

**Revision Date: 12-02-20**

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

**PAGE 1 of 3**

2023 NOV 15 PM 4:46

## Town Clerk

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

**Town of Marblehead**  
**ZBA-APPLICATION**

Page 2 of 3

Revision Date: 12-02-2020

Project Address 2 Nonantum Road Map(s) / Parcel(s) 103/15

**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 residential

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

Yes X No        (explain) pre-existing non-conforming

**PROPOSED CHANGE OF USE**

No X 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)

X 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)

X Other Non-conformities (explain) multiple dwellings on one Lot

       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)

X 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 X No       

Historic District Commission Yes        No X

Planning Board Yes X No       

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 [Signature] Date 11-15-2023

**Town of Marblehead**  
**ZBA-APPLICATION**  
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 2 Nonantum Road Map(s) / Parcel(s) 103/15

**NET OPEN AREA (NOA)**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Lot area = A	<u>531,432</u>	<u>531,432</u>
Area of features		
footprint of accessory building(s)	<u>292</u>	<u>0</u>
footprint of building	<u>708</u>	<u>1615</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>0</u>	<u>484</u>
number of required parking spaces <u>2</u> x (9'x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) _____	<u>0</u>	<u>0</u>
Sum of features = B	<u>1324</u>	<u>2423</u>
Net Open Area (NOA) = (A - B)	<u>530,108</u>	<u>529,009</u>

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	<u>292</u>	<u>0</u>
basement or cellar (area >5' in height)	<u>0</u>	<u>0</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>708</u>	<u>1615</u>
2nd floor (12' or less in height) 12' see definition	<u>0</u>	<u>1475</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>0</u>	<u>0</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area >5' in height)	<u>0</u>	<u>0</u>
area under deck (if >5' in height)	<u>0</u>	<u>484</u>
roofed porch(es)	<u>0</u>	<u>132</u>
Gross Floor Area (GFA) = sum of the above areas	<u>1000</u>	<u>3706</u>

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 2706

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 270.6 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 1:530

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 1:143 \*

This worksheet applies 1. plan by/dated North Shore Survey 10/24/23 Reviewed by \_\_\_\_\_  
 to the following plan(s): 2. plan by/dated Pitman & Wardley 11/13/23 Building Department \_\_\_\_\_  
 3. plan by/dated \_\_\_\_\_ For Zoning Board \_\_\_\_\_  
 Of Appeals \_\_\_\_\_

Building Official [Signature] Date 11-15-2023

\* open area ratios do not include other dwellings

**PROJECT DESCRIPTION & RELIEF REQUESTED**

2 Nonantum Road, Marblehead, MA 01945

Bessom Associates, Inc.,  
inclusive of Thomas Groom

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing the demolition of an existing single-story residential structure and detached garage and construction of a new two-story residential structure and attached garage on a non-conforming Lot with multiple dwellings located on a single Lot located at **2 NONANTUM ROAD** in a **SHORELINE SINGLE RESIDENCE DISTRICT**. The proposed construction will be located partially within the Front Yard Setback.

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals



June 9, 2017

Marblehead, MA

1 inch = 120 Feet

0 120 240 360

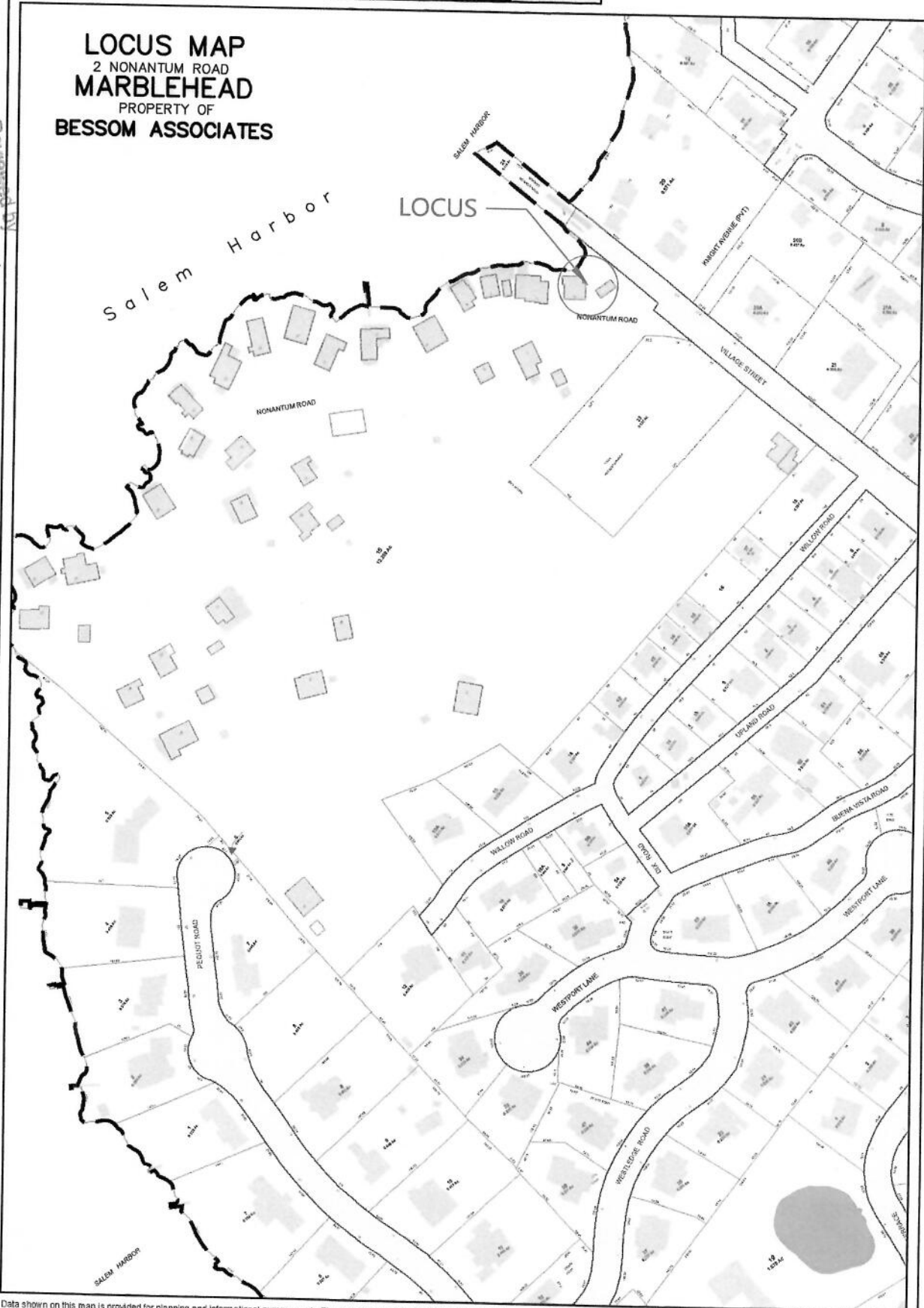
CAI Technologies

Precision Mapping. Unlimited Possibilities.

www.cai-tech.com

**LOCUS MAP**  
2 NONANTUM ROAD  
**MARBLEHEAD**  
PROPERTY OF  
**BESSOM ASSOCIATES**

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.