



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

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2022 JUL -1 AM 8:21
Town Clerk

Project Address 8 WATERSIDE ROAD

Assessor Map(s) 144 Parcel Number(s) 15

OWNER INFORMATION

Signature Lee Bertram date _____

Name (printed) Lee Bertram

Address 8 waterside Rd

Phone Numbers: home 631 645 8191 work _____

E-mail bert150.LB@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)

Construct front covered entrance within the front yard setback.
on a lot having less than the required area and frontage.

- 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)

6-29-22

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 8 WATERSIDE RD. Map(s) / Parcel(s) 144/15

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 DWELLING

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)
- ☐ 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 _____

Date 6-29-2022

**Town of Marblehead
ZBA-APPLICATION**

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Revision Date: 12-02-2020

Project Address 8 WATERSIDE RD

Map(s) / Parcel(s) 144/15

NET OPEN AREA (NOA)

Lot area = A

6212

6212

Area of features

footprint of accessory building(s)

0

0

footprint of building

1104

1149

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

34

225

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

1462

1698

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

4750

4514

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area >5' in height)

1008

1008

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

1104

1149

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

0

0

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

142

roofed porch(es)

0

38

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

2112

2337

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

225

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

10.65 %

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

2.25

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

1.93

This worksheet applies 1. plan by/dated VINEYARD ENG + ENV. SERV. 6-17-22
to the following plan(s): 2. plan by/dated LUNA DESIGN GRP. 1-5-22 + 5-27-22
3. plan by/dated _____

Building Official _____

Date 6-29-22