



Town of Marblehead
ZONING BOARD OF APPEALS
Mary A. Alley Municipal Building
7 Widgee Road, Marblehead, MA 01945

RECEIVED
MARBLEHEAD
TOWN CLERK

TOWN SEAL

tel: 781-631-1529

fax: 781-631-2617

Revision Date: 5-16-11

2011 NOV - 1 PM 2:30

Town Clerk

ZBA APPLICATION
PAGE 1 of 3

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

OWNER INFORMATION

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

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 10.26.11
Name (printed) F. REED CUTTING, JR
Address 19 FRANKLIN ST. WILKISCHENAU
Phone Numbers: home 631 2066 work 978 745 3574
E-mail ATTORNEY@CUTTING.COM fax _____

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

APPLICANT SEEKS TO CONSTRUCT AN EXTERIOR SHARED 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 re-file 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 Josephine date 11.1.2011
3. Town Clerk's stamp

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

Project Address 13-15 MAVERICK ST.

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) TWO FAMILY DWELLING

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

Yes No (explain) TWO FAMILY IN SINGLE DISTRICT RESIDENTIAL

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)

✓ 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-CONFORMITIES (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

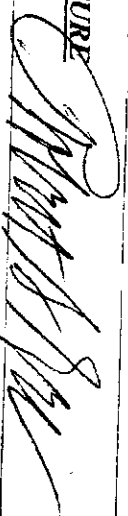
Yes No ✓

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

Yes ✓ No (explain)

REQUIRED SIGNATURE

Building Official



Date 10-31-2011

Project Address 13-15 Waverick St.NET OPEN AREA (NOA)

Lot area = A

Area of features

footprint of accessory building(s)

footprint of building

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

required parking area(s) (9' x 20' per space)

area of pond(s)

tidal area(s) below MHW

other areas (explain) _____

Sum of features = B

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) NOTE: [for heights exceeding

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

3rd floor (12' or less in height) of STORY §200-71

4th floor (12' or less in height)

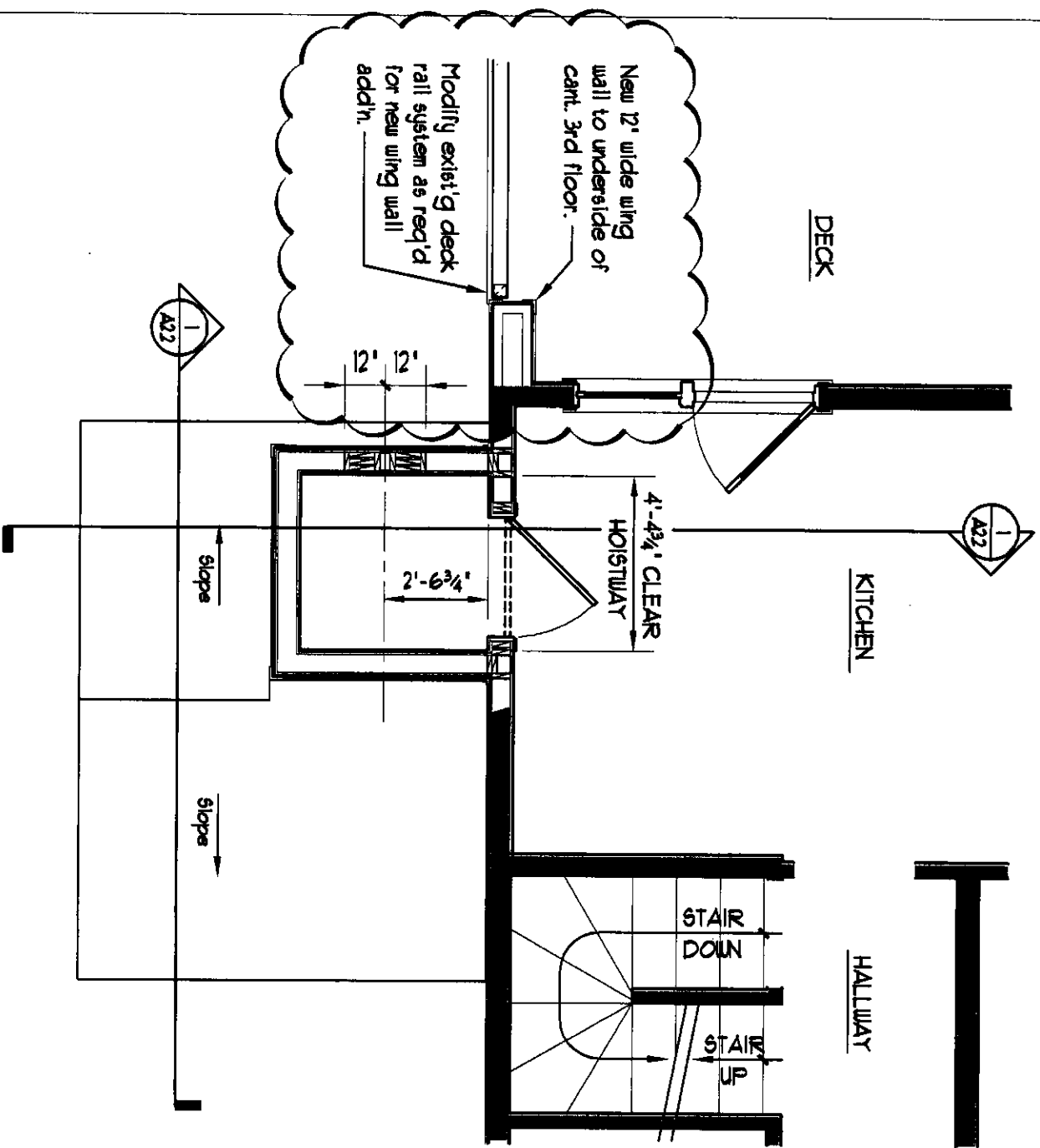
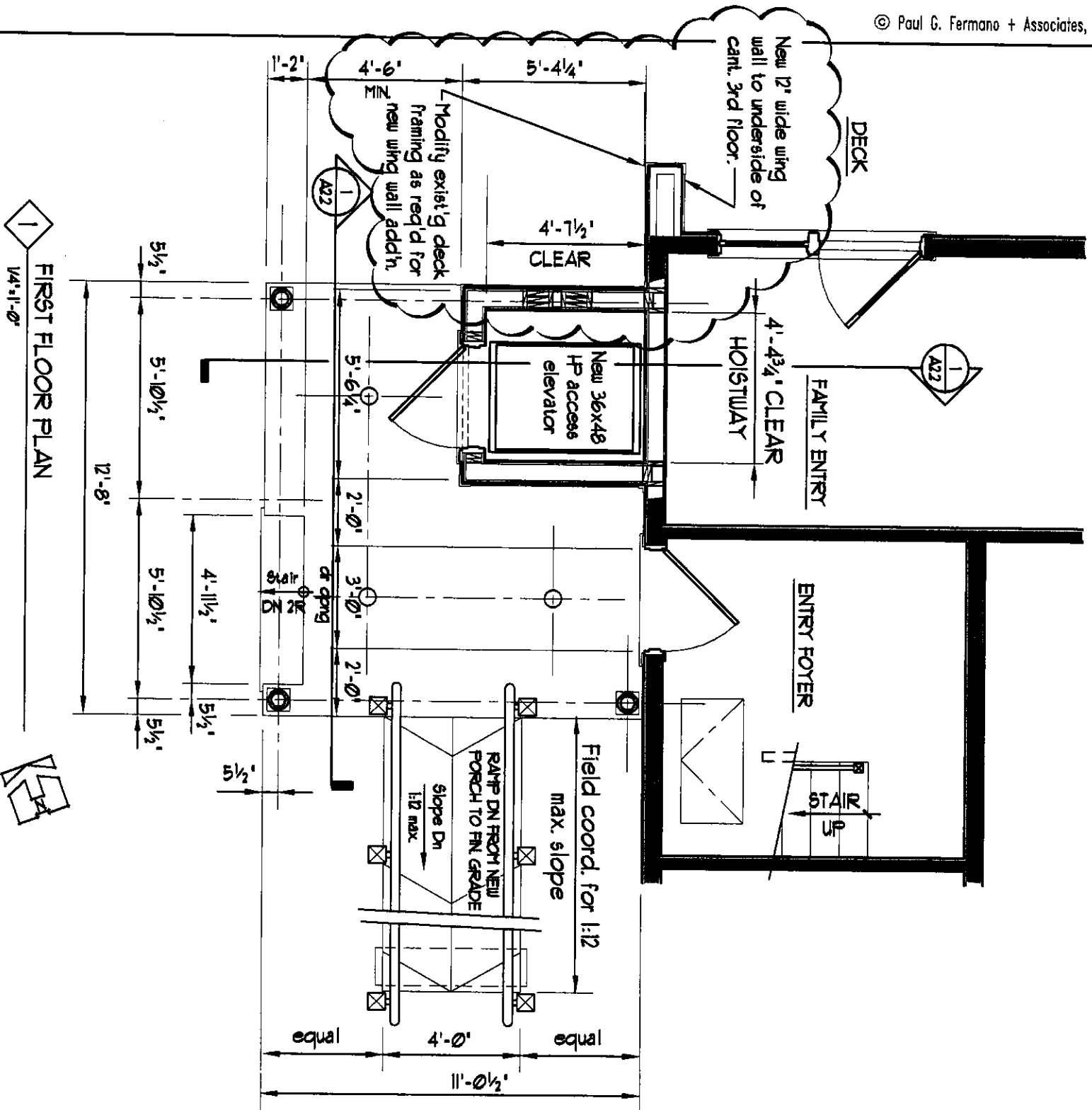
attic (area > 5' in height)

area under deck (if > 5' in height)

roofed porch(es)

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

EXISTINGPROPOSED7,6887,6886060112512155135727207200000--241825675270512160608608601125115511251155568568--003683683510941414305Proposed total change in GFA = (proposed GFA - existing GFA)= 164Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100= 3.96 %Existing Open Area Ratio = (existing NOA ÷ existing GFA)= 1.27Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)= 1.19This worksheet applies to design plans dated 10/25/11Plans designed by Paul S. FerraroBuilding Official ChristopherDate 10-31-2011



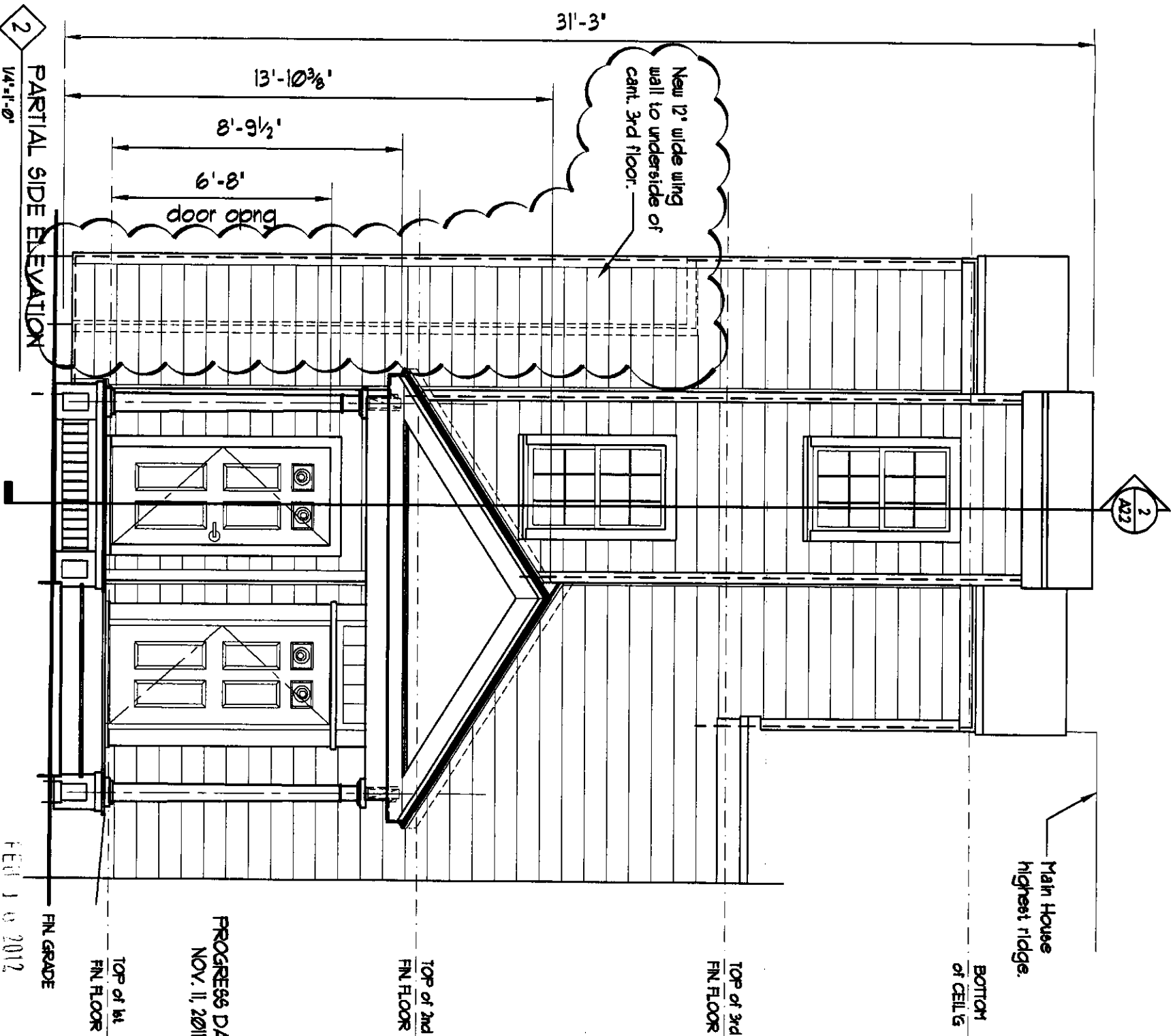
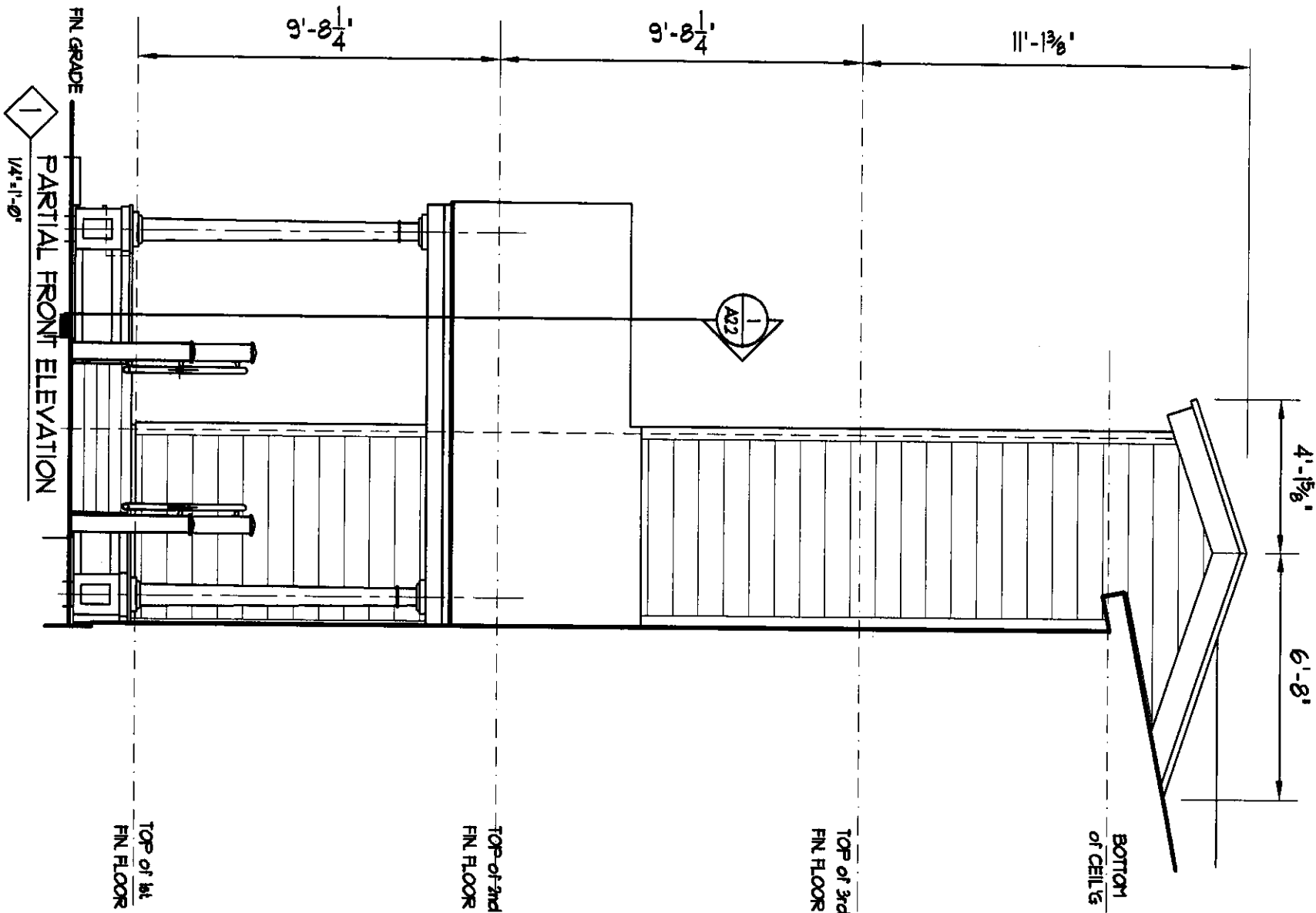
FEB 10 2012
PROGRESS DATE:
NOV. 11, 2011

PAUL G. FERMANO, AIA
CONSULTING ARCHITECTS
11 Fitch Street, Needham, MA 02468-2223
Phone 781-631-0500
e-mail pfermano@comcast.net

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

PROPOSED FIRST and SECOND
FLOOR PLANS
SCALE: 1/4" = 1'-0"

Alt.	A.1.1
REV. DATE: JAN 03, 2012	ISSUE DATE: NOV. 14, 2011



PAUL G. FERMANO AIA
CONSULTING ARCHITECTS
11 Prince Street, Marblehead, MA 01945-2223
Phone: 781-631-0206
e-mail: pfermano@ccn.net

An Elevator Addition for Handicapped Accessibility to -
Badger Residence
13-B MAVERICK STREET
MARBLEHEAD, MA 01945

PROJECT NO:
11-008

**PROPOSED FRONT and SIDE
EXTERIOR ELEVATIONS**

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

REV. DATE:
JAN 03, 2012

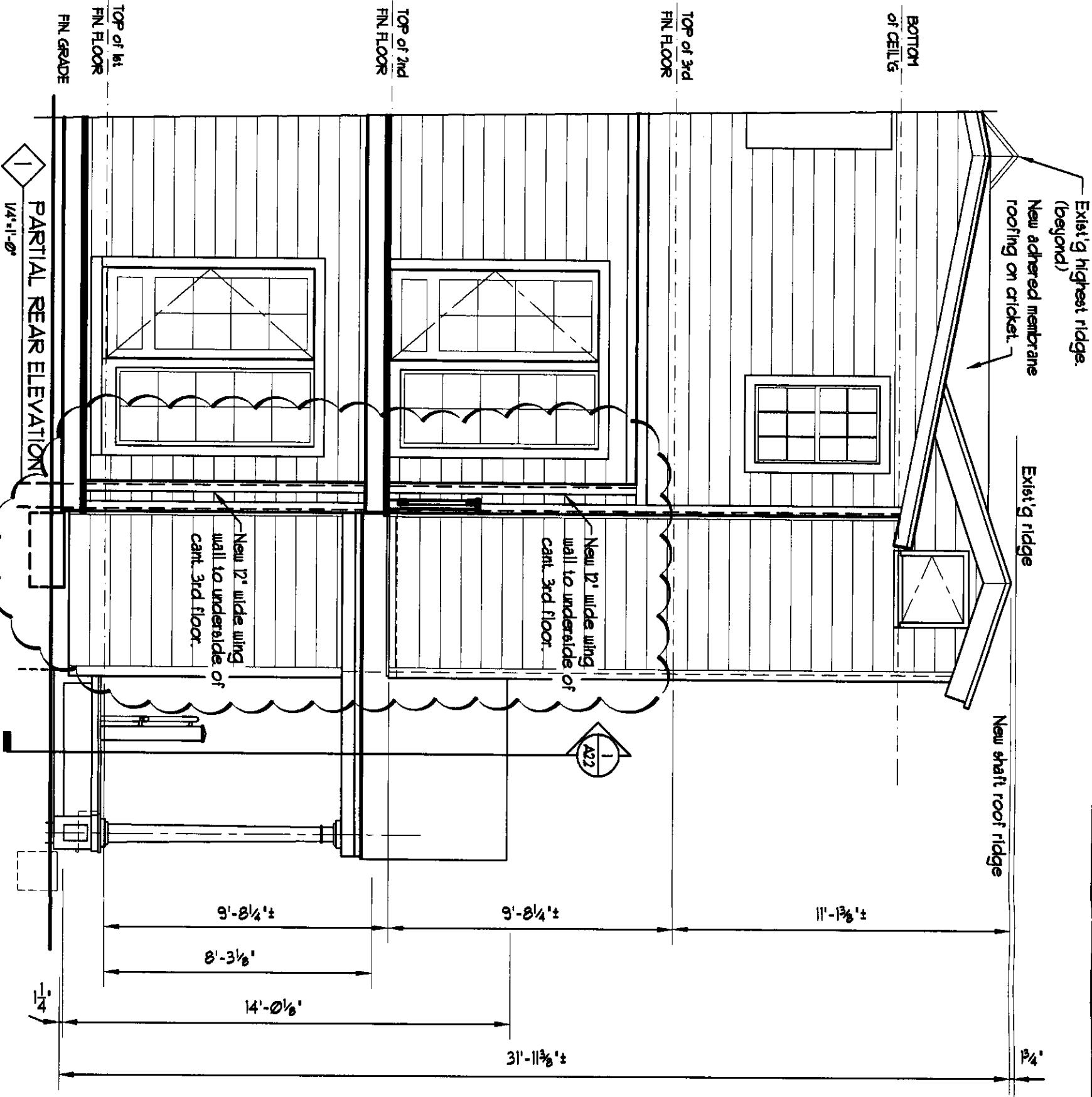
ISSUE DATE:
NOV. 14, 2011

Alt.

A2.0

PROGRESS DATE:
NOV. 11, 2011

FEB 10 2012



PROGRESS DATE:
NOV. 11, 2011

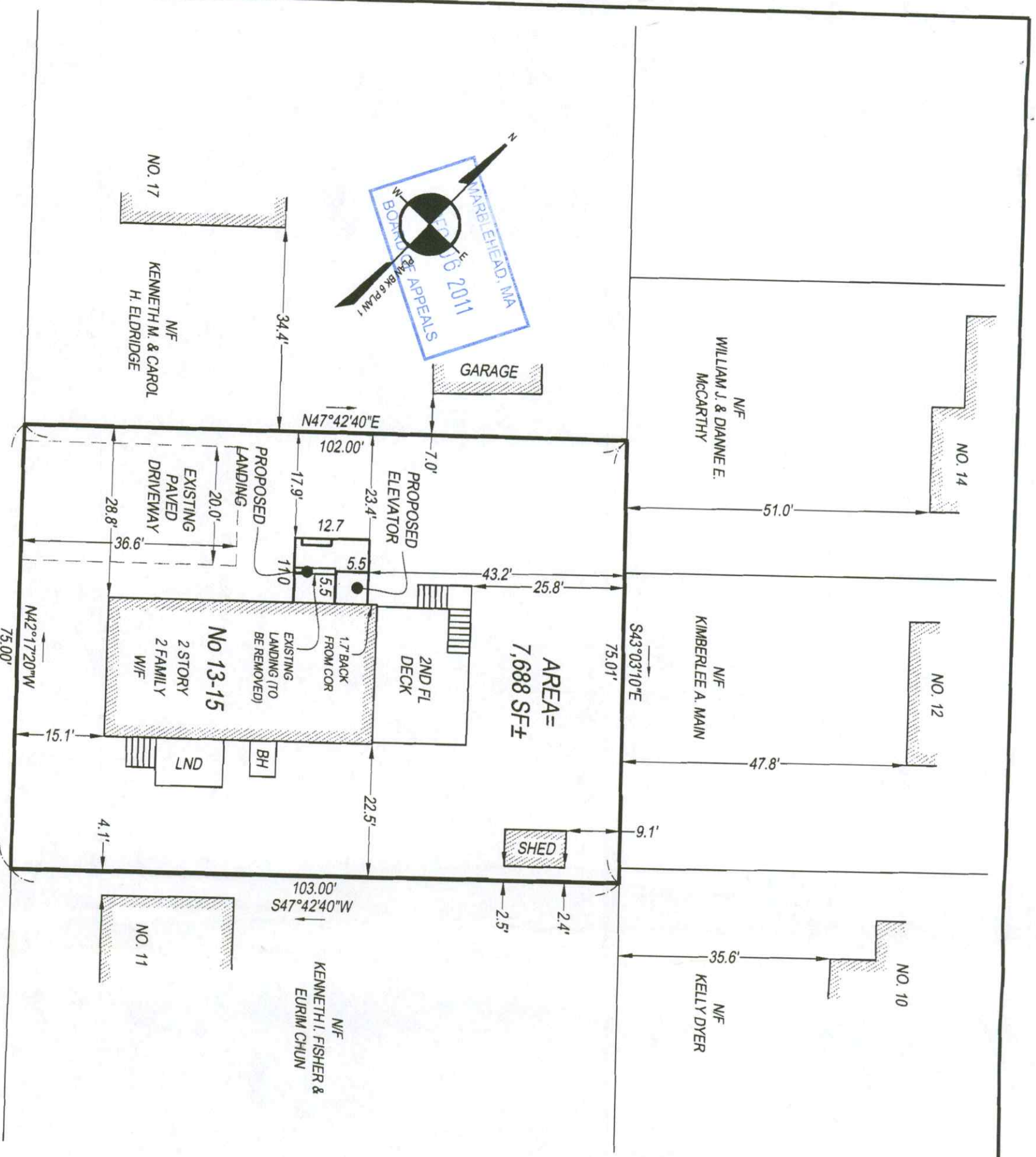
PAUL G. FERMANO, AIA
CONSULTING ARCHITECTS
11 Pritchard Street, Marblehead, MA 01945-2223
Phone: 617-681-0200
e-mail: pfermano@comcast.net

An Elevator Addition for Handicapped Accessibility to -
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13-15 MAVERICK STREET
MARBLEHEAD, MA 01945

PROJECT NO:
11-008

PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

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



MAVERICK STREET
(PUBLIC - 40.0' WIDE)

NOV 09 2011

NOTES
PARCEL ID: 97-4
ZONING DISTRICT: SR

REFERENCES
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

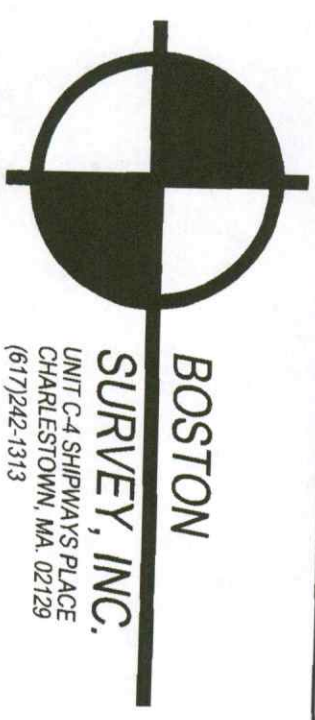
CERTIFICATION
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON OCTOBER 3, 2011 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

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: JUL Y 3, 1985



CERTIFIED PLOT PLAN
LOCATED AT
13-15 MAVERICK STREET
MARBLEHEAD, MA

SCALE: 1 INCH = 20 FEET
DATE: NOVEMBER 4, 2011
PREPARED FOR: ALISON M. BADGER
13-15 MAVERICK STREET
MARBLEHEAD, MA 01945



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

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

Town of Marblehead
Massachusetts
Geographic Information System

13-15 Haverick Street
Proposed HP Elevator Addition



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.

An Elevator Addition for Handicapped Accessibility to -

Badger Residence

13-15 MAVERICK STREET
MARBLEHEAD, MA 01945

PROJECT NO:
11-008



PAUL G. FERRARO, Architect
CONSULTING ARCHITECTS

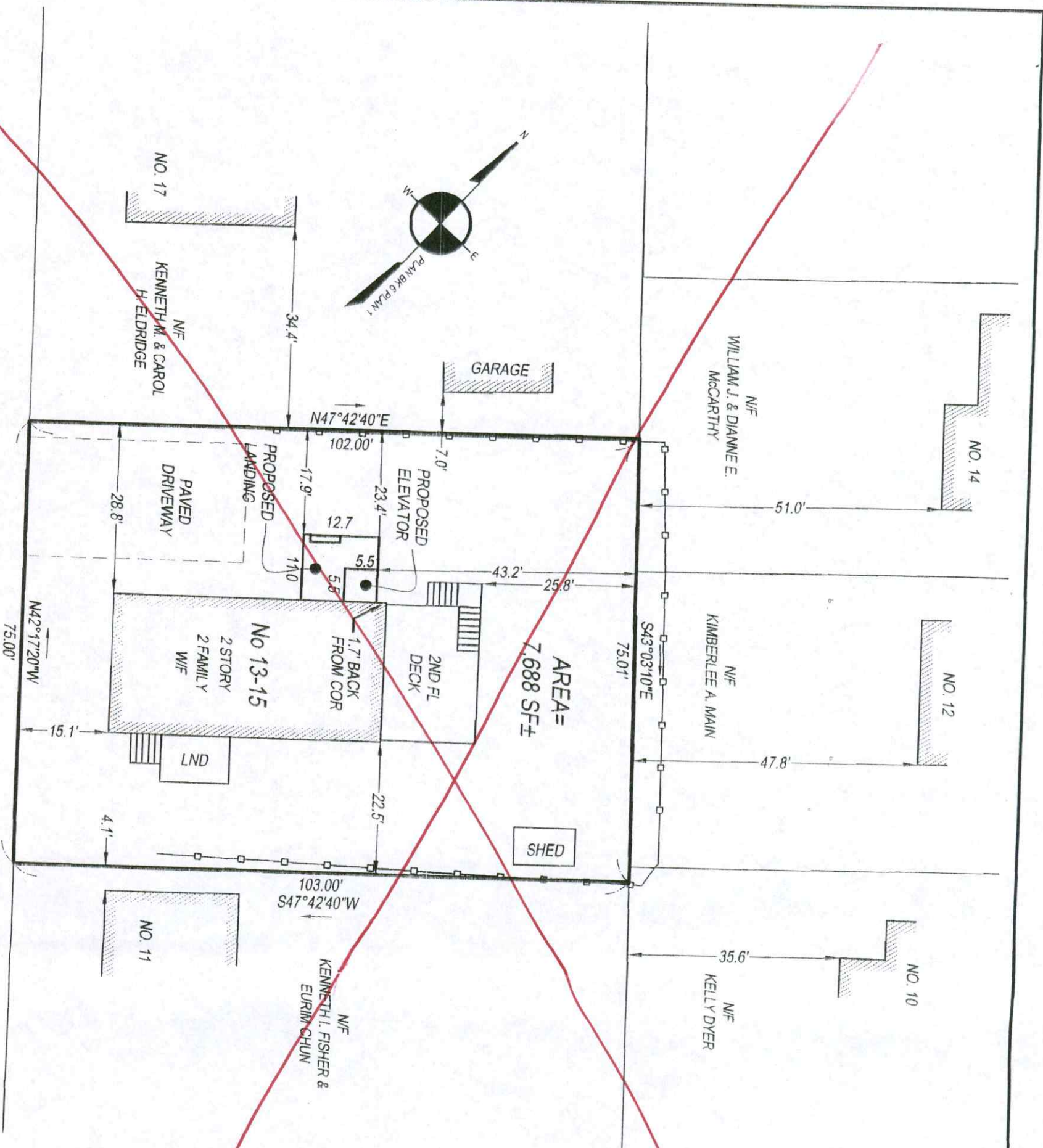
11 Prince Street, Marblehead, MA 01945-2223
Phone 781-631-0508
e-mail pferraro@comcast.net

ISSUED FOR ZONING BOARD APPROVAL and PERMITTING

ISSUE DATE: OCTOBER 25, 2011

NOV 01 2011





NOTES

PARCEL ID: 97-4

REFERENCES

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

SPECEDED

FIELD BOOK	PAGE	INSP. 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" (NOT IN FLOOD).
MAP NO. 2500910003B
EFFECTIVE DATE: JULY 3, 1985



CERTIFIED PLOT PLAN

LOCATED AT

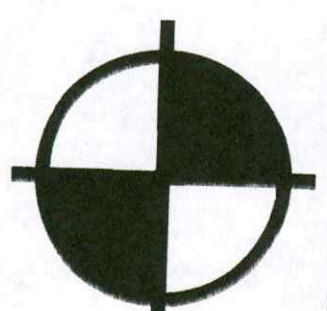
13-15 MAVERICK STREET
MARBLEHEAD, MA

SCALE: 1 INCH = 20 FEET

DATE: OCTOBER 27, 2011

PREPARED FOR:

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



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

NOV 01 2011

JOB # 11-00622

FILE # 11-00622 - 10/04/11



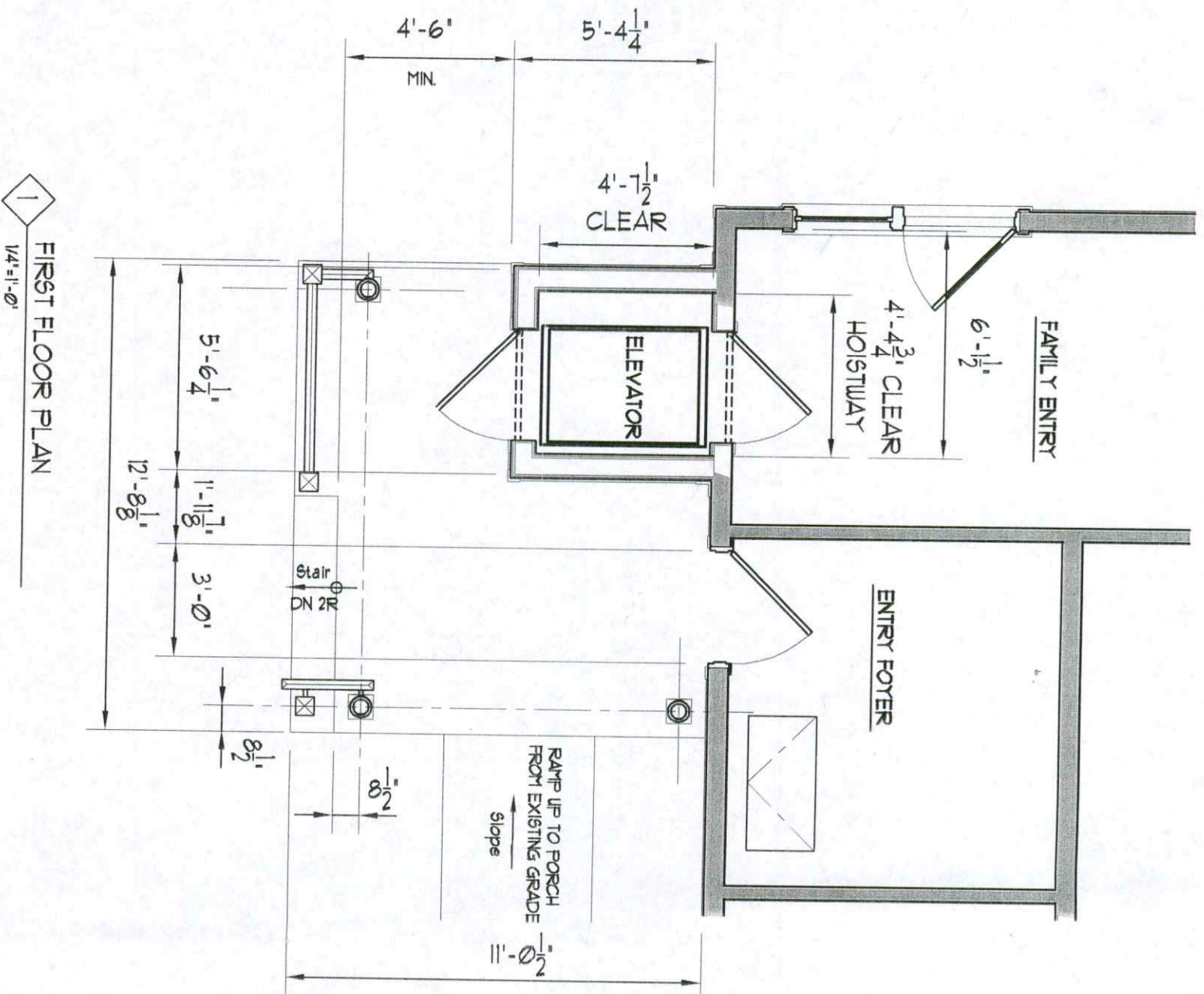
An Elevator Addition for Handicapped Accessibility to -
Badger Residence
 13-15 MAVERICK STREET
 MARBLEHEAD, MA 01945
 PROJECT NO: 11.008

ISSUED FOR ZONING BOARD APPROVAL AND PERMITTING

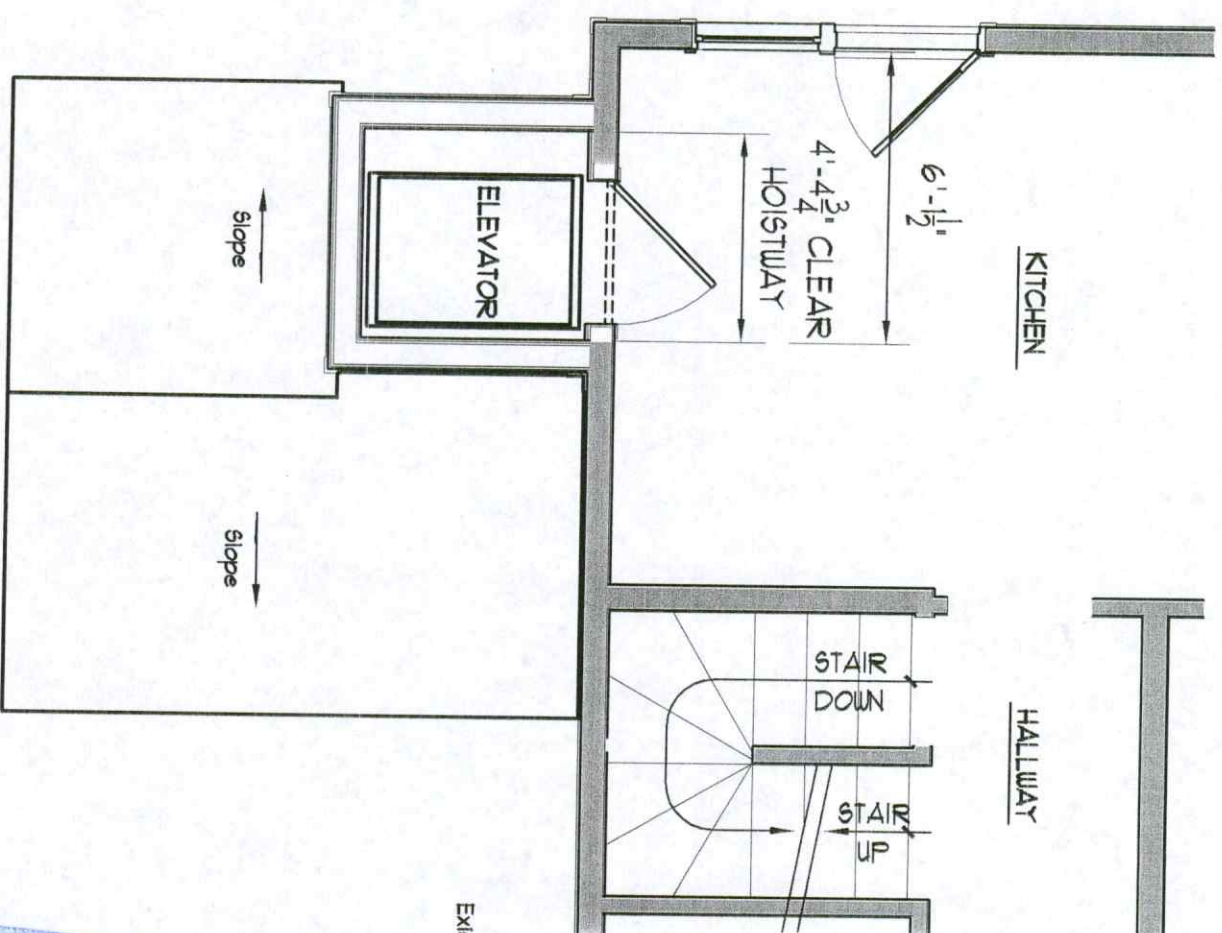
PROPOSED FIRST & SECOND FLOOR PLANS

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

A1.0



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



2 SECOND FLOOR PLAN
1/4" = 1'-0"

MARBLEHEAD, MA
DEC 06 2011
BOARD OF APPEALS

NOV 01 2011

ISSUE DATE:
OCTOBER 25, 2011

EX.2

EXISTING THIRD FLOOR & ROOF PLANS

ISSUED FOR ZONING BOARD APPROVAL AND PERMITTING

ISSUE DATE:
OCTOBER 25, 2011

NOV 0 1 2011

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

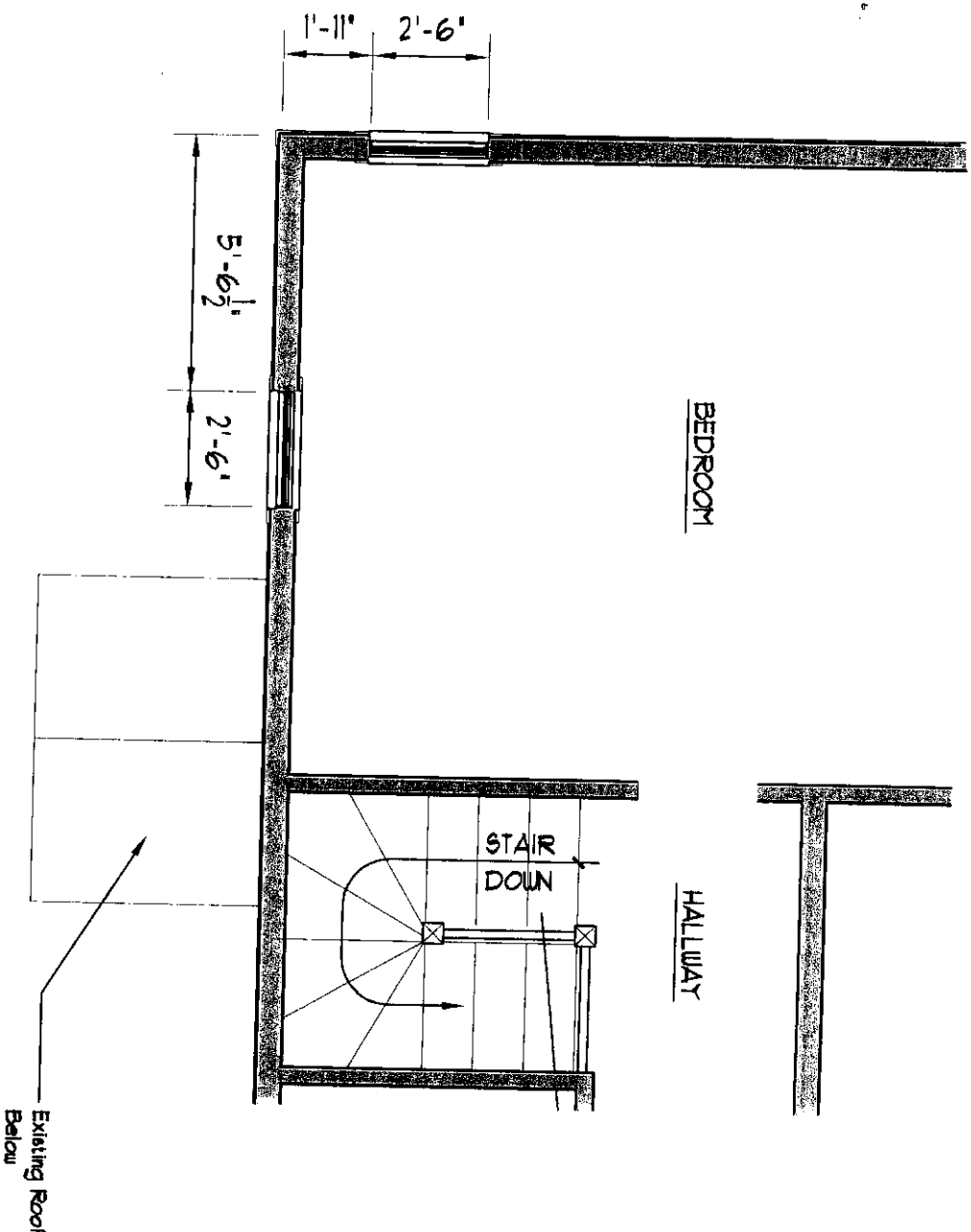
An Elevator Addition for Handicapped Accessibility to -
Badger Residence
13-15 MAVERICK STREET
MARBLEHEAD, MA 01945

PROJECT NO:
11-008

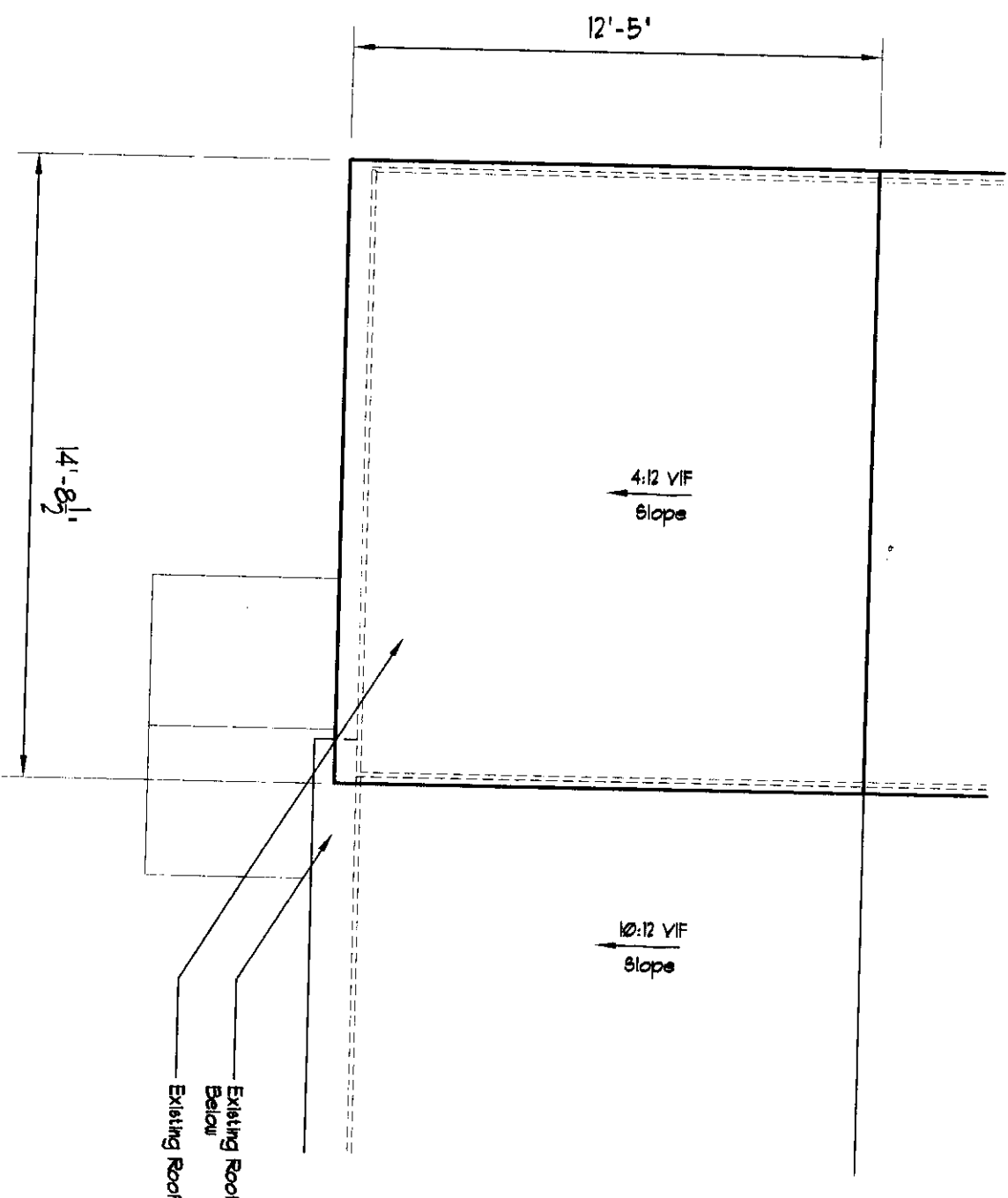
PAUL G. FERMANO, AIA
CONSULTING ARCHITECTS
11 Prince Street, Marblehead, MA 01945-2225
Phone: 781-631-0500
e-mail: pfermano@comcast.net

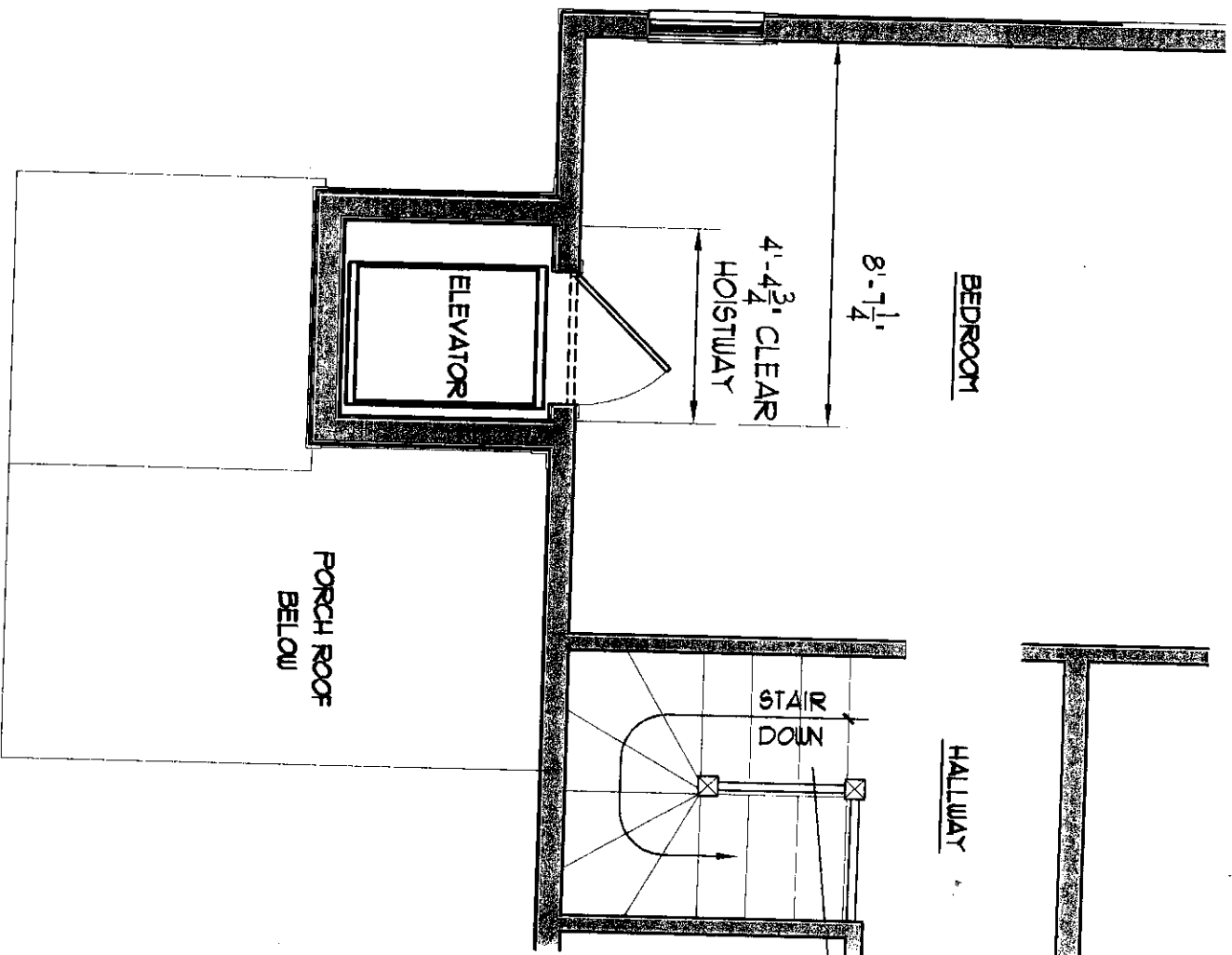


1 THIRD FLOOR PLAN
1/4" = 1'-0"

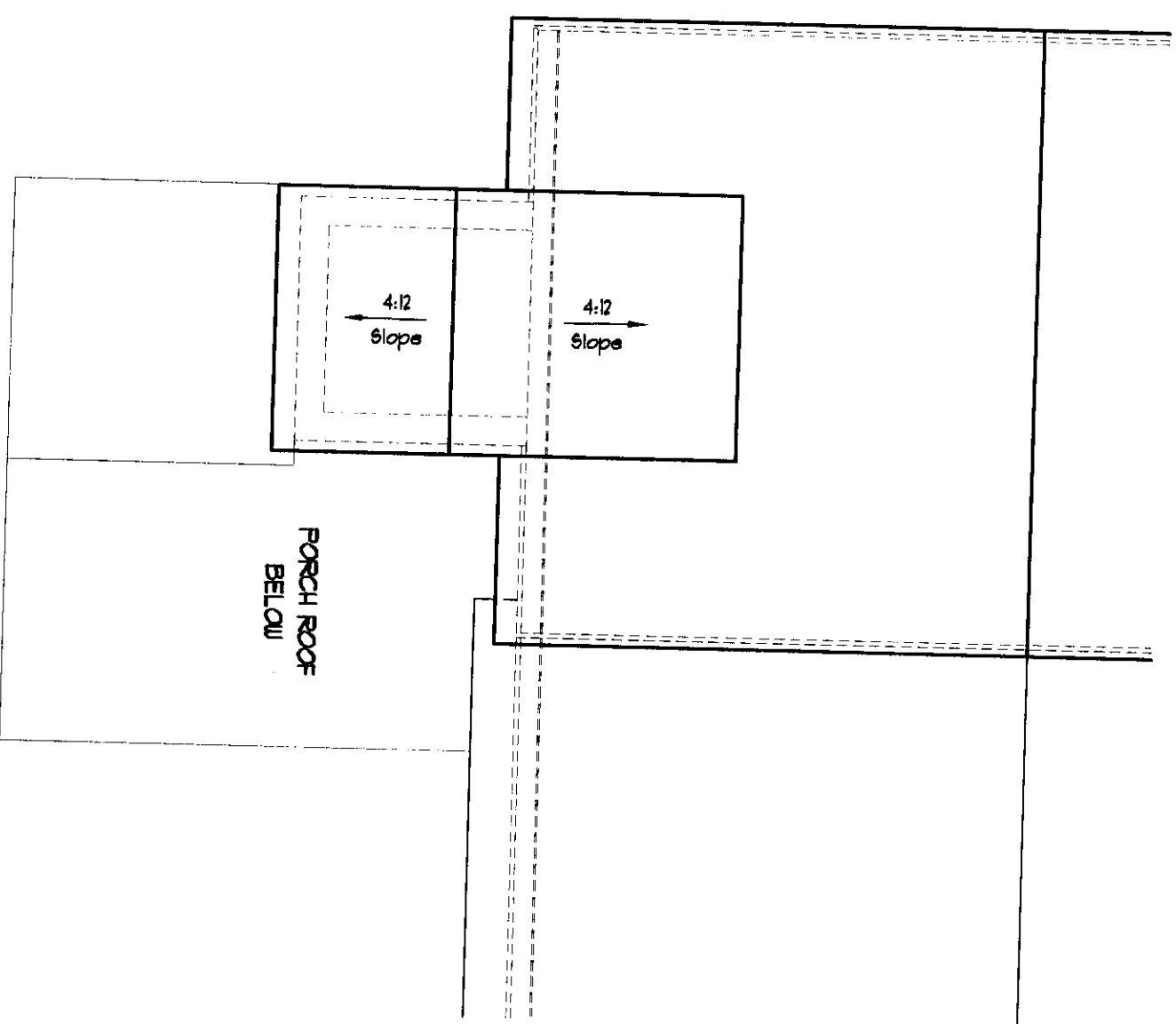


2 ROOF PLAN
1/4" = 1'-0"





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

A11

PAUL G. FERRARO, AIA
CONSULTING ARCHITECTS

11 Pines Street, Harborland, MA 01945-2223
Phone: 781-631-0508
e-mail: pferraro@comcast.net

An Elevator Addition for Handicapped Accessibility to -

Badger Residence

13-B MAVERICK STREET
MARBLEHEAD, MA 01945

PROJECT NO:
11-008

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

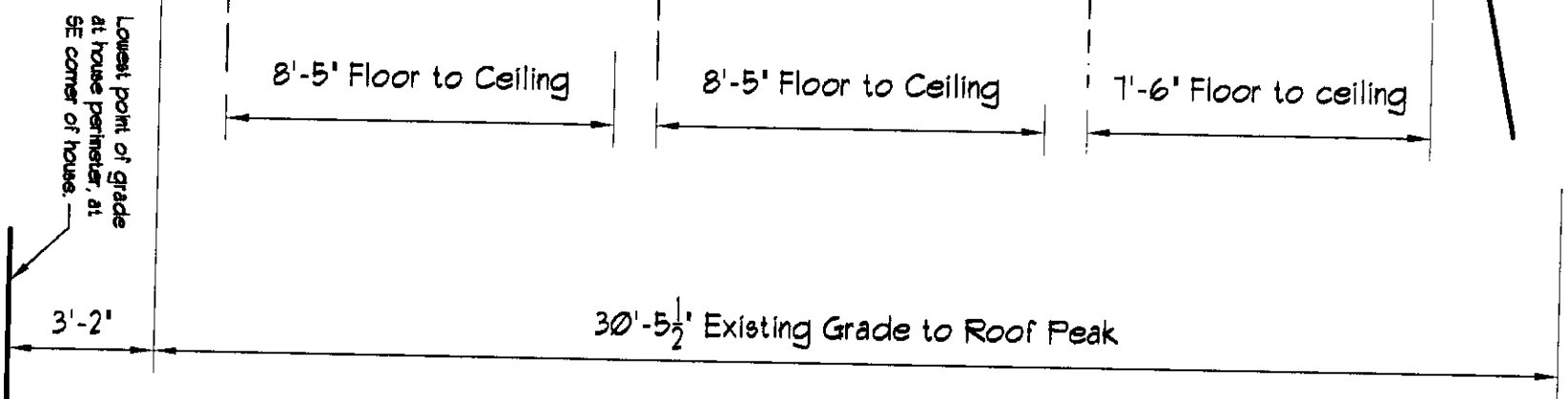
ISSUE DATE:
OCTOBER 25, 2011

EX.3

ISSUE DATE:
OCTOBER 25, 2011

NOV 9 2 2011

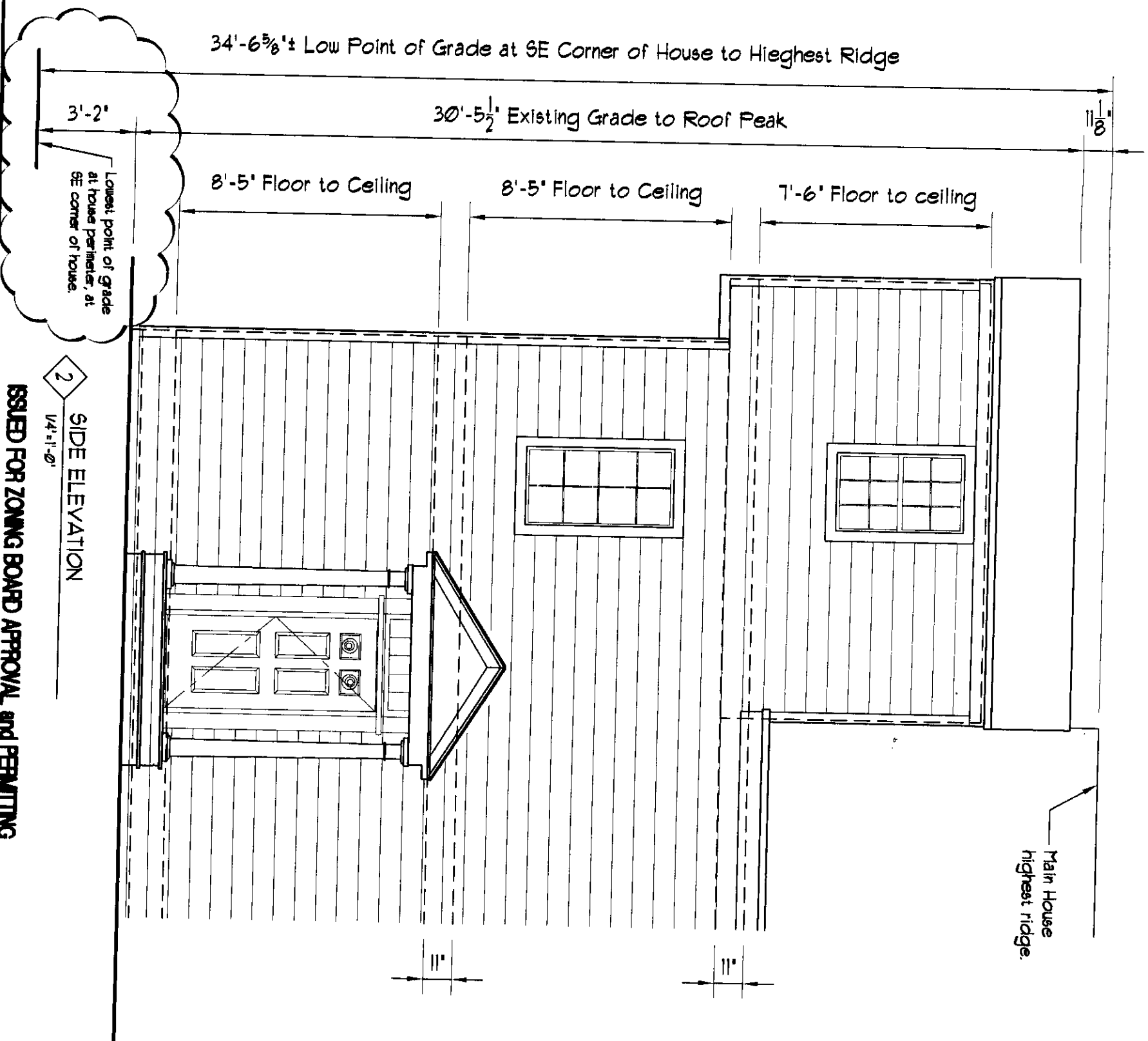
1
1/4" = 1'-0"
PARTIAL FRONT ELEVATION



EXISTING FRONT and
SIDE ELEVATIONS

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

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



ISSUED FOR ZONING BOARD APPROVAL and PERMITTING

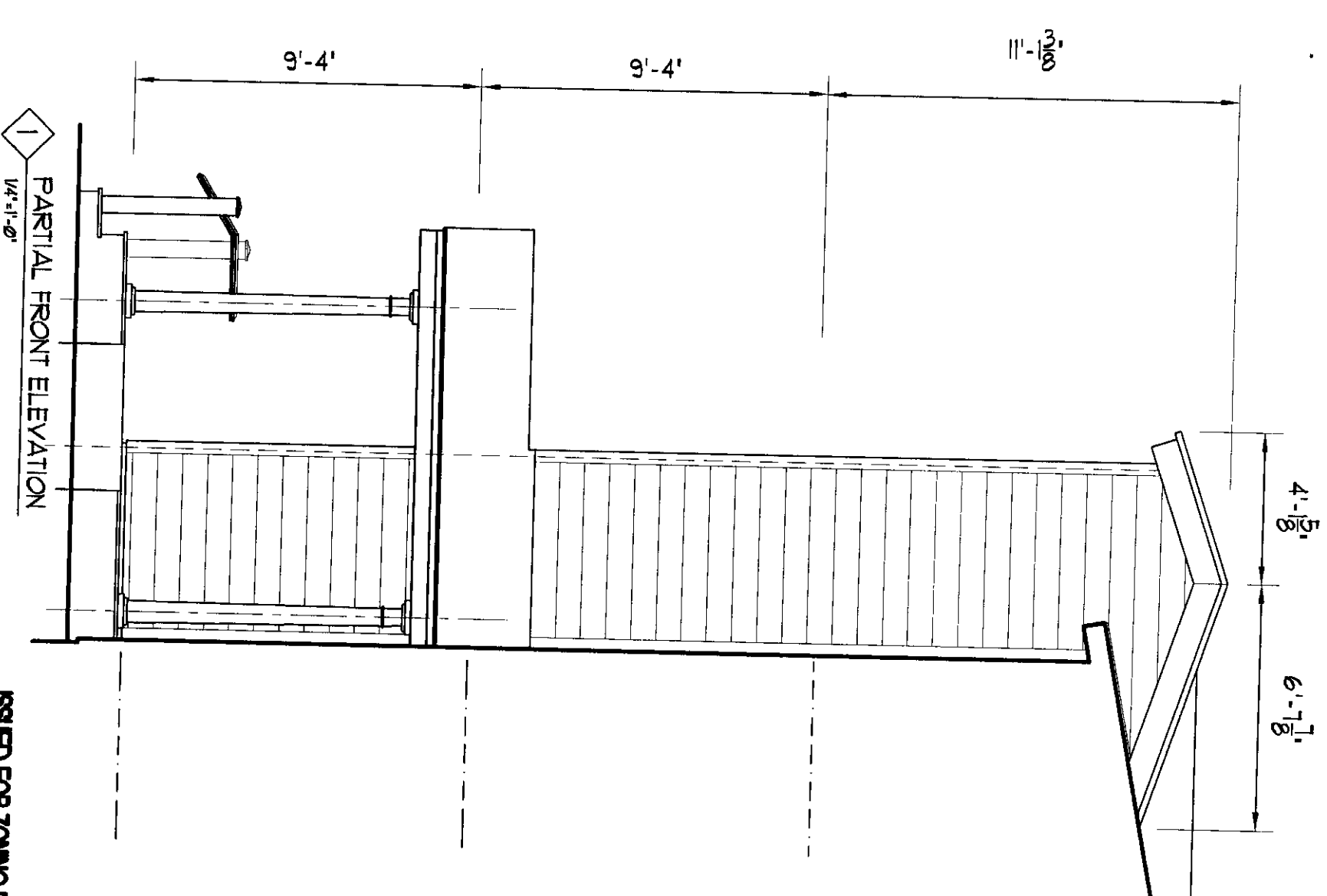
An Elevator Addition for Handicapped Accessibility to -

Badger Residence

13-15 MAVERICK STREET
MARBLEHEAD, MA 01945

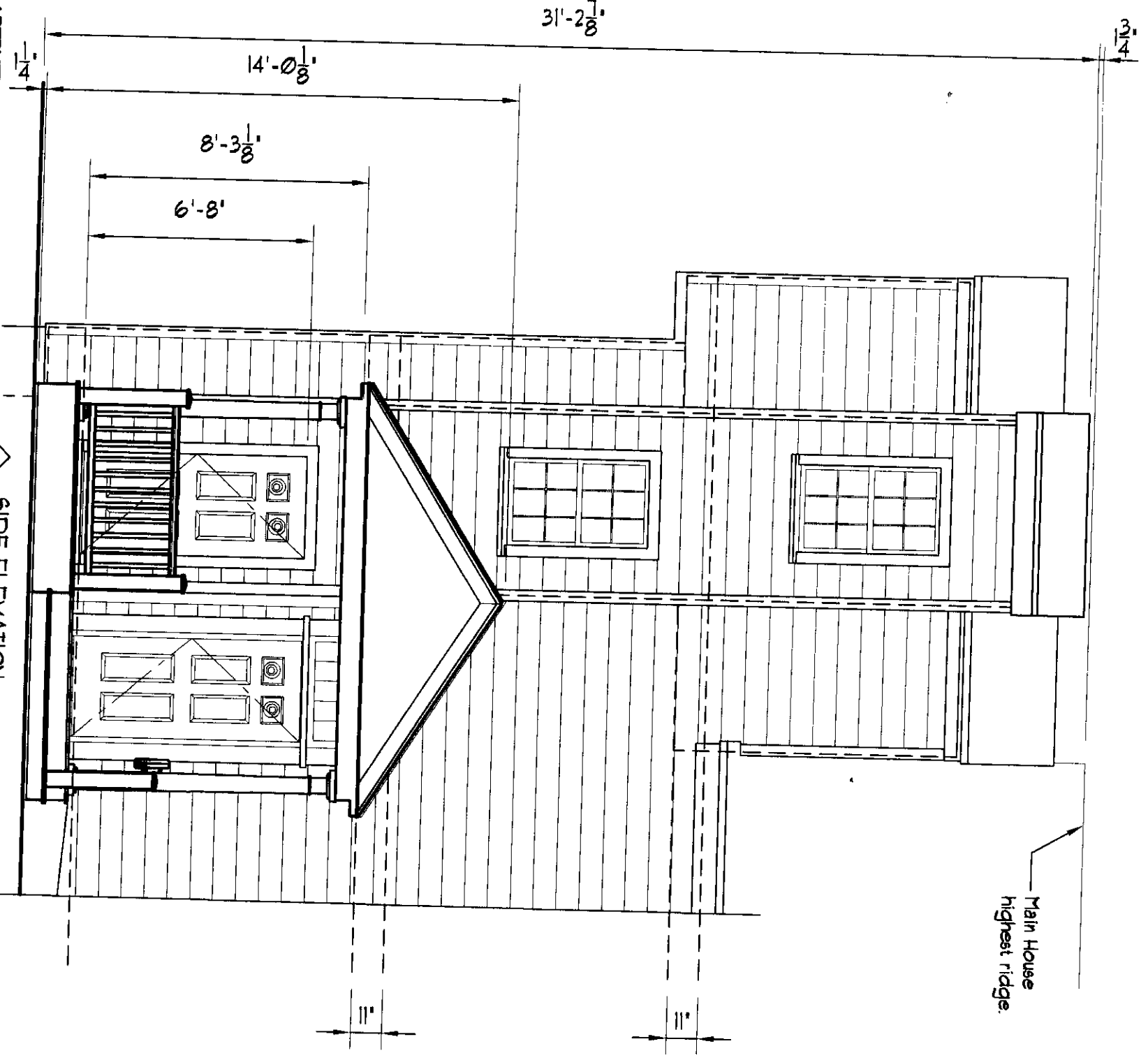
PROJECT NO:
11-008

PAUL G. FERNANO, AIA
CONSULTING ARCHITECTS
11 Prince Street, Marblehead, MA 01945-2223
Phone 781-631-0908
pfernano@comcast.net



1
1/4" = 1" = 0"

ISSUED FOR ZONING BOARD APPROVAL AND PERMITTING



2
1/4" = 1" = 0"

Main House
highest ridge.

PAUL G. FERRARO, AIA
CONSULTING ARCHITECTS
11 Prince Street, Marblehead, MA 01945-2223
Phone 781-631-6506
e-mail paul@paulgferro.com

An Elevator Addition for Handicapped Accessibility to -
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13-15 MAVERICK STREET
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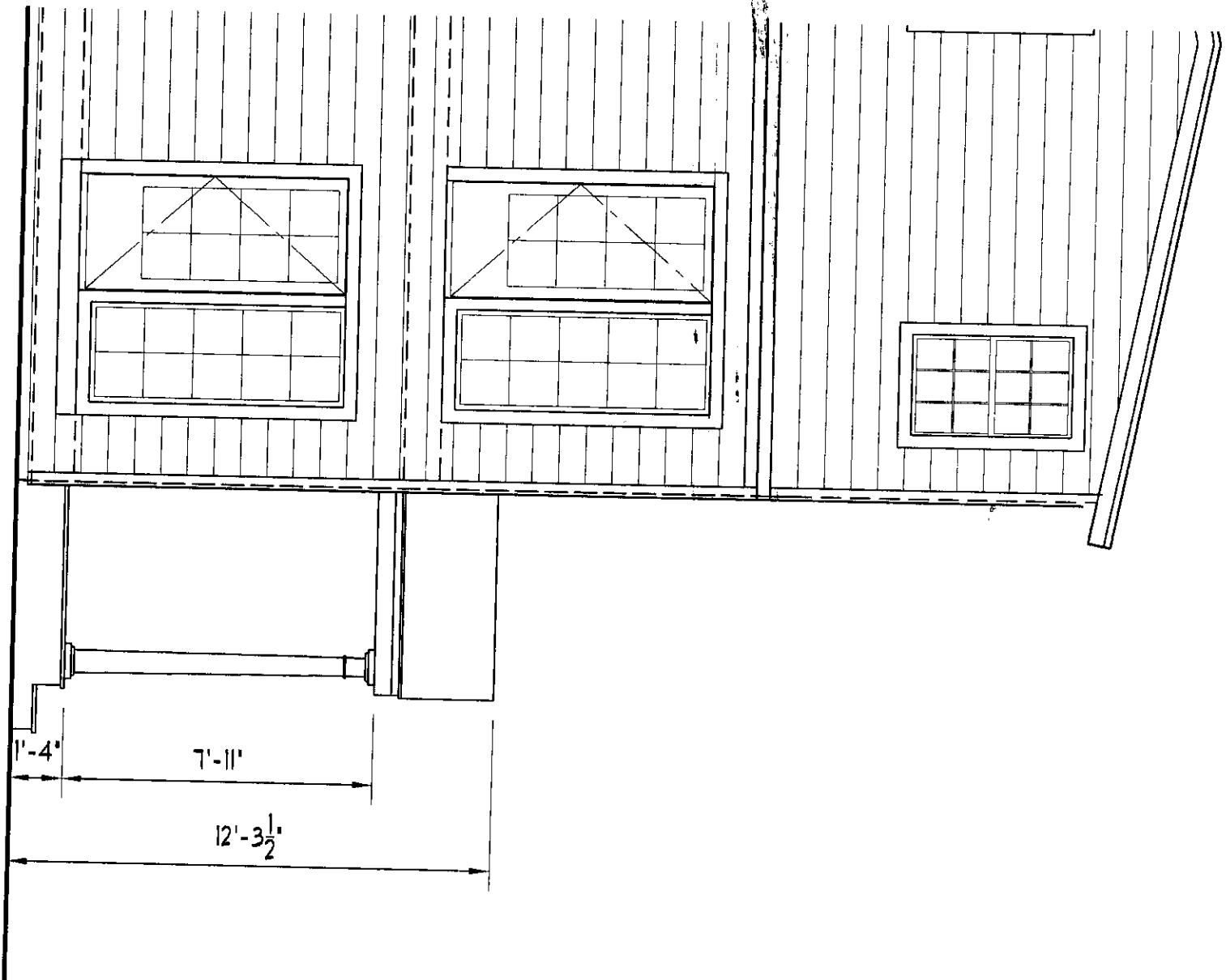
PROJECT NO:
11-008

PROPOSED PARTIAL FRONT
AND LEFT SIDE ELEVATIONS
SCALE: 1/4" = 1" = 0"

A2.0

ISSUE DATE:
OCTOBER 25, 2011

NOV 2 2011



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

EX.4

ISSUE DATE:
OCTOBER 25, 2011

NOV 9 1 2011

EXISTING REAR
ELEVATION

SCALE: 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

PAUL G. FERNANDO AIA
CONSULTING ARCHITECTS

11 Prince Street, Marblehead, MA 01945-2223
Phone 781-631-0520
e-mail paul@pfernando.com



Existing highest ridge.
(beyond)
New adhered membrane
roofing on cricket.

6'-7 $\frac{7}{8}$ "

4'-5 $\frac{5}{8}$ "

3'-4"

11'-2 $\frac{3}{8}$ "

9'-4"

31'-2 $\frac{7}{8}$ "

9'-4"

8'-3 $\frac{1}{8}$ "

14'-0 $\frac{1}{8}$ "

1 REAR ELEVATION
1/4" = 1'-0"

ISSUED FOR ZONING BOARD APPROVAL AND PERMITTING

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

PAUL G. FERNANDO, AIA
CONSULTING ARCHITECTS

11 Pines Street, Northfield, MA 01060-2223
Phone 781-631-0500
e-mail paul@pcacma.net

An Elevator Addition for Handicapped Accessibility to -

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13-15 MAVERICK STREET
MARBLEHEAD, MA 01945

PROJECT NO:
11-008

PROPOSED PARTIAL
REAR ELEVATION

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

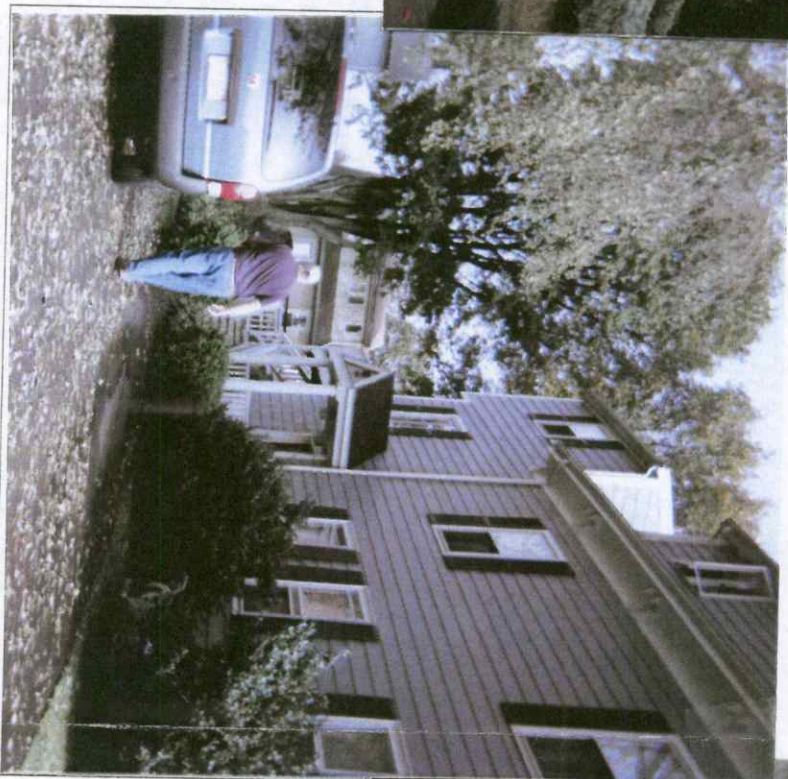
A2.1

ISSUE DATE:
OCTOBER 25, 2011

NOV 1 2 2011



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.



CLOSE-UP OF PROPOSED
ELEVATOR LOCATION.

ISSUED FOR ZONING BOARD APPROVAL and PERMITTING

EXISTING DRIVEWAY SIDE AND REAR PHOTOS



PAUL G. FERMANO, AIA
CONSULTING ARCHITECTS
11 Prince Street Marblehead, MA 01945-2223
Phone 781-631-0508
e-mail paul@pgfarchitect.com

An Elevator Addition for Handicapped Accessibility to -
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MARBLEHEAD, MA 01945

PROJECT NO:
11-008

SCALE: NONE

EX.5

NOV 0 1 2011
ISSUE DATE:
OCTOBER 25, 2011