

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address	405 Ocean Avenue	Map(s) / Parcel(s)	921 - 3
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<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	79500	79500
Area of features		
footprint of accessory building(s)	170 SF	170 SF
footprint of building	3358 SF	3358 SF
footprint of deck(s), porch(es), step(s), bulkhead(s)	1956 SF	2240 SF
number of required parking spaces <u>2</u> x (9'x18' per space)	324 SF	324 SF
area of pond(s), or tidal area(s) below MHW	0 SF	0 SF
other areas (explain) _____	0	0 SF
Sum of features = B	5808	6092 SF
NET OPEN AREA (NOA) = (A - B)	73692 SF	73408 SF
<u>GROSS FLOOR AREA (GFA)</u>		
accessory structure(s)	170	170
basement or cellar (area > 5' in height)	3296 SF	3296 SF
1st floor (12' or less in height) <u>NOTE:</u> [for heights exceeding	2072 SF	2072 SF
2nd floor (12' or less in height) 12' see definition	1444 SF	1444 SF
3rd floor (12' or less in height) of STORY ~200-7]	900 SF	900 SF
4th floor (12' or less in height)	0	0
attic (area > 5' in height)	0	0
area under deck (if > 5' in height)	1040 SF	1162 SF
roofed porch(es)	358 SF	1433 SF
Gross Floor Area (GFA) = sum of the above areas	9280 SF	10477 SF

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	= <u>1197 SF</u>
<u>Percent change in GFA</u> = (proposed total change in GFA / existing GFA) x 100	= <u>12.90 %</u>
<u>Existing Open Area Ratio</u> = (existing NOA / existing GFA)	= <u>7.94</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA / proposed GFA)	= <u>7.01</u>

This worksheet applies to the following plan(s):	1. plan by/dated <u>Bosworth Architect LLC</u> 12-Aug-25 2. plan by/dated <u>North Shore Survey</u> 3. plan by/dated _____
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Building Official _____	Date _____
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