



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

PAGE 1 of 3

2022 FEB 17 AM 10:44
Town Clerk

Project Address 1 Story Terrace
Assessor Map(s) 134 Parcel Number(s) 11

OWNER INFORMATION

Signature _____ date 2/14/22
Name (printed) Jeffrey Newman
Address 1 Story Terrace Marblehead, MA 01945
Phone Numbers: home 978-880-4258 work 978-880-4258
E-mail jeffrey.newman1@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 2/14/22
Name (printed) Daniel Ricciarelli
Address 83 North St. Salem, MA 01970
Phone Numbers: home _____ work 978-744-0208
E-mail dricciarelli@saparchitects.com fax _____

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

Reconstruct wood porch & steps at entry. Finish existing rear garage for office space and add a second story on existing footprint. Seeking relief on side yard setback and improved open area but still less than required. Less than required existing: area, rear & side yard and open area.

- 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] 2-16-2022
2. Town Clerk's stamp (upper right corner)

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

Town of Marblehead
ZBA-APPLICATION

Page 2 of 3

Revision Date: 12-02-2020

Project Address 1 Story Terrace Map(s) / Parcel(s) 134/11

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR (U) SU

CURRENT USE (explain) _____

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes X No _____ (explain) _____

PROPOSED CHANGE OF USE

No _____ Yes X (explain) From Office to Mixed use - Office & Residential

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)

_____ 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)

X 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)

X 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 X

Historic District Commission Yes _____ No X

Planning Board Yes _____ No X

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes X No _____ (explain) _____

Building Official _____

Date 2-16-2022

Town of Marblehead
ZBA-APPLICATION

Page 3 of 3

Revision Date: 12-02-2020

Project Address 1 STORY TERRACE

Map(s) / Parcel(s) 134/11

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

3747

3747

Area of features

footprint of accessory building(s)

—

—

footprint of building

1059

1059

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

127

252

number of required parking spaces 11 EXISTING, 3 PROPOSED x (9' x 18' per space)

1782

486

area of pond(s), or tidal area(s) below MHW

—

—

other areas (explain) —

—

—

Sum of features = B

2968

1797

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

779

1950

GROSS FLOOR AREA (GFA)

accessory structure(s)

—

—

basement or cellar (area >5' in height)

869

869

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

1059

1059

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

846

1048

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

524

524

4th floor (12' or less in height)

—

—

attic (area >5' in height)

—

—

area under deck (if >5' in height)

—

—

roofed porch(es)

20

162

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

3318

3662

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

= 344

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

= 10.37 %

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

= 0.23

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

= 0.53

This worksheet applies 1. plan by/dated SEGER ARCHITECTS 11-26-2021
to the following plan(s): 2. plan by/dated HANCOCK SURVEY 2-11-2022
3. plan by/dated —

Building Official [Signature]

Date 2-16-2022