



TOWN SEAL  
tel: 781-631-1529

fax: 781-631-2617

Revision Date: 12-14-15

# Town of Marblehead ZONING BOARD OF APPEALS

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

2021 APR -8 AM 9:00

## ZBA APPLICATION

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Town Clerk

Project Address 18 Girdler Rd  
Assessor Map(s) \_\_\_\_\_ Parcel Number(s) 10760

### OWNER INFORMATION

Signature Margaret P. Houghton date 3/24/21  
Name (printed) Joseph + Margaret Houghton  
Address 18 Girdler Rd, Marblehead, MA 01945  
Phone Numbers: home 617-584-5944 work 781-631-9338  
E-mail peggy.houghton@comcast.net

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

Signature \_\_\_\_\_ date \_\_\_\_\_  
Name (printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Numbers: home \_\_\_\_\_ work \_\_\_\_\_  
E-mail \_\_\_\_\_ fax \_\_\_\_\_

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

We would like to put a Reed's Ferry shed on our property on the NW/NE corner of our land. It will be 12'x14'

- 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:
  - o the signed and stamped application (3 pages);
  - o current survey plan (not older than 90 days) as prepared by a Registered Professional Land Surveyor;
  - o the project design plans as required;
  - o 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. Town Clerk's stamp (upper right corner)

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

Town of Marblehead  
**ZBA-APPLICATION**  
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Revision Date: 12-14-2015

Project Address 18 GIRDLER RD Map(s) / Parcel(s) 107/6

**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

**CURRENT USE CONFORMS TO ZONING** (Article IV, Table I)

Yes X No \_\_\_\_\_ (explain) \_\_\_\_\_

**PROPOSED CHANGE OF USE**

No X Yes \_\_\_\_\_ (explain) \_\_\_\_\_

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

**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(4) 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)  
X 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(4) 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>✓</u>
Historic District Commission	Yes _____	No <u>✓</u>
Planning Board	Yes _____	No <u>✓</u>

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

Yes ✓ No \_\_\_\_\_ (explain) \_\_\_\_\_

Building Official [Signature] Date 4-7-2024

Town of Marblehead  
**ZBA-APPLICATION**  
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Revision Date: 12-14-2015

Project Address 18 Girdler

Map(s) / Parcel(s) 107/5

**NET OPEN AREA (NOA)**

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**EXISTING**      **PROPOSED**

Lot area = A

8100      8100

Area of features

footprint of accessory building(s)

0      168

footprint of building

1669      1669

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

228      228

number of required parking spaces 2 x (9' x <sup>18</sup>~~20~~ 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

2221      2389

Net Open Area (NOA) = (A - B)

5,879      5,711

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

0      168

basement or cellar (area > 5' in height)

576      576

1st floor (12' or less in height) NOTE: [for heights exceeding

1669      1669

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

805      805

3rd floor (12' or less in height) of STORY §200-7]

0      0

4th floor (12' or less in height)

0      0

attic (area > 5' in height)

0      0

area under deck (if > 5' in height)

0      0

roofed porch(es)

0      0

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

3050      3,218

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

= 168

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100

= 2.85 %

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

= 1.92

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

= 1.77

This worksheet applies 1. plan by/dated REID LAND SURVEYOR 3/23/21  
to the following plan(s): 2. plan by/dated PEG HOUGHTON 3/23/21  
3. plan by/dated \_\_\_\_\_

Building Official [Signature]

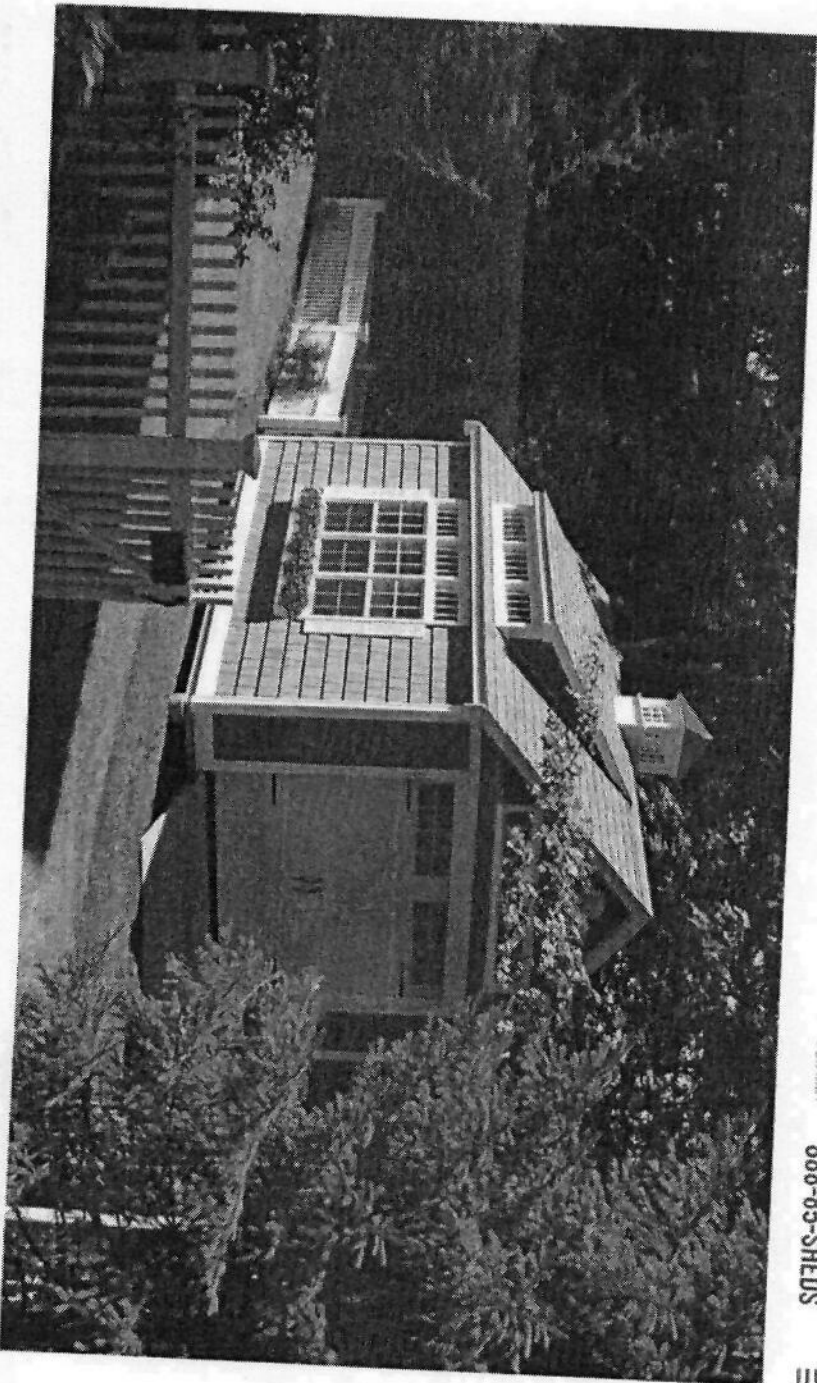
Date 4-7-2021

# Reeds Ferry Sheds

INSTALLED THROUGHOUT NEW ENGLAND

Open Everyday Till 5pm

CONTACT 888-85-SHEDS



## Grand Victorian with Shed Dormer

Tall 7'4" walls and a full-size garage door are standard on the Grand Victorian. The Grand Victorian with Shed dormer has large trimmed windows, extended eave overhangs, a 36" single door on back, and transom windows above the doors and windows. Available in 6 siding types. Sizes range from 12x14 to 14x24.

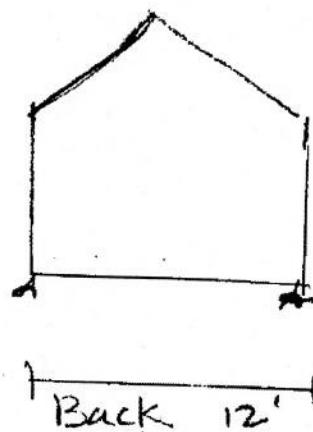
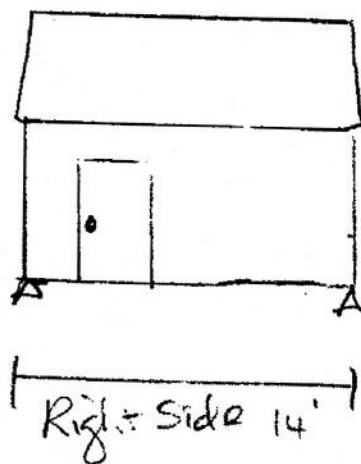
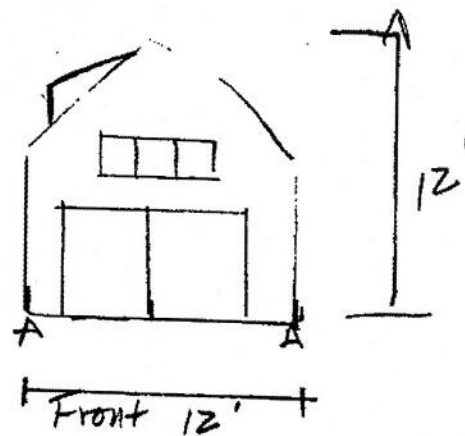
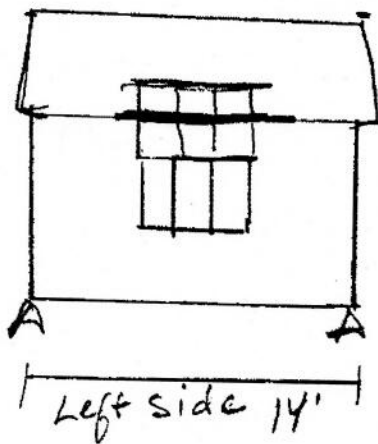
Shown: 12x20 Grand Victorian, white shutters, wedgewood vinyl shakes with bottom frieze trim board trim, white architectural shingles. Optional flower boxes, ramp and 21" copper top cupola.

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For Zoning Board

ORDER ONLINE

CONTACT US

Proposed Shed at 18 Girdler Rd.  
Date: 3/25/21  $\frac{1}{8}" = 1'-0"$



Plans by: Peg Houghton

Reviewed by  
Building Department  
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