



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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Project Address 99 Elm Street

Assessor Map(s) 134 Parcel Number(s) 23

OWNER INFORMATION

Signature date Jan. 25, 2024
Name (printed) Bianca & Matthew Olson

Address 99 Elm Street, Marblehead, MA, 01945

Phone Numbers: home 646 591 2730 work _____

E-mail olsonmatthew@gmail.com / olson.bianca@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature date _____
Name (printed) Walter Jacob Architects LTD

Address 3 Pleasant Street, Marblehead, MA, 01945

Phone Numbers: home _____ work 781 631 7440

E-mail catalina@architectwaj.com fax _____

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

Project include a 2 story addition to an existing home. Applicant request relief to increase the area of an non conforming structure by more than 10%, further reduce the open area below the 1:1 ratio & encroach on the side yard setback.

- 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 Zoning 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) 1-25-2024
2. Town Clerk's stamp (upper right corner)

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 99 Elm Street Map(s) / Parcel(s) 134 / 23

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 No X

EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)

- X Lot Area - Less than required (§200-7 and Table 2)
- Lot Width - Less than required (§200-7)
- X 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)
- X Side Yard Setback - Less than required (Table 2)
- Height - Exceeds maximum allowed (§200-7 and Table 2)
- X 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)
- X Side Yard Setback - Less than required (Table 2)
- Height - Exceeds maximum allowed (§200-7 and Table 2)
- X 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 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> </u>	No <u>X</u>
Historic District Commission	Yes <u>X</u>	No <u> </u>
Planning Board	Yes <u> </u>	No <u>X</u>

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

Yes X No (explain) _____

Building Official  Date 1-25-2024

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 99 Elm Street **Map(s) / Parcel(s)** _____

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	3100	3100
Area of features		
footprint of accessory building(s)	128	128
footprint of building	823	920
footprint of deck(s), porch(es), step(s), bulkhead(s)	29	29
number of required parking spaces _____ x (9'x 18' per space)	324	324
area of pond(s), or tidal area(s) below MHW	N.A.	N.A.
other areas (explain) _____	N.A.	N.A.
Sum of features = B	1304	1419
Net Open Area (NOA) = (A - B)	1796	1681

GROSS FLOOR AREA (GFA)

accessory structure(s)	128	128
basement or cellar (area >5' in height)	425	425
1st floor (12' or less in height) NOTE: [for heights exceeding	823	920
2nd floor (12' or less in height) 12' see definition	603	804
3rd floor (12' or less in height) of STORY §200-7]	N.A.	N.A.
4th floor (12' or less in height)	N.A.	N.A.
attic (area >5' in height)	N.A.	N.A.
area under deck (if >5' in height)	N.A.	N.A.
roofed porch(es)	8	8
Gross Floor Area (GFA) = sum of the above areas	1987	2285

Proposed total change in GFA = (proposed GFA - existing GFA) = 298


Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 14 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 0.90

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 0.73

This worksheet applies 1. plan by/dated _____
 to the following plan(s): 2. plan by/dated _____
 3. plan by/dated _____

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Building Official  **Date** 1-25-2024

