



TOWN SEAL

tel: 781-631-1529

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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

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Town Clerk

Project Address 13 MONROE ROAD

Assessor Map(s) 47 Parcel Number(s) 16

### OWNER INFORMATION

Signature [Signature] date 4/25/22

Name (printed) JAMES AND SUSAN SUMMERS

Address 13 MONROE ROAD MHD, MA, 01945

Phone Numbers: home 617-412-7331 work SAME

E-mail jhs626@GMAIL.COM fax NA

### APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature ROBERT ZARELLI ARCHITECT date 5-16-2022

Name (printed) ROBERT ZARELLI ARCHITECT

Address 66 WASHINGTON ST MHD, MA, 01945

Phone Numbers: home 781-383-1033 work SAME

E-mail Bob@ROBERTZARELLI fax NA  
ARCHITECT

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

THE PROJECT CONSISTS OF EXPANDING AN EXISTING  
DECK OF 120 S.F. TO 234 S.F.

RELIEF IS REQUESTED FOR LESS THAN REQUIRED  
FRONT YARD SET BACK

- 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] 6-1-2022

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

View Bylaws - (Chapter 200, Zoning) - online at: [www.marblehead.org/](http://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 13 MONROE ROAD Map(s) / Parcel(s) 47/16

**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"/>

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

Building Official [Signature]

Date 6-1-2022

**Town of Marblehead  
ZBA-APPLICATION**

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Revision Date: 12-02-2020

Project Address 13 MONROE RD.

Map(s) / Parcel(s) 47/16

**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)

number of required parking spaces 2 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) x 100

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

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

This worksheet applies 1. plan by/dated PARSONS + FAIA INC. SURVEY.

to the following plan(s): 2. plan by/dated RZA - ARCHITECT -

3. plan by/dated \_\_\_\_\_

Building Official \_\_\_\_\_

Date 6-1-2022

**EXISTING**

**PROPOSED**

11,890 SF

11,890 SF

- 0 -

- 0 -

1,774 SF

1,888 SF

10 SF

10 SF

360 SF

360 SF

- 0 -

- 0 -

NA

NA

2,174 SF

2,288

9,716 SF

9,602

- 0 -

- 0 -

1,008 SF

1008 SF

1,774 SF

1,888 SF

1,008 SF

1,008 SF

NA

NA

NA

NA

550 SF

550 SF

- 0 -

- 0 -

- 0 -

- 0 -

4340 SF

4454 SF

114 SF

114 SF

2.62 %

2.62 %

2.23

2.23

2.15

2.15

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