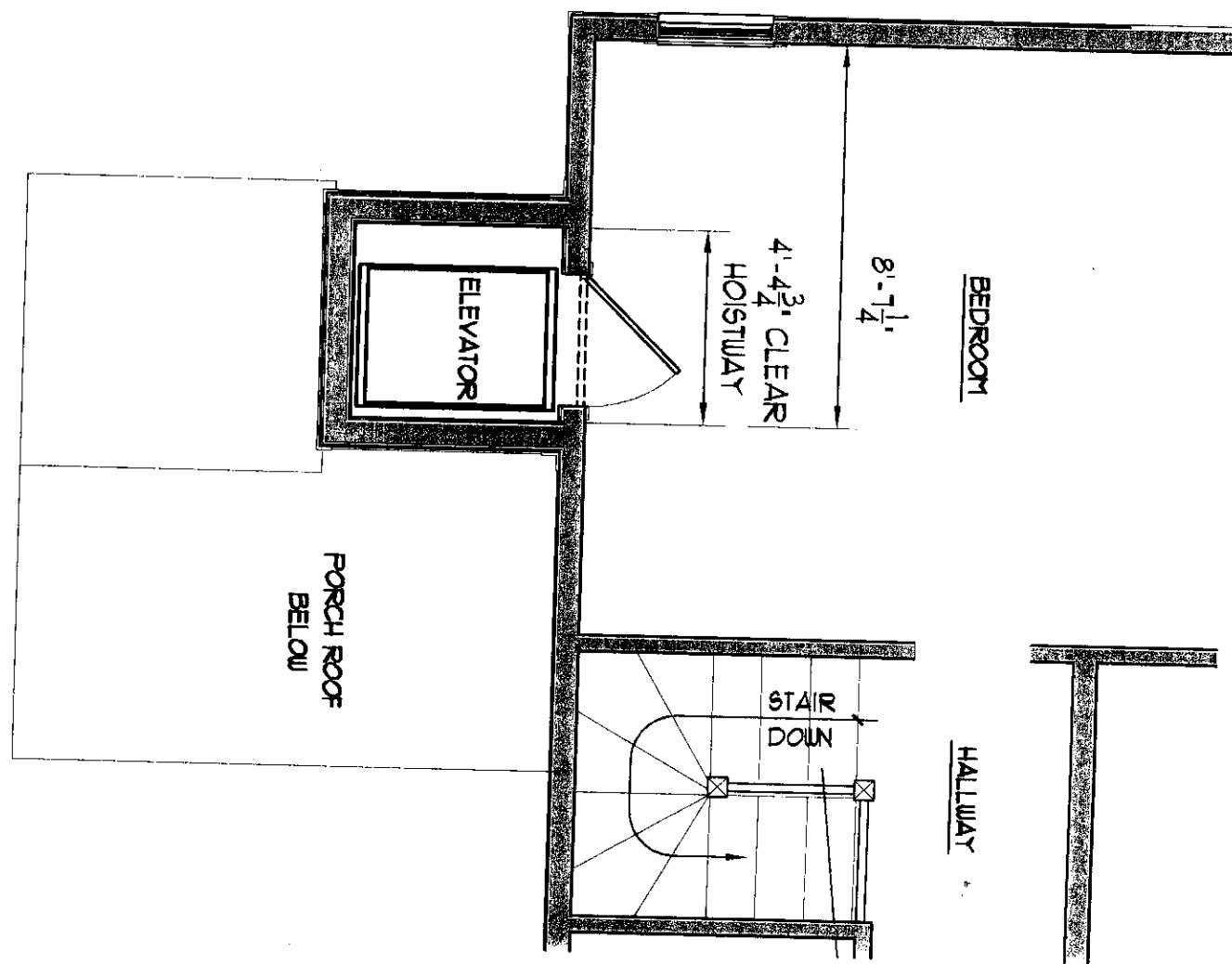




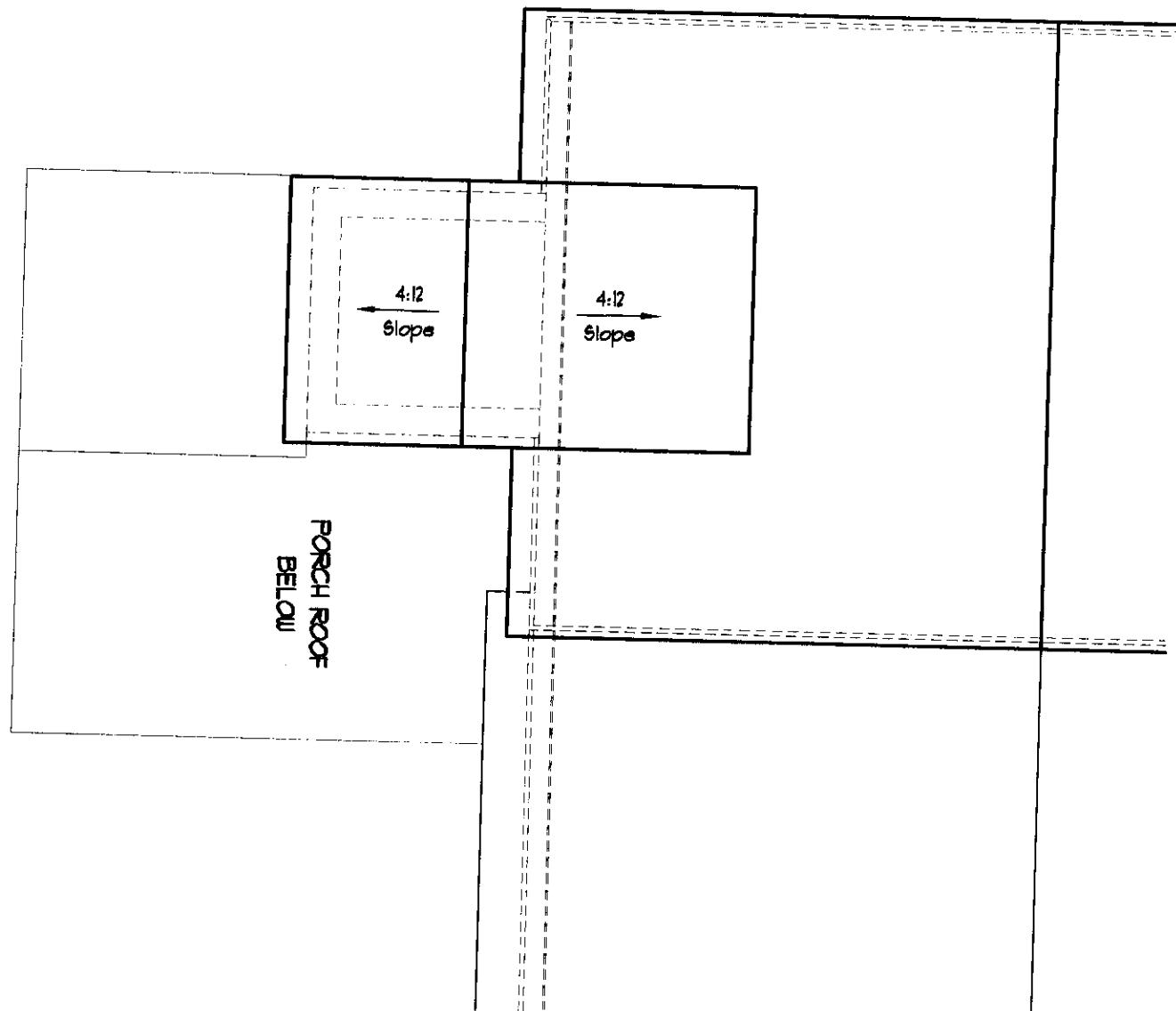
PAUL G. FERMANO, AIA
CONSULTING ARCHITECTS

11 Phinney Street • Marblehead, MA 01945-2223
Phone: 978-633-0208
e-mail: pfermano@concur.net

1 THIRD FLOOR PLAN
1/4"=1'-0"



2 ROOF PLAN
1/4"=1'-0"



ISSUED FOR ZONING BOARD APPROVAL and PERMITTING

PROPOSED THIRD FLOOR & ROOF PLANS

Badger Residence PROJECT NO: 11-008
13-15 MAVERICK STREET MARBLEHEAD, MA 01945

1/4"=1'-0"

An Elevator Addition for Handicapped Accessibility to

SCALE: 1/4"=1'-0'
ISSUE DATE: OCTOBER 25, 2011

A1.1

EX.3

ISSUE DATE:
OCTOBER 25, 2011

NOV 1 2011

EXISTING FRONT and SIDE ELEVATIONS

1/4"=1'-0" SCALE:

1 PARTIAL FRONT ELEVATION
1/4"=1'-0"

Lowest point of grade
at house perimeter, at
SE corner of house.

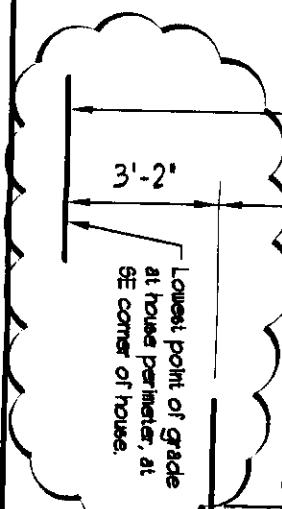
3'-2"

8'-5" Floor to Ceiling

8'-5" Floor to Ceiling

7'-6" Floor to ceiling

30'-5 $\frac{1}{2}$ " Existing Grade to Roof Peak



34'-6 $\frac{5}{8}$ " Low Point of Grade at SE Corner of House to Highest Ridge

2 SIDE ELEVATION
1/4"=1'-0"

Lowest point of grade
at house perimeter, at
SE corner of house.

3'-2"

8'-5" Floor to Ceiling

8'-5" Floor to Ceiling

7'-6" Floor to ceiling

30'-5 $\frac{1}{2}$ " Existing Grade to Roof Peak

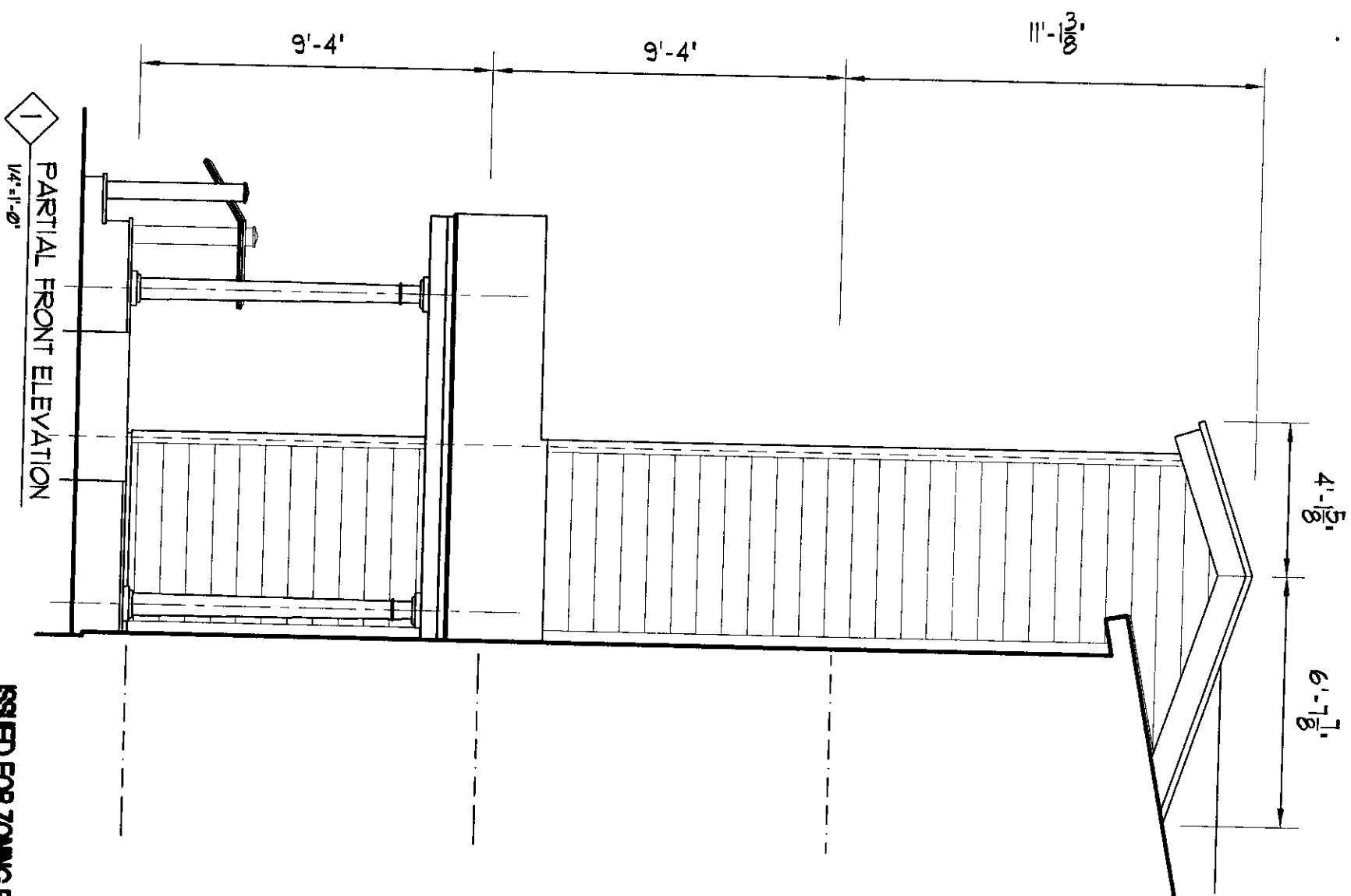
Main House
highest ridge.

ISSUED FOR ZONING BOARD APPROVAL and PERMITTING

An Elevator Addition for Handicapped Accessibility to
13-15 MAVERICK STREET
MARBLEHEAD, MA 01945
Badger Residence
PROJECT NO:
11-008

PAUL G. FERMANO AIA
CONSULTING ARCHITECTS

11 Prince Street, Marblehead, MA 01945-2223
Phone: 978-631-0500
Email: pfermano@concur.net



An Elevator Addition for Handicapped Accessibility to -

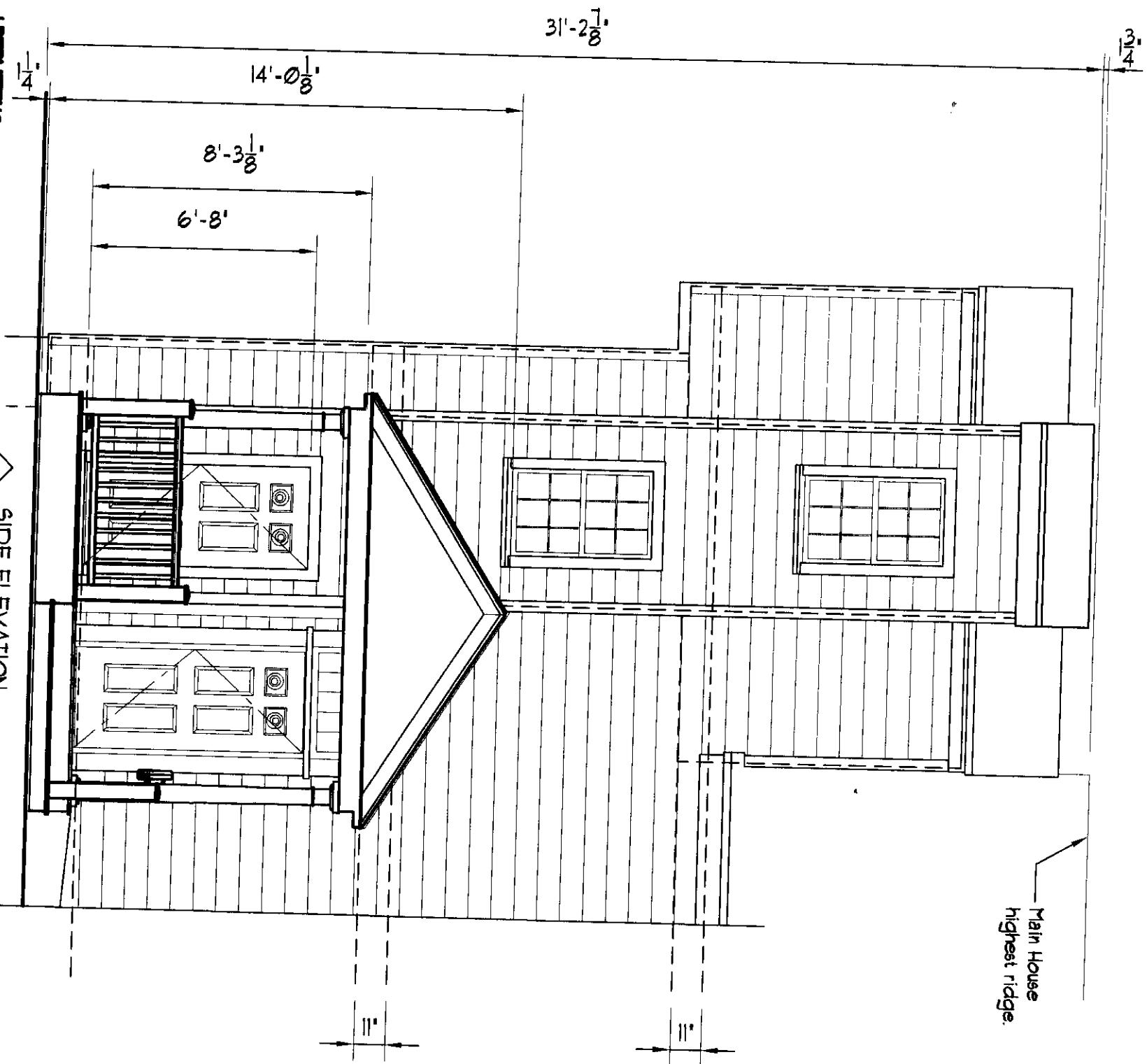
Badger Residence

13-15 MAVERICK STREET
MARBLEHEAD, MA 01945

PROJECT NO:
11-008

ISSUED FOR ZONING BOARD APPROVAL and PERMITTING

2 1/4" = 1'-0"



PAUL G. FERNANDEZ, AIA
CONSULTING ARCHITECTS

11 Prince Street, Marblehead, MA 01945-2223
Phone: 978-631-0500
e-mail: pfernandez@comcast.net

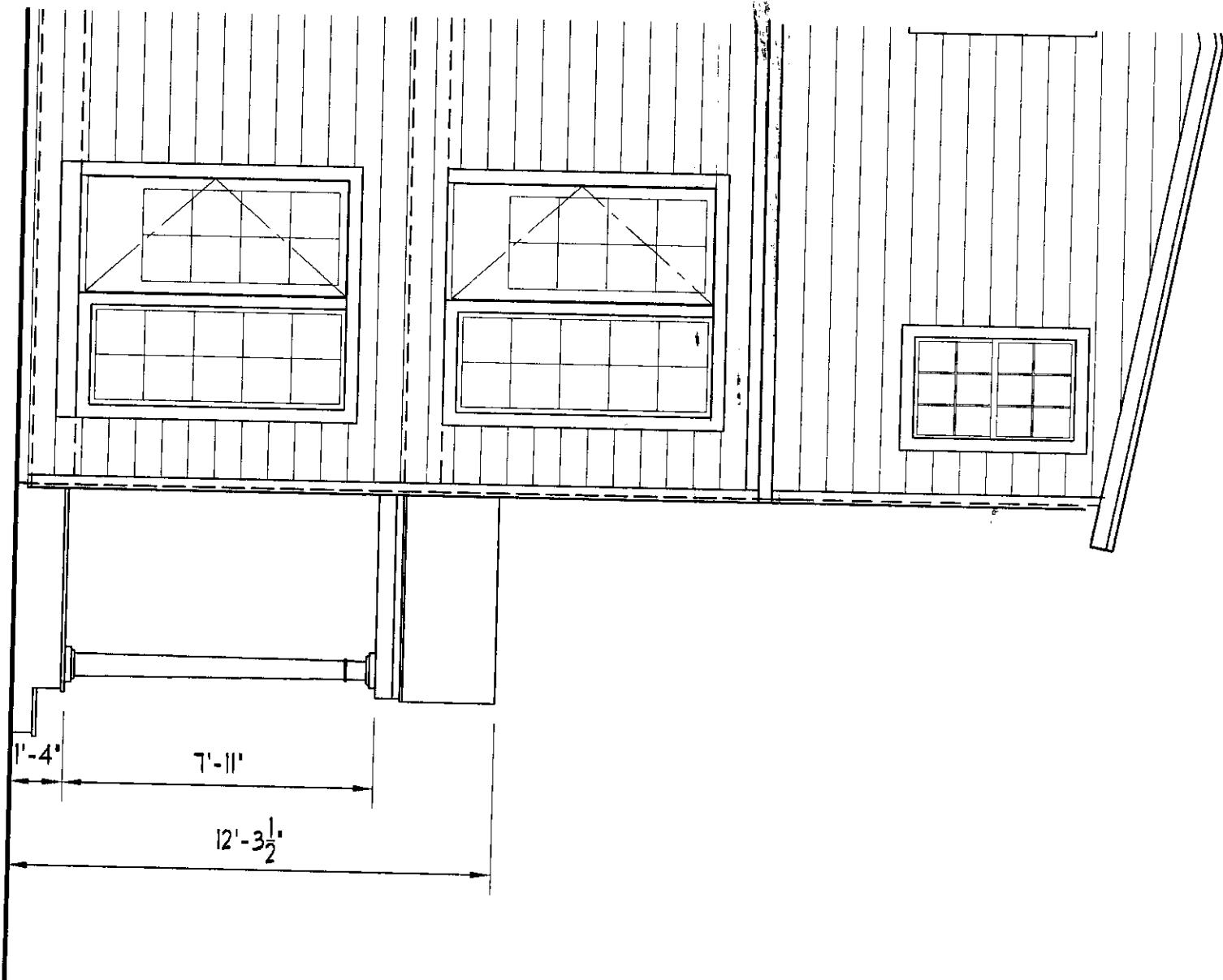
A2.0

ISSUE DATE:
OCTOBER 25, 2011

EX.4

EXISTING REAR ELEVATION

1 REAR ELEVATION (deck omitted for clarity)
1/4"=1'-0"



ISSUED FOR ZONING BOARD APPROVAL and PERMITTING

An Elevator Addition for Handicapped Accessibility to -

Badger Residence

13-15 MAVERICK STREET
MARBLEHEAD, MA 01945

PROJECT NO:
11-008

ISSUE DATE:
OCTOBER 25, 2011

NUV 1111

SCALE: 1/4"=1'-0"

PAUL G. FERMAN, AIA
CONSULTING ARCHITECTS

11 Prince Street, Marblehead, MA 01945-2223
Phone: 978-631-0500
e-mail: pferman@concurus.com



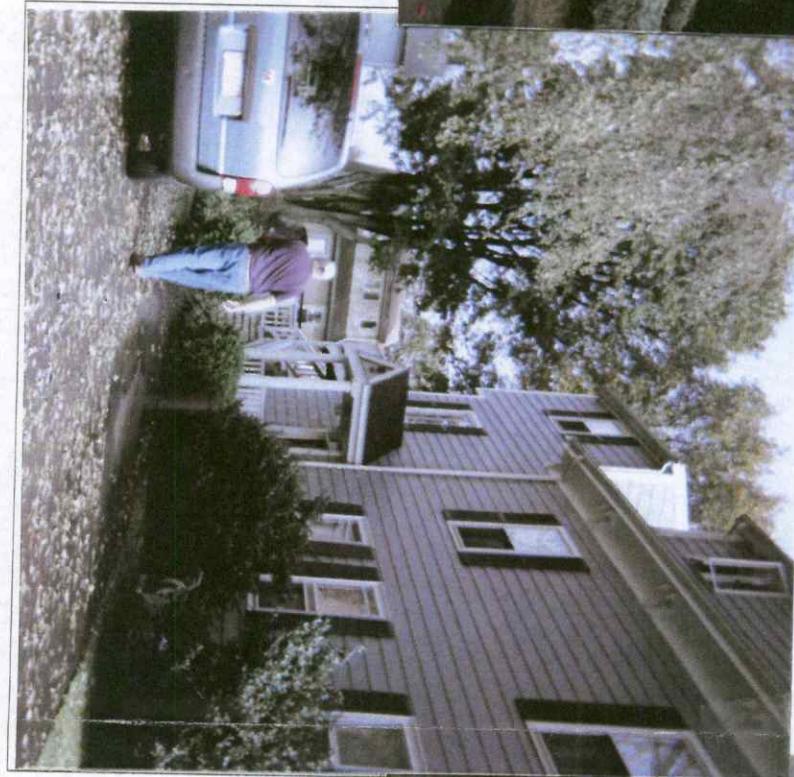
PAUL G. FERMANO, AIA
CONSULTING ARCHITECTS

11 Princes Street, Marblehead, MA 01945-2223
Phone: 978-633-0500
e-mail: pfermano@concast.net

VIEW OF PROPOSED SHAFT LOCATION
FROM STREET END OF DRIVEWAY.



VIEW OF PROPOSED SHAFT LOCATION
FROM MID-DRIVEWAY.



VIEW OF PROPOSED ELEVATOR
LOCATION FROM REAR YARD.



ISSUED FOR ZONING BOARD APPROVAL and PERMITTING

CLOSE-UP OF PROPOSED
ELEVATOR LOCATION.



EXISTING DRIVEWAY SIDE AND REAR PHOTOS

EX-5

ISSUE DATE:

OCTOBER 25, 2011

An Elevator Addition for Handicapped Accessibility to -
Badger Residence PROJECT NO.: 11-008
13-15 MAVERICK STREET
MARBLEHEAD, MA 01945
SCALE: NONE

NOV 01 2011