



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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2023 SEP 15 AM 11:12
Town Clerk

Project Address 169 Jersey Street

Assessor Map(s) 140 Parcel Number(s) 3

OWNER INFORMATION

Signature  date _____

Name (printed) James and Marguerite Bailey

Address 169 Jersey Street, Marblehead, MA 01945

Phone Numbers: home (781) 367-1117 work (781) 883-8424

E-mail Jim.Bailey2016@outlook.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature  date _____

Name (printed) D. Bruce Greenwald, Architect

Address 32 High Street, Marblehead, MA 01945

Phone Numbers: home _____ work (617) 794-2234

E-mail bruce@brucegreenwald.com fax (781) 639-4458

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

Construction of additions to an existing single family dwelling with less than the required lot area, frontage, side and rear yards. The new construction will be within the side yard setbacks. And will exceed 10% expansion limits for a non-conforming building.

- 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) 9-15-23

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 169 Jersey Street Map(s) / Parcel(s) 140-3

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)
- X 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)
- X 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)
- 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)
- 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

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>X</u>	No <u> </u>

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

Yes X No (explain) _____

Building Official  Date 9-15-23

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 169 Jersey Street

Map(s) / Parcel(s) 140-3

NET OPEN AREA (NOA)

Lot area = A

7501

7501

Area of features

footprint of accessory building(s)

-

-

footprint of building

1080

1261

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

182

208

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

324

324

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

other areas (explain) _____

Sum of features = B

1586

1793

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

5915

5708

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area >5' in height)

1080

1261

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

1085

1261

2nd floor (12' or less in height)

12' see definition

612

793

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)

66

92

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

2843

3407

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

= 564

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

= 19.8 %

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

2.08

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

1.68

This worksheet applies 1. plan by/dated Nº. SHORE SURVEY AUG. 15, 2023

to the following plan(s): 2. plan by/dated D. BRUCE GREENWALD 9-12-23

3. plan by/dated _____

Building Official _____

Date 9-15-23

Reviewed by:
Building Department
or Zoning Board
Of Appeals

September 15, 2023

Marblehead Zoning Board of Appeals
Mary Alley Municipal Building
7 Widger Road
Marblehead, MA 01945
RE: 169 Jersey Street

*Reviewed by
Building Department
For Zoning Board
Of Appeals*

Please find attached the site plan by North Shore Survey, dated 8/15/23 and architectural drawings by D. Bruce Greenwald, dated 9/12/23.

The proposed project is for an infill addition to the existing 2 ½ story residence. The new addition will match the existing wood clapboards and asphalt roofing materials. New windows are shown with tags. The new windows will match existing style and materials. These materials are similar to other structures in the neighborhood. As the addition infills an existing corner of the house, it should have little impact on the abutting neighbors.

Due to the infill of the existing corner of the house, the addition should have minor impact on the existing site. There are several mature evergreen trees adjacent to the house. Only one tree closest to the house is planned to be removed for the construction.

There will be no change to the existing parking or walkway to the house other than necessary during construction. Services for utilities, traffic, etc. will remain unchanged other than the specific requirements at the house itself.

External emissions will largely remain as exists, other than the immediate requirements necessary during construction.

The proposed addition should have little impact on abutting lots or town infrastructure. The owners have begun to contact the immediate abutting neighbors and there are no objections at this time. View corridors to the harbor will be maintained.



EXISTING VIEW AT ENTRY



EXISTING VIEW AT ADDITION LOCATION