



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

2021 NOV 29

AM 11:42

Town Clerk

Project Address 8 Hooper Street

Assessor Map(s) 132 Parcel Number(s) 40

OWNER INFORMATION

Signature _____ date 11.24.21

Name (printed) Marblehead Arts Association

Address 8 Hooper Street

Phone Numbers: home _____ work (781) 631-2608

E-mail _____ fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 11.24.21

Name (printed) D. Bruce Greenwald

Address 32 High Street

Phone Numbers: home _____ work 617-794-2234

E-mail bruce@brucegreenwald.com fax _____

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

Installation of added banner signage in accordance with the attached information.

Reviewed by
Building Department
For Zoning Board
Of Appeals

- 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) _____ 11-24-2021
2. Town Clerk's stamp (upper right corner)

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

Town of Marblehead
ZBA-APPLICATION

Page 2 of 3

Revision Date: 12-02-2020

Project Address 8 Hooper Street Map(s) / Parcel(s) 132-40

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) Art Gallery

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

Yes No ✓ (explain) PRE-EXISTING NON-CONFORMING MUSEUM

PROPOSED CHANGE OF USE

No X Yes (explain)

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes No X

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

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

Yes ✓ No (explain)

Building Official [Signature] Date 11-24-2021

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 8 HOOPER ST.

Map(s) / Parcel(s) 132/40

NET OPEN AREA (NOA)

Lot area = A

Area of features

footprint of accessory building(s)

footprint of building

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

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

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

other areas (explain) _____

Sum of features = B

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

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area >5' in height)

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

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

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)

roofed porch(es)

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

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

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

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

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

This worksheet applies 1. plan by/dated _____

to the following plan(s): 2. plan by/dated _____

3. plan by/dated _____

Building Official _____

Date 11-24-2021

EXISTING

PROPOSED

NOT APPLICABLE

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The Marblehead Arts Association is located in the historic King Hooper Mansion in old town Marblehead. "Leading the Arts in the Community . . . Inspiring Generations." is our mission statement. Despite being here for almost one hundred years, we struggle to distinguish our location. Many people do not know where we are and what we offer. In a major effort to brand our organization, we are planning a significant celebratory year in 2022 -- Our Centennial Anniversary. The banners would give us an opportunity to draw patrons from our both community and out of town visitors alike.

Precedence and inspiration have been taken from the Ipswich Historical Museum, located on the North Shore of Boston in the historic John Heard House - built in 1795. The home was purchased in 1936 by the Ipswich Historical Society and Museum.



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project intent

	<p>Marblehead Arts Association 8 Hooper Street Marblehead, MA</p>	<p>Exterior Banner Designs 84" height x 18" width escutcheon plate and pole mount</p>	<p>Mimi Knittle, designer 781-727-6494 Bruce Greenwald, architect 617-794-2234</p>	<p>08.10.21</p>
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Four full color banners measuring 84" vertical by 18" horizontal.
Double sided.


Sunbrella fabric or similar.

White mounting escutcheon attached to the house facade with removeable rods.


Installation of all finished materials to facade will be seasonal and removed in the winter months.

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project specifications

 <p>MARBLEHEAD ARTS ASSOCIATION</p>	<p>Marblehead Arts Association 8 Hooper Street Marblehead, MA</p>	<p>Exterior Banner Designs 84" height x 18" width escutcheon plate and pole mount</p>	<p>Mimi Knittle, designer 781-727-6494 Bruce Greenwald, architect 617-794-2234</p>	<p>08.10.21</p>
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banner 1 / fine art

 <p>MARBLEHEAD ARTS ASSOCIATION</p> <p>08.10.21</p>
<p>Marblehead Arts Association 8 Hooper Street Marblehead, MA</p>
<p>Exterior Banner Designs 84" height x 18" width bracket plate and rod mount</p>
<p>Mimi Knittle, designer 781-727-6494 Bruce Greenwald, architect 617-794-2234</p>

84"



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26" total
 banner
 18"
 4" 4"

84"



banner 2 / history

 MARBLEHEAD ARTS ASSOCIATION	08.10.21
Marblehead Arts Association 8 Hooper Street Marblehead, MA	
Exterior Banner Designs 84" height x 18" width bracket plate and rod mount	
Mimi Knittle, designer 781-727-6494 Bruce Greenwald, architect 617-794-2234	

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26" total
 banner
 18"
 4" 4"

84"

banner 3 / craft



08.10.21

Marblehead Arts Association
 8 Hooper Street
 Marblehead, MA

Exterior Banner Designs
 84" height x 18" width
 bracket plate
 and rod mount

Mimi Knittle, designer
 781-727-6494
 Bruce Greenwald, architect
 617-794-2234



marbleheadarts.org

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26" total
4" banner 18" 4"

84"

banner 4 / music



08.10.21

Marblehead Arts Association
8 Hooper Street
Marblehead, MA

Exterior Banner Designs
84" height x 18" width
bracket plate
and rod mount

Mimi Knittle, designer
781-727-6494
Bruce Greenwald, architect
617-794-2234



MARBLEHEAD
ARTS
ASSOCIATION

marbleheadarts.org

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8 Hooper Street

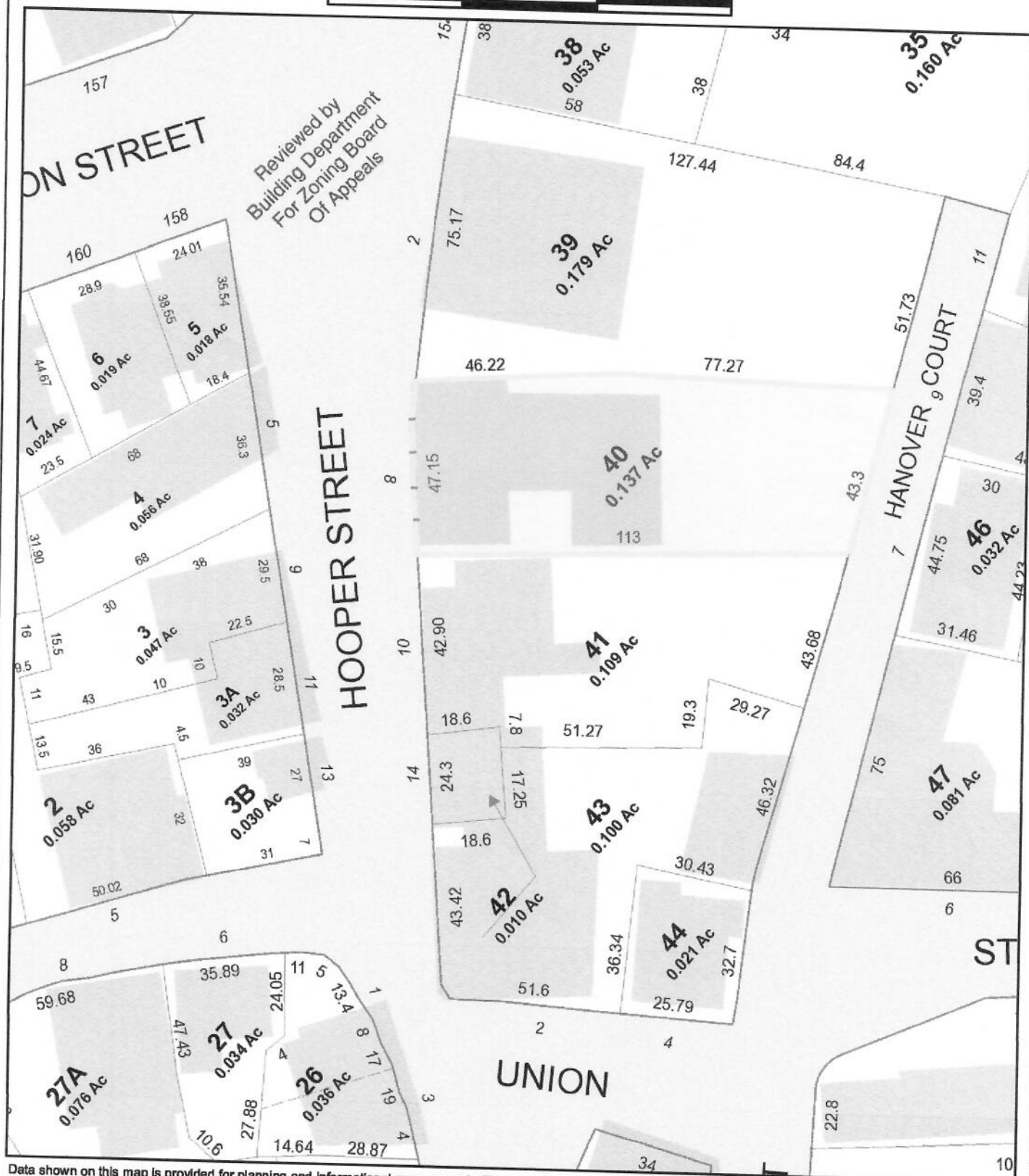
Marblehead, MA



November 23, 2021

1 inch = 34 Feet

www.cai-tech.com



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.

OLD AND HISTORIC MARBLEHEAD DISTRICTS COMMISSION
Marblehead Massachusetts



No. OHDC0001226

Issue Date: April 6, 2021

Expiration Date: April 6, 2022

CERTIFICATE OF APPROPRIATENESS

This certifies that Melissa Fisher/Marblehead Arts has permission to perform work at 8 Hooper Street Map #132 and Lot #40 in the [X] Old Town District or [] Gingerbread Hill District and that the Old & Historic Marblehead Districts Commission (OHDC) has determined that the work as summarized below will be appropriate to the preservation of said Historic District for the purposes of the Old and Historic Marblehead Districts Act (Acts 1965, Ch. 101) and the By-Laws relating thereto.

Summary description of work approved:

Replace rear roofing to match front roof. Repoint masonry chimneys and foundations. Replace/relocate refrigerant lines within walls to conceal from view. Add fiberglass gutters at rear eil with aluminum downspouts. Add seasonal banner type signage to Hooper Street facade.

The proposed work shall be performed in strict accordance with the contents of the application and representations made by the Applicant and his/her representative(s), in accordance with the requirements of the Old & Historic Districts Commission, and as reflected in the public record documented in the minutes of the Old & Historic Districts Commission.

Charles B. Hillard
OHDC Member

4-6-21

Dated

Reviewed by
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For Zoning Board
Of Appeals

**THIS CERTIFICATE EXPIRES ONE YEAR FROM THE DATE OF ISSUE
AND SHALL BE PROMINENTLY DISPLAYED ON THE PREMISES.**

PROJECT CLOSEOUT - Notify the Building Department at project completion for closeout inspection and Certificate signature below.
Failure to obtain inspection and signature will affect future applications to Town departments concerning this property.

Building Department Official

Dated



Office of the
BOARD OF SELECTMEN
ABBOT HALL
188 Washington Street
MARBLEHEAD, MASSACHUSETTS 01945

Reviewed by
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For Zoning Board
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Jason Silva
Town Administrator

Jackie Belf-Becker, Chair
M. C. Moses Grader
Erin M. Noonan
James E. Nye
Alexa J. Singer

November 17, 2021

Bruce Greenwald
Board of Directors
For Marblehead Arts Association
8 Hooper Street
Marblehead, MA 01945

Dear Bruce,

At a meeting of the Board of Selectmen on Tuesday, November 2, 2021 it was voted to approve the request from Marblehead Arts Association, to install decorative banners at the Marblehead Arts Association, 8 Hooper Street, subject to approval from the Old and Historic Districts Commission, Building Commissioner, receipt of the required Certificate of Liability, (in the amount of \$1million/\$3million, Occurrence/aggregate) *naming the Town of Marblehead as additionally insured for overhanging signs and banners on the public way at 8 Hooper Street* and sign permit (see Building Commissioner). The banners will be seasonal and removed during the winter months.

Sincerely,

Kyle A. Wiley
Administrative Aide

cc: John Albright, Building Commissioner