



TOWN SEAL

tel: 781-631-1529

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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

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2022 MAR 16 PM 2:29

Town Clerk

Project Address 8 LIBERTY LANE

Assessor Map(s) 156 Parcel Number(s) 7

OWNER INFORMATION

Signature Charles Harlan date 3/10/2022

Name (printed) CHARLES HARLAN

Address 8 LIBERTY LANE

Phone Numbers: home 781-400-3964 work _____

E-mail hccch1@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____

Name (printed) _____

Address _____

Phone Numbers: home _____ work _____

E-mail _____ fax _____

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

SEE ADDENDUM 'A'

- 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)

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

Reviewed by
Building Department
For Zoning Board
3-16-2022

Project Description & Relief Requested

Zoning Board of Appeals

8 Liberty Lane

Addendum 'A'

The applicant proposes to build additions at the front and right of the building on a lot with less than the required lot area.

The proposed additions would create a front yard non-conformity and exceed the 10% expansion limit for a non-conforming building.

Reviewed by
Building Department
For Zoning Board
Of Appeals

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address B LIBERTY LANE Map(s) / Parcel(s) 156/7

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 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)
- ☐ 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) EXISTING LOT AREA - NO CHANGE
- ☐ 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 <input type="checkbox"/>	No <input checked="" 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) _____

Building Official [Signature] Date 3-16-2022

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 8 LIBERTY LANE

Map(s) / Parcel(s) 156/7

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

9515

9515

Area of features

footprint of accessory building(s)

199

199

footprint of building

1414

2153

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

168

81

number of required parking spaces 2 x (9'x 18' per space)

324

324

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

0

0

other areas (explain) _____

0

0

Sum of features = B

2105

2757

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

7410

6758

GROSS FLOOR AREA (GFA)

accessory structure(s)

199

199

basement or cellar (area >5' in height)

914

914

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

1414

2153

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

558

1589

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

0

0

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

roofed porch(es)

0

0

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

117

89

3202

4944

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

= 1742

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

= 54.4%

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

= 2.31

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

= 1.37

This worksheet applies 1. plan by/dated HND ARCHITECTS

2-16-2022

to the following plan(s): 2. plan by/dated Nº SHORE SURVEY

2-22-2022

3. plan by/dated _____

Building Official _____

Reviewed by
Building Department
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Date 3-16-2022