



TOWN SEAL  
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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

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Town Clerk

Project Address 291R (a/k/a 291B) Ocean Avenue, Marblehead, MA 01945  
Assessor Map(s) 912 Parcel Number(s) 28 - 0

### **OWNER INFORMATION**

Signature [Signature] date March 27, 2022  
Name (printed) Robert C. McCann, Trustee of the Rear 291 Ocean Avenue 1992 Realty Trust  
Address McCann & McCann, P.C., 89 Newbury Street, Suite 302, Danvers, MA 01923  
Phone Numbers: home - - work 978-739-8484  
E-mail rmccann@mccannlaw.com fax 978-739-8455

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

Signature [Signature] date March 27, 2022  
Name (printed) Robert C. McCann McCann & McCann, P.C.  
Address 89 Newbury Street, Suite 302, Danvers, MA 01923  
Phone Numbers: home - - work 978-739-8484  
E-mail rmccann@mccannlaw.com fax 978-739-8455

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

SEE ATTACHED DESCRIPTION

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

Reviewed by  
Building Department  
For Zoning Board  
4-27-2022

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

**PROJECT DESCRIPTION & RELIEF REQUESTED**

291R (a/k/a 291B) Ocean Avenue, Marblehead, MA 01945

Robert C. McCann, Trustee of the Rear 291 Ocean Avenue 1992 Realty Trust

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing: (1) the removal of an existing foundation and deck, and (2) the construction of an attached garage, bulkhead, first, second and third floor additions and air conditioning condensers and other miscellaneous additions to a pre-existing non-conforming single-family dwelling having greater than the maximum allowed Height on a Lot which has less than the required Lot Frontage and Lot Width located at **291R (a/k/a 291B) Ocean Avenue** in a **SHORELINE EXPANDED SINGLE RESIDENCE ZONING DISTRICT**. The additions to the dwelling will be constructed partially in the restricted Height area but will not exceed the current maximum Height, will increase the Gross Square Footage by more than the allowed ten (10%) percent, but will otherwise conform to all other Dimensional Regulations.

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

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

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

**No Existing Dimensional Non-Conformities**

**No New Dimensional Non-Conformities**

Yes     X     No     

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

Date 4-27-2022

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

**ZBA-APPLICATION**

Page 3 of 3

Revision Date: 12-02-2020

Project Address 291R (a/k/a 291B) Ocean Avenue, Marblehead, MA 01945 Map(s)/Parcel(s) 912 / 28 - 0**NET OPEN AREA (NOA)****EXISTING****PROPOSED**

Lot area = A

68,00068,000**Area of features**

footprint of accessory building(s)

00

footprint of building

1,9542,751

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

1,5311,401number of required parking spaces 2 x (9'x18' per space)324324

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

00

other areas (explain) \_\_\_\_\_

00**Sum of features = B**3,8094,476**Net Open Area (NOA) = (A - B)**64,19163,524**GROSS FLOOR AREA (GFA)**

accessory structure(s)

00

basement or cellar (area &gt;5' in height)

1,9311,931

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

1,9542,751

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

1,3952,366

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

1,0071,304

4th floor (12' or less in height)

00

attic (area &gt;5' in height)

00

area under deck (if &gt;5' in height)

00

roofed porch(es)

532532**Gross Floor Area (GFA) = sum of the above areas**6,8198,884**Proposed total change in GFA** = (proposed GFA - existing GFA)= 2065**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100= 30.3 %**Existing Open Area Ratio** = (existing NOA ÷ existing GFA)= 9.41 : 1.00**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA)= 7.15 : 1.00

This worksheet applies

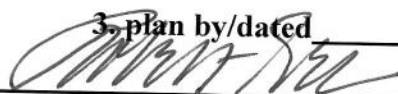
1. plan by/dated April 12, 2022 by North Shore Survey

to the following plan(s):

2. plan by/dated April 8, 2022 by SV Design, LLC

3. plan by/dated \_\_\_\_\_

Building Official

Date 4-27-2022Reviewed by  
Building Department  
For Zoning Board  
Of Appeals