



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

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Town Clerk

Project Address 6 Foster Street
 Assessor Map(s) 907 Parcel Number(s) 5C

OWNER INFORMATION

Signature *Domenic Marinelli* date 2-20-2024
 Name (printed) Domenic Marinelli & Erica Marinelli, Trustees
 Address 6 Foster Street Marblehead, MA 01945
 Phone Numbers: home _____ work _____
 E-mail _____ fax see contact info below

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature *Matthew Wolverton* date 2-20-2024
 Name (printed) Matthew Wolverton, Law Offices of Lausier & Lausier, LLC
 Address 2 Hooper Street Marblehead, MA 01945
 Phone Numbers: home 781 631 8830 work same
 E-mail matt@lausierlaw.com fax 781 631 8840

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).

Reviewed by
 Building Department
 For Zoning Board
 of Appeals

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) *[Signature]* 2-20-2024
2. Town Clerk's stamp (upper right corner)

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

Town of Marblehead
ZBA-APPLICATION

Revision Date: 12-02-2020

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Project Address 6 Foster Street Map(s) / Parcel(s) 907/5C

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 X No _____ (explain) _____

PROPOSED CHANGE OF USE

No X Yes _____ (explain) _____

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes X 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

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ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes <u>X</u>	No _____
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes <u>X</u>	No _____

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

Yes X No _____ (explain) _____

Building Official [Signature] Date 2-20-2024

Project Address 6 Foster Street Map(s) / Parcel(s) 907 - 5C

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

34600

34600

Area of features

footprint of accessory building(s)

1196 SF

1196 SF

footprint of building

2802 SF

2802 SF

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

711 SF

711 SF

number of required parking spaces 2 x (9'x18' per space)

324 SF

324 SF

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

0 SF

0 SF

other areas (explain) _____

0

0 SF

Sum of features = B

5033

5033 SF

NET OPEN AREA (NOA) = (A - B)

29567 SF

29567 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

1261

2343 SF

basement or cellar (area > 5' in height)

1250 SF

1250 SF

1st floor (12' or less in height) **NOTE:**

[for heights exceeding

2802 SF

2802 SF

2nd floor (12' or less in height)

12' see definition

1423 SF

1423 SF

3rd floor (12' or less in height)

of STORY ~200-7]

0

0 SF

4th floor (12' or less in height)

0

0

attic (area > 5' in height)

0

0

area under deck (if > 5' in height)

0

0 SF

roofed porch(es)

320 SF

356 SF

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

7056 SF

8174 SF

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

= 1118 SF

Percent change in GFA = (proposed total change in GFA / existing GFA)

= 15.84 %

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

= 4.19

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

= 3.62

This worksheet applies

1. plan by/dated Bosworth Architect LLC

22-Jan-24

to the following plan(s):

2. plan by/dated North Shore Survey

10-Jan-24

3. plan by/dated _____

Building Official



Date 2-20-2024

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PROJECT DESCRIPTION & RELIEF REQUESTED

6 Foster Street, Marblehead, MA 01945
Domenic Marinelli & Erica Marinelli, Trustees
BL&E Revocable Trust

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing the demolition and replacement of a pre-existing non-conforming detached garage having less than required Front Yard and Side Yard Setback, on a non-conforming Lot at **6 FOSTER STREET**, having less than required Lot Area and Lot Width, and located partially within an **EXPANDED SINGLE RESIDENCE DISTRICT** and a **SHORELINE EXPANDED SINGLE RESIDENCE DISTRICT**. The proposed construction includes the demolition of the existing single story detached garage and construction of a new two-story detached garage within the same footprint. The proposed construction will be partially located within the Front Yard Setback and Side Yard Setback and will increase the Gross Floor Area by more than the allowed ten (10%) percent, but will otherwise conform to all Dimensional Regulations.

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