



TOWN SEAL

tel: 781-631-1529

fax: 781-631-2617

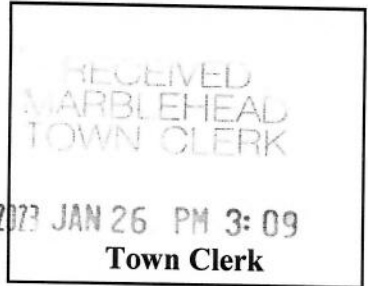
Revision Date: 12-02-20

Town of Marblehead ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

PAGE 1 of 3



Project Address 16 Washington Square.

Assessor Map(s) 132 Parcel Number(s) 9

OWNER INFORMATION

Signature _____ date _____

Name (printed) Jeffry Flowers and Laurie Flowers

Address 16 Washington Square, Marblehead, MA 01945

Phone Numbers: home 781-929-5721 work _____

E-mail lflowers@flowersinc.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 1/25/2023

Name (printed) Jeffry Flowers and Laurie Flowers

Address c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home _____ work 781-631-7808

E-mail lynch@marbleheadlaw.com fax _____

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

Special Permit to construct a shed on a lot with less than the required side yard and rear yard setbacks with a prior Special Permit condition of no new additions.

- 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] 1-25-23

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 16 Washington Square

Map(s) / Parcel(s) 132/9

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 checked="" type="checkbox"/>	No <input 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 _____

Date 1-25-23

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

Project Address 16 Washington Square

Map(s) / Parcel(s) 132/9

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	11,625	11,625
Area of features		
footprint of accessory building(s)	0	80.30
footprint of building	1,887	1,887
footprint of deck(s), porch(es), step(s), bulkhead(s)	549	549
number of required parking spaces <u>2</u> x (9' x 18' per space)	324	324
area of pond(s), or tidal area(s) below MHW	0	0
other areas (explain) _____	0	0
Sum of features = B	2,760	2,840.30
Net Open Area (NOA) = (A - B)	8,865	8,784.70

GROSS FLOOR AREA (GFA)

accessory structure(s)	0	80.30
basement or cellar (area >5' in height)	1,560	1,560
1st floor (12' or less in height) NOTE: [for heights exceeding	1,887	1,887
2nd floor (12' or less in height) 12' see definition	1,599	1,599
3rd floor (12' or less in height) of STORY §200-7]	887	887
4th floor (12' or less in height)	0	0
attic (area >5' in height)	101	101
area under deck (if >5' in height)	61	61
roofed porch(es)	189	189
Gross Floor Area (GFA) = sum of the above areas	6,284	6,364.3

Proposed total change in GFA = (proposed GFA - existing GFA) = 80.30

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = .013 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1:1.50

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1: 1.38

This worksheet applies 1. plan by/dated MMO Designs/ 7/1/2022
 to the following plan(s): 2. plan by/dated North Shore Survey/ 12/12/2022
 3. plan by/dated _____

Building Official _____

Date 1-25-23

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