



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

RECEIVED
MARBLEHEAD
TOWN CLERK

2023 MAR -1 AM 11:00
Town Clerk

Project Address 10 PITMAN ROAD

Assessor Map(s) 154

Parcel Number(s) 21

OWNER INFORMATION

Signature _____ date _____

Name (printed) BRENDT AND KERRY D'ORIO

Address 10 PITMAN ROAD

Phone Numbers: home 781-771-0960

work _____

E-mail bdorio@hansen1909.com

fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Anthony Roossien date 2/22/23

Name (printed) ANTHONY ROOSSIEEN, RA, LEED AP

Address 1 COPPER BEECH LN, NANTUCKET, MA 01908

Phone Numbers: home 617-233-9991

work _____

E-mail tony@roossienarchitects.com

fax _____

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

THE PROJECT CONSISTS OF REMOVING THE ROOF OVER THE GARAGE
AND REBUILDING A NEW ROOF TO MATCH THE EXISTING HOUSE ROOF. IT IS A
SINGLE FAMILY DWELLING WITH EXISTING LESS THAN REQUIRED LOT AREA.
FRONTAGE, SIDE YARD SETBACK. THE NEW CONSTRUCTION WILL BE IN THE SIDEYARD
SETBACK.

- 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] 2-22-23

2. Town Clerk's stamp (upper right corner)

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 10 PITMAN ROAD Map(s) / Parcel(s) 159/21

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 X No _____ (explain) _____

PROPOSED CHANGE OF USE

No X Yes _____ (explain) _____

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

EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)

- X Lot Area - Less than required (§200-7 and Table 2)
____ Lot Width - Less than required (§200-7)
X 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)
X 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)
X 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 _____	No <u>X</u>
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes _____	No <u>X</u>

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

Yes X No _____ (explain) _____

Building Official [Signature] Date 2-22-23

**Town of Marblehead
ZBA-APPLICATION**

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Revision Date: 12-02-2020

Project Address 10 PITMAN ROAD

Map(s) / Parcel(s) 154/21

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

Area of features

footprint of accessory building(s)

footprint of building

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

number of required parking spaces _____ x (9' x 18' per space)

area of pond(s), or 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 §200-7]

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

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

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) = 1.86 %

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

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

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= 55

= 2.11

= 2.07

This worksheet applies 1. plan by/dated Nº SHORE SURVEY 2-24-23
to the following plan(s): 2. plan by/dated ANTHONY ROSSIEN ARCHITECT. 2-22-23
3. plan by/dated _____

Building Official _____

Date 3-1-23