



TOWN SEAL
tel: 781-631-1529

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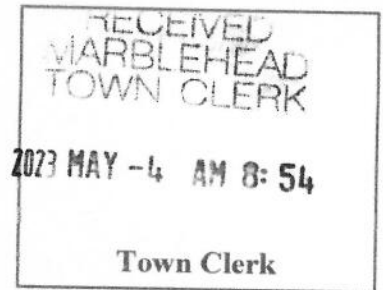
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 21 Washington St, Marblehead MA 01945

Assessor Map(s) 165 Parcel Number(s) 15

OWNER INFORMATION

Signature George Malcolmson date 4/5/2023

Name (printed) George Malcolmson

Address 21 Washington St, Marblehead MA 01945

Phone Numbers: home (203) 494-6231 work

E-mail gmalcolmson@hotmail.com fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Thomas Saltsman date 04/17/2023

Name (printed) Thomas Saltsman

Address 535 Albany St, Boston MA 02118

Phone Numbers: home (617) 293-7419 work

E-mail tom@saltsmanbrenzel.com fax

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

CONSTRUCT AN ADDITION ON AN LOT WITH LESS THAN REQUIRED LOT AREA, SIDE YARD SET BACK, OPEN AREA, AND PARKING. THE NEW ADDITION WILL FURTHER REDUCE THE OPEN AREA AND SIDE 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)

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

5-1-23

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

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

Project Address 21 WASHINGTON ST. Map(s) / Parcel(s) 165/15

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 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 [Signature] Date 5/1/23

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

Project Address 21 Washington St

Map(s) / Parcel(s) 165 / 15

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

3014 SF

3014 SF

Area of features

footprint of accessory building(s)

footprint of building

961 SF

968 SF

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

228 SF

62 SF

number of required parking spaces 2 x (9' x 18' per space)

324 SF

324 SF

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

other areas (explain) _____

Sum of features = B

1513 SF

1354 SF

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

1501 SF

1660 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area >5' in height)

774 SF

968 SF

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

794 SF

958 SF

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

687 SF

864 SF

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)

90 SF

roofed porch(es)

143 SF

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

2488 SF

2790 SF

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

= 302 SF

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

= 12 %

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

= 0.60

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

= 0.59

This worksheet applies 1. plan by/dated SCOTT M. CERRATO PLS 3-28-23

to the following plan(s): 2. plan by/dated SALISMAN BRENZEL 5-1-23

3. plan by/dated _____

Building Official _____

Date 5-1-23

Reviewed by
Building Department
For Zoning Board
Of Appeals