



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

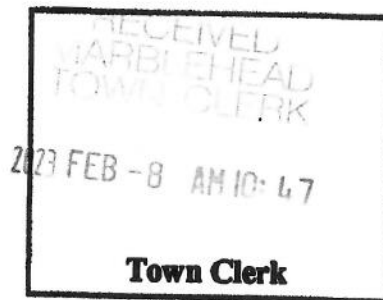
Revision Date: 12-02-20

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 27 Spray Ave, Marblehead, MA 01945

Assessor Map(s) _____ **Parcel Number(s)** 27-26A.0

OWNER INFORMATION

Signature Gary B. Weisberg **date** 2/6/23

Name (printed) Gary Weisberg

Address 27 Spray Ave, Marblehead, MA 01945

Phone Numbers: home 781-424-3256 **work** NA

E-mail Gbweisberg@yahoo.com **fax** NA

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Robert Zarelli **date** _____

Name (printed) Robert Zarelli Architect

Address 66 Washington Street, Marblehead, MA 01945

Phone Numbers: home _____ **work** 781-883-1033

E-mail Bob@robertzarelliarchitect.com **fax** _____

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

Replacement of a blighted accessory pool house in size and scale

EXISTING LOT NON-CONFORMITIES: WIDTH, SIDE + REAR SET BACKS

PROPOSED: SIDE + REAR 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] 2-8-23

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
Page 2 of 3

Revision Date: 12-02-2020

Project Address 27 Spray Ave

Map(s) / Parcel(s) 10-27-26A.0

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 Residence

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) *Accessory BLD only*
- ☒ 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) *Accessory BLD only*
- ☒ 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 checked="" type="checkbox"/> | No <input 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) SURVEY PLAN TO SCALE, BUT PHOTO REDUCED

Building Official



Date 2-8-23

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 27 Spray Ave, Marblehead, MA

Map(s) / Parcel(s) ~~10~~-27-26A.0

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

10,400 sf

10,400 sf

Area of features

footprint of accessory building(s)

180.5 sf

180.5 sf

footprint of building

2016 sf

2016 sf

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

128 sf

128 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

-0-

-0-

other areas (explain) _____

-0-

-0-

Sum of features = B

2648.5 sf

2648.5 sf

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

7751.5

7751.5

GROSS FLOOR AREA (GFA)

accessory structure(s)

180.5 sf

180.5 sf

basement or cellar (area >5' in height)

1440 sf

1440 sf

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

2016 sf

2016 sf

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

1776 sf

1776 sf

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

NA

NA

4th floor (12' or less in height)

NA

NA

attic (area >5' in height)

576 sf

576 sf

area under deck (if >5' in height)

0

0

roofed porch(es)

128 sf

128 sf

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

6116.5 sf

6116.5 sf

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

= -0-

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

= -0-

%

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

= 1.2

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

= 1.2

This worksheet applies 1. plan by/dated PARSONS + FAIA SURVEY 1-31-2023
 to the following plan(s): 2. plan by/dated RZA ARCHITECT 2-8-23
 3. plan by/dated _____

Building Official _____

Date 2-8-23

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