



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

RECEIVED  
MARBLEHEAD  
TOWN CLERK

2021 MAY -6 AM 9:19

Town Clerk

Project Address 14 Curtis Street

Assessor Map(s) 135

Parcel Number(s) 374

### **OWNER INFORMATION**

Signature [Signature]

date May 5, 2021

Name (printed) John Mouradian

Address 14 Curtis Street

Phone Numbers: home 508-523-1978

work

E-mail john.mouradian@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)

Remove existing 10'x10' plastic shed and replace with 10'x10' wood frame shed built by Reeds Ferry Sheds on lot with less than required lot Area, lot width, and Frontage. Shed to be constructed in Rear and Side Yard setbacks. Lot also has less than required Front Yard set back, and tandem parking.

- 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)

2. Town Clerk's stamp (upper right corner)

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

Town of Marblehead  
**ZBA-APPLICATION**

Page 2 of 3

Revision Date: 12-02-2020

Project Address 14 Curtis Street

Map(s) / Parcel(s) 135-374

**ZONING DISTRICT** (circle all that apply)

B BI BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU

**CURRENT USE** (explain) Single family with shed

**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**

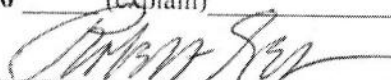
Conservation Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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Building Department  
For Zoning Board  
Of Appeals

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

Building Official



Date 5-5-2021

Town of Marblehead  
**ZBA-APPLICATION**  
Page 3 of 3

Revision Date: 12-02-2020

Project Address 14 Curtis Street

Map(s) / Parcel(s) 135-37A

**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 2 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)

**EXISTING**

**PROPOSED**

4,250

4,250

100

100

680

680

212

212

324

324

N/A

N/A

N/A

N/A

1,316

1,316

2,934

2,934

**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

100

100

680

680

680

680

680

680

N/A

N/A

N/A

N/A

0

0

N/A

N/A

N/A

N/A

2,140

2,140

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

= 0

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

= 0 %

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

Reviewed by Building Department = 1.37

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

For Zoning Board Of Appeals = 1.37

This worksheet applies 1. plan by/dated Thomas Bernardi PLS, 4-27-2021

to the following plan(s): 2. plan by/dated PLAN BY JOHN MOORADIAN 5-5-2021

3. plan by/dated REEDS FERRY SHEDS-4 PLANS 5-5-2021

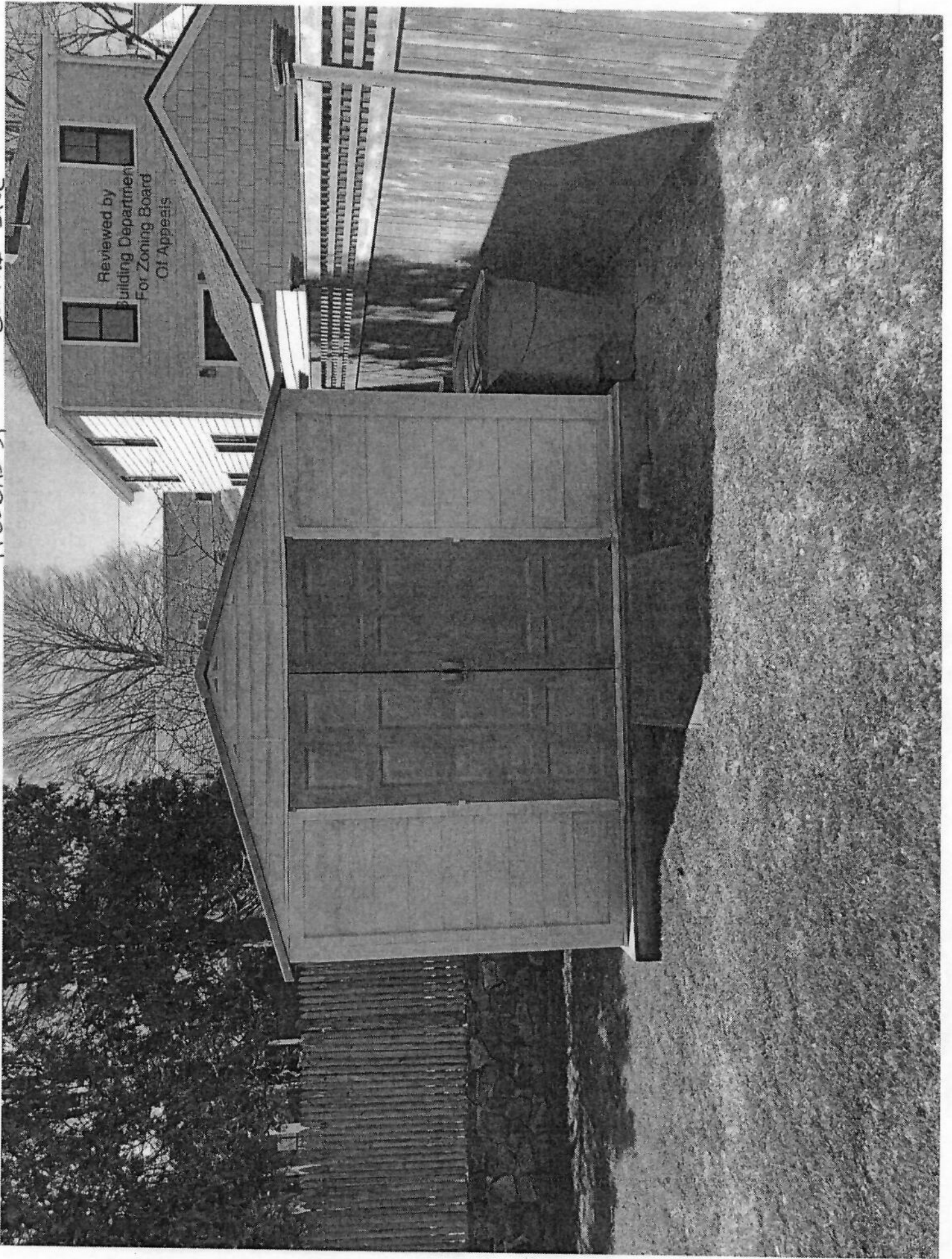
Building Official



Date 5-5-2021



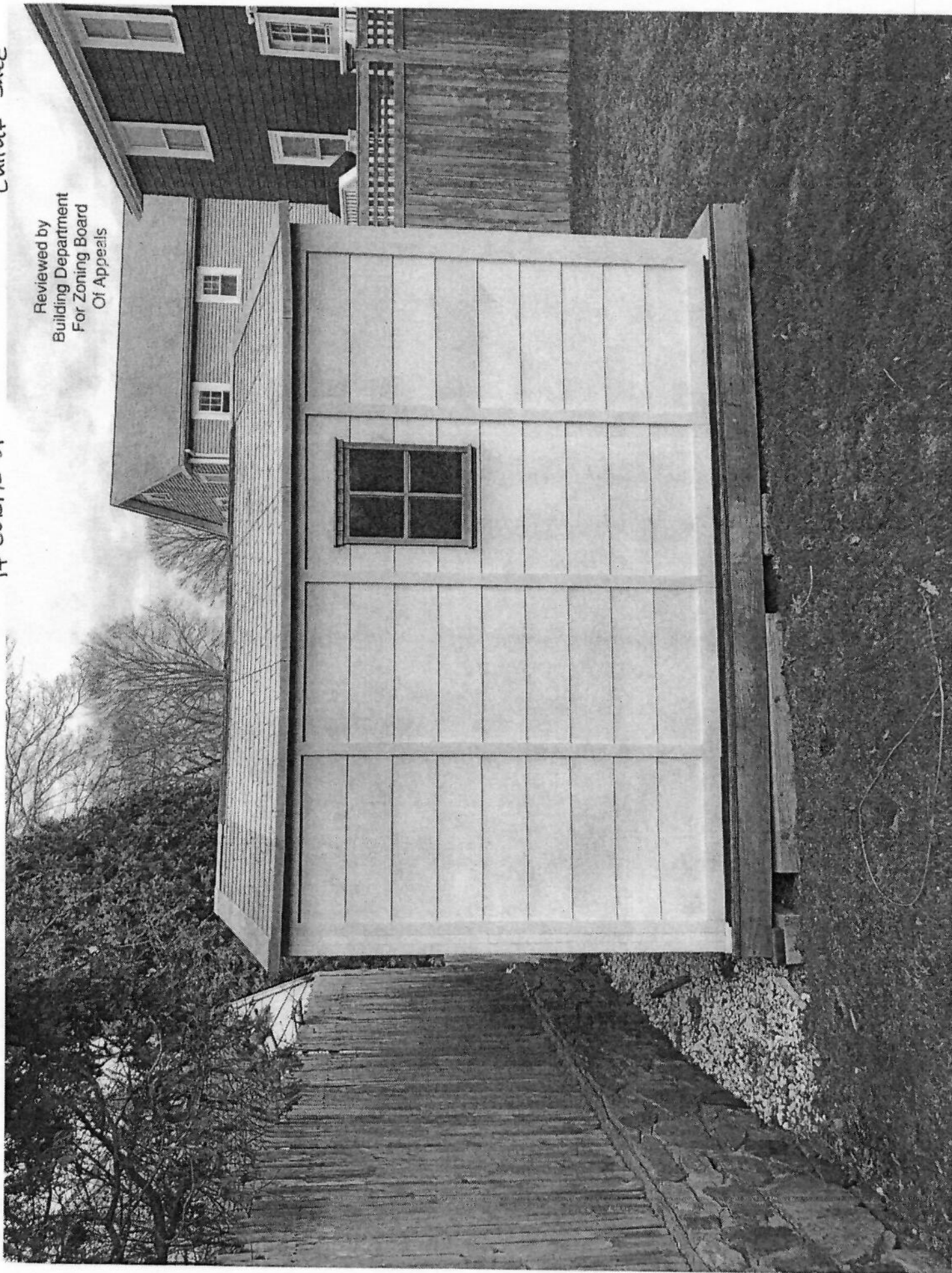
14 CURTIS ST Current Shed



14 CURTIS ST

Current shed

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals





Open Every Day till 5pm

## Reeds Ferry Sheds

INSTALLED THROUGHOUT NEW ENGLAND

CONTACT

888-85-SHEDS

STYLE

SELECT SIDING TYPE

SIZE

☐ Vinyl Clapboard

SIDING

☐ DuraTemp®

COLORS

☐ Cedar Tongue & Groove

LAYOUT

☐ Cedar Clapboard

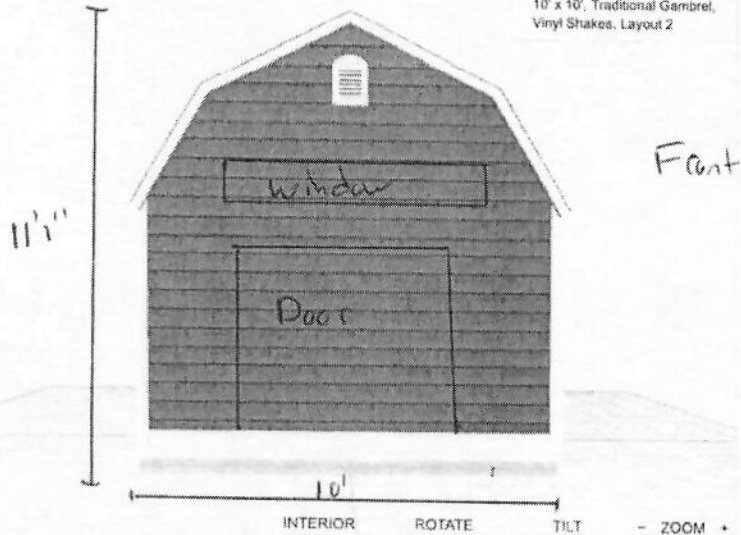
EXTRAS

☐ Vinyl Shakes

CHECKOUT

Current Selection

10' x 10', Traditional Gambrel,  
Vinyl Shakes, Layout 2



Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

### Please Note.

Due to the pandemic, we are currently experiencing increased demand and longer than usual lead times. We appreciate your patience & understanding while we fulfill your order. Thank you


Order this shed

~~\$1,200.00~~


Checkout

◀ BACK NEXT ▶

### CONNECT WITH US

 (<https://www.facebook.com/ReedsFerry/>)

 (<https://twitter.com/ReedsFerry/>)

 (<https://www.youtube.com/user/ReedsFerrySheds/>)

 ([https://www.instagram.com/reeds\\_ferry/](https://www.instagram.com/reeds_ferry/))

Like 19K

Follow @ReedsFerry

### CONTACT US

Proposed Shed  
14 Curtis Street  
May 5, 2021

STYLE

SIZE

SIDING

COLORS

LAYOUT

EXTRAS

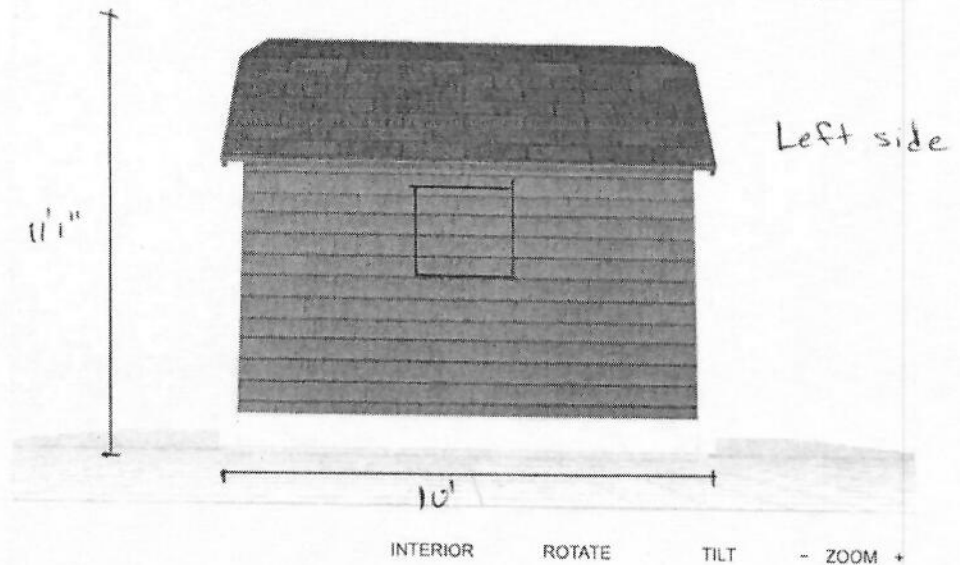
CHECKOUT

### SELECT SIDING TYPE

- ☐ Vinyl Clapboard  
☐ DuraTemp®  
☐ Cedar Tongue & Groove  
☐ Cedar Clapboard  
☐ Vinyl Shakes

Current Selection

10' x 10', Traditional Gambrel,  
Vinyl Shakes, Layout 2



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Of Appeals

#### Please Note:

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Order this shed



Checkout

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Like 19K

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### CONTACT US

☎ 888-85-SHEDS (tel:8888574337)

✉ Email Us (<https://www.reedsferry.com/contact/>)

☎ Fax: 603-882-9566



3 Tracy Lane  
Hudson, NH 03051

Get Directions (<https://www.reedsferry.com/directions/>)

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Site Map (<https://www.reedsferry.com/sitemap/>)

Proposed shed  
14 Curtis Street  
May 5, 2021

Open Every Day till 5pm

# Reeds Ferry Sheds

INSTALLED THROUGHOUT NEW ENGLAND

CONTACT

888-85-SHEDS

STYLE

SELECT SIDING TYPE

SIZE

SHEDS

COLORS

LAYOUT

EXTRAS

CHECKOUT

☐ Vinyl Clapboard

☐ DuraTemp®

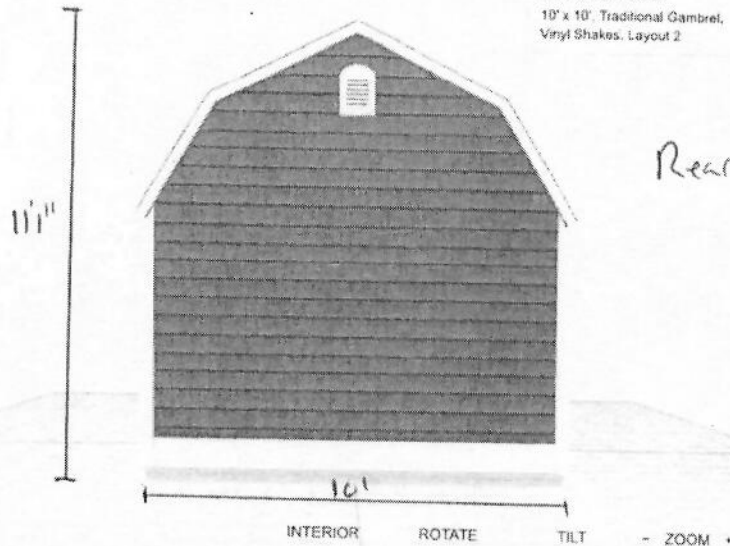
☐ Cedar Tongue & Groove

☐ Cedar Clapboard

☐ Vinyl Shakes

Current Selection

10' x 10'. Traditional Gambrel,  
Vinyl Shakes. Layout 2



Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

## Please Note:

Due to the pandemic, we are currently experiencing increased demand and longer than usual lead times. We appreciate your patience & understanding while we fulfill your order. Thank you

Order this shed

~~10' x 10'~~

Checkout

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Like 10K

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Proposed shed  
14 Curtis St  
May 5, 2021



STYLE

SIZE

SIDING

COLORS

LAYOUT

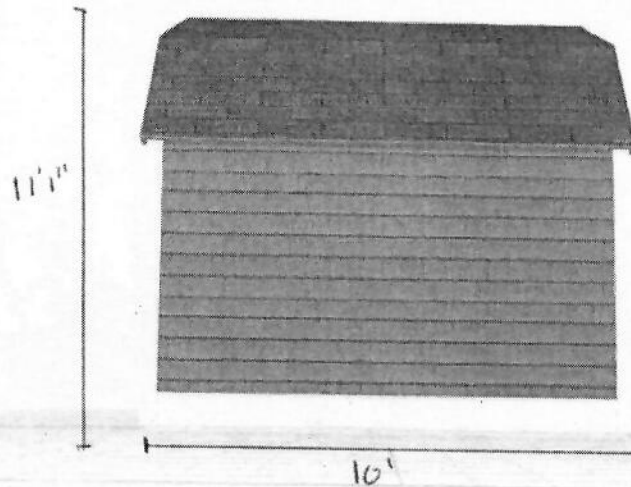
EXTRAS

CHECKOUT

### SELECT SIDING TYPE

- ☐ Vinyl Clapboard  
☐ DuraTemp®  
☐ Cedar Tongue & Groove  
☐ Cedar Clapboard  
☐ Vinyl Shakes

Current Selection  
10' x 10', Traditional Gambrel,  
Vinyl Shakes, Layout 2



Right  
side

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For Zoning Board  
Of Appeals

INTERIOR

ROTATE

TILT

- ZOOM +

#### Please Note:



Due to the pandemic, we are currently experiencing increased demand and longer than usual lead times. We appreciate your patience & understanding while we fulfill your order. Thank you



Order this shed

Checkout

◀ BACK NEXT ▶

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 (<https://www.youtube.com/user/ReedsFerrySheds>)  ([https://www.instagram.com/reeds\\_ferry/](https://www.instagram.com/reeds_ferry/))

Like 196

Follow @ReedsFerry

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✉ Email Us (<https://www.reedsferry.com/contact/>)

📠 Fax: 603-882-9566



3 Tracy Lane

Hudson, NH 03051

Get Directions (<https://www.reedsferry.com/directions/>)

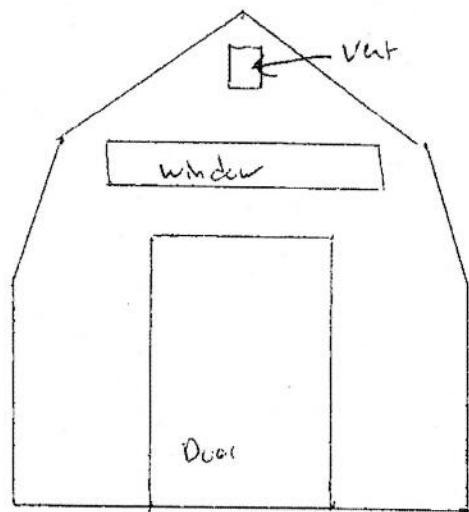
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Site Map (<https://www.reedsferry.com/sitemap/>)

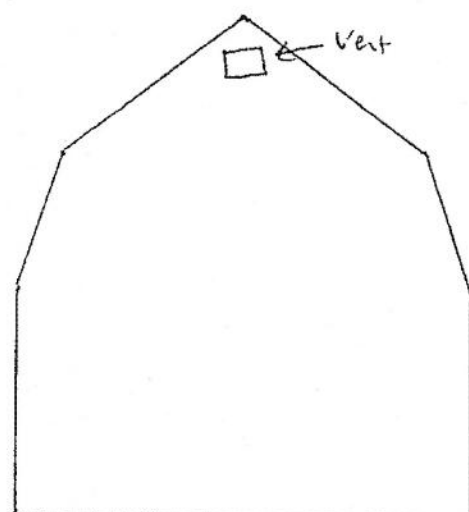
Pepperd shed  
14 Curtis Street  
May 5, 2021

135/37A



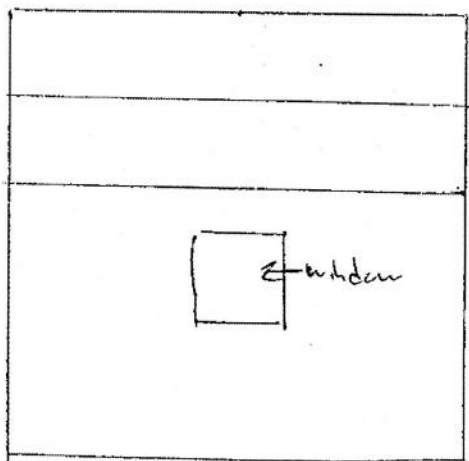
10'0"

Front



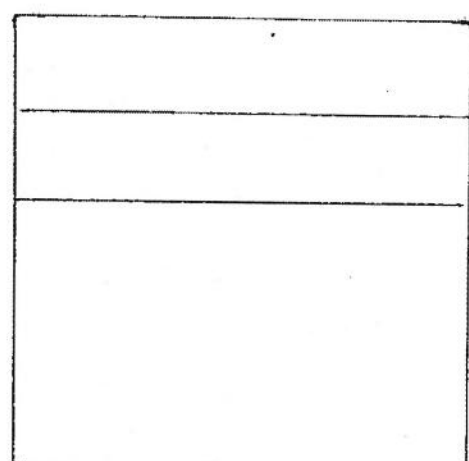
10'0"

Rear



10'0"

Left side



10'0"

Right side

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

Proposed shed 14 Curtis Street

Date May 5 2021

Scale 1/4" = 1'0"

John Muradon

135/37A

# PLAN OF LAND

LOCATED AT  
14 CURTIS STREET  
MARBLEHEAD, MA

SCALE: 1 INCH = 20 FEET



## ZONING: SR

PARCEL ID: 135-37A-0  
EXISTING OPEN SPACE = 81%  
PROPOSED OPEN SPACE = 81%

## REFERENCES

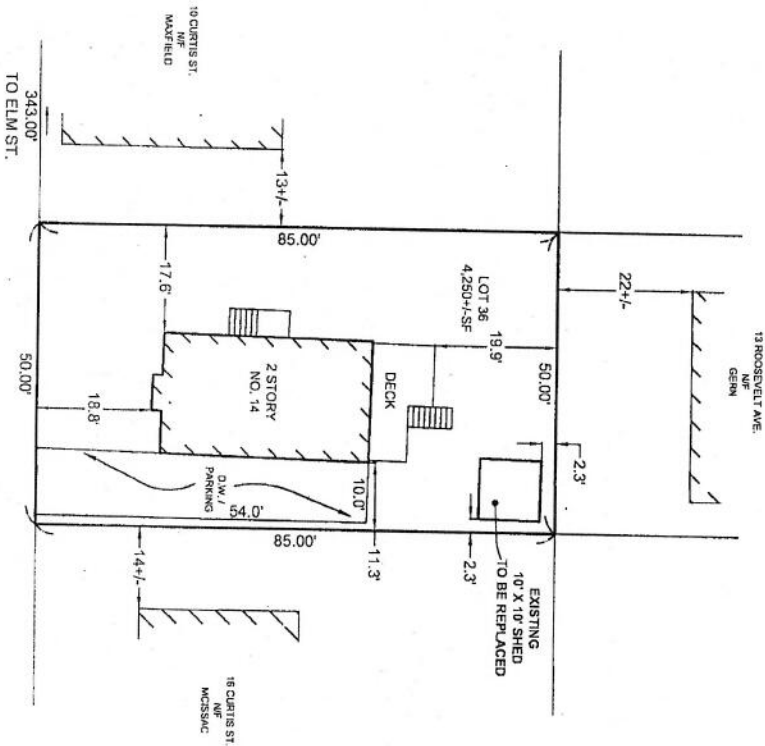
DEED BOOK 32516, PAGE 215  
PLAN BOOK 1814, PAGE 367

## NOTES

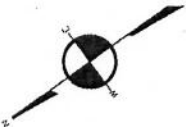
THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN APRIL OF 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.  
THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARD P.L.S.

DATE: APRIL 27, 2021



CURTIS STREET (PUBLIC 35' WIDE)



## MASSACHUSETTS SURVEY CONSULTANTS

14 SUMNER STREET  
GLOUCESTER, MA 01930  
617.889.0703  
WWW.MASSACHUSETTSSURVEY.COM

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