



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

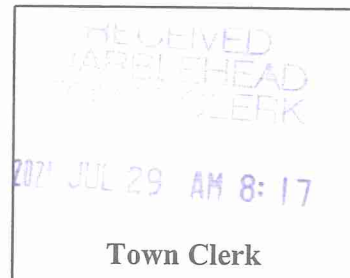
Revision Date: 12-02-20

Town of Marblehead
ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

PAGE 1 of 3



Project Address _____ 16 Ballast Lane, Marblehead, MA 01945

Assessor Map(s) _____ 915 Parcel Number(s) _____ 15 - 0

OWNER INFORMATION

Signature _____ date _____ July 26, 2021

Name (printed) _____ Bart J. Lombardi, Jr. and Lillie G. Lombardi, Trustees

Address _____ 16 Ballast Lane, Marblehead, MA 01945

Phone Numbers: home _____ 617-504-9875 work _____ 781-576-9191

E-mail _____ blombardi@clarionhealthcare.com; lillielombardi@comcast.net fax _____ - -

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____ July 26, 2021

Name (printed) _____ Robert C. McCann McCann & McCann, P.C.

Address _____ 89 Newbury Street, Suite 302, Danvers, MA 01923

Phone Numbers: home _____ - - work _____ 978-739-8484

E-mail _____ rmccann@mccannlaw.com fax _____ 978-739-8455

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

SEE ATTACHED DESCRIPTION

- 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) _____ 7/26/2021

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/)

PROJECT DESCRIPTION & RELIEF REQUESTED

16 Ballast Lane, Marblehead, MA 01945
Bart J. Lombardi, Jr. and Lillie G. Lombardi, Trustees

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The Applicants request that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing the construction of a garage and associated addition to the pre-existing nonconforming single-family dwelling which has less than the required Side Yard Set Back and exceeds the maximum allowed Height on a pre-existing non-conforming Lot which has less than the required Lot Area, Lot Width, Lot Frontage and tandem parking on the property located at **16 BASSAST LANE** in an **EXPANDED SINGLE RESIDENCE DISTRICT**. The construction will meet all Dimensional Regulations but will increase the Gross Floor Area by more than ten (10%) percent for a nonconforming building.

Building Official DAVE F. VET Date 7/26/21

Project Address 16 Ballast Lane, Marblehead, MA 01945 Map(s)/Parcel(s) 915 / 15 - 0

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>12,960</u>	<u>12,960</u>
Area of features		
footprint of accessory building(s)	<u>0</u>	<u>0</u>
footprint of building	<u>1,819</u>	<u>2,411</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>1,012</u>	<u>778</u>
number of required parking spaces <u>2</u> x (9'x18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) _____	<u>0</u>	<u>0</u>
Sum of features = B	<u>3,155</u>	<u>3,513</u>
Net Open Area (NOA) = (A –B)	<u>9,805</u>	<u>9,447</u>

<u>GROSS FLOOR AREA (GFA)</u>		
accessory structure(s)	<u>0</u>	<u>0</u>
basement or cellar (area >5' in height)	<u>1,847</u>	<u>2,482</u>
1st floor (12' or less in height) NOTE:[for heights exceeding	<u>1,819</u>	<u>2,239</u>
2nd floor (12' or less in height) 12' see definition	<u>1,757</u>	<u>1,757</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>306</u>	<u>306</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area >5' in height)	<u>405</u>	<u>405</u>
area under deck (if>5' in height)	<u>548</u>	<u>643</u>
roofed porch(es)	<u>548</u>	<u>548</u>
Gross Floor Area (GFA) = sum of the above areas	<u>7,230</u>	<u>8,380</u>

Proposed total change in GFA = (proposed GFA – existing GFA) = 1,150

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 15.9 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1.36

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.13

This worksheet applies 1. plan by/dated Reid Land Surveyors dated June 18, 2021

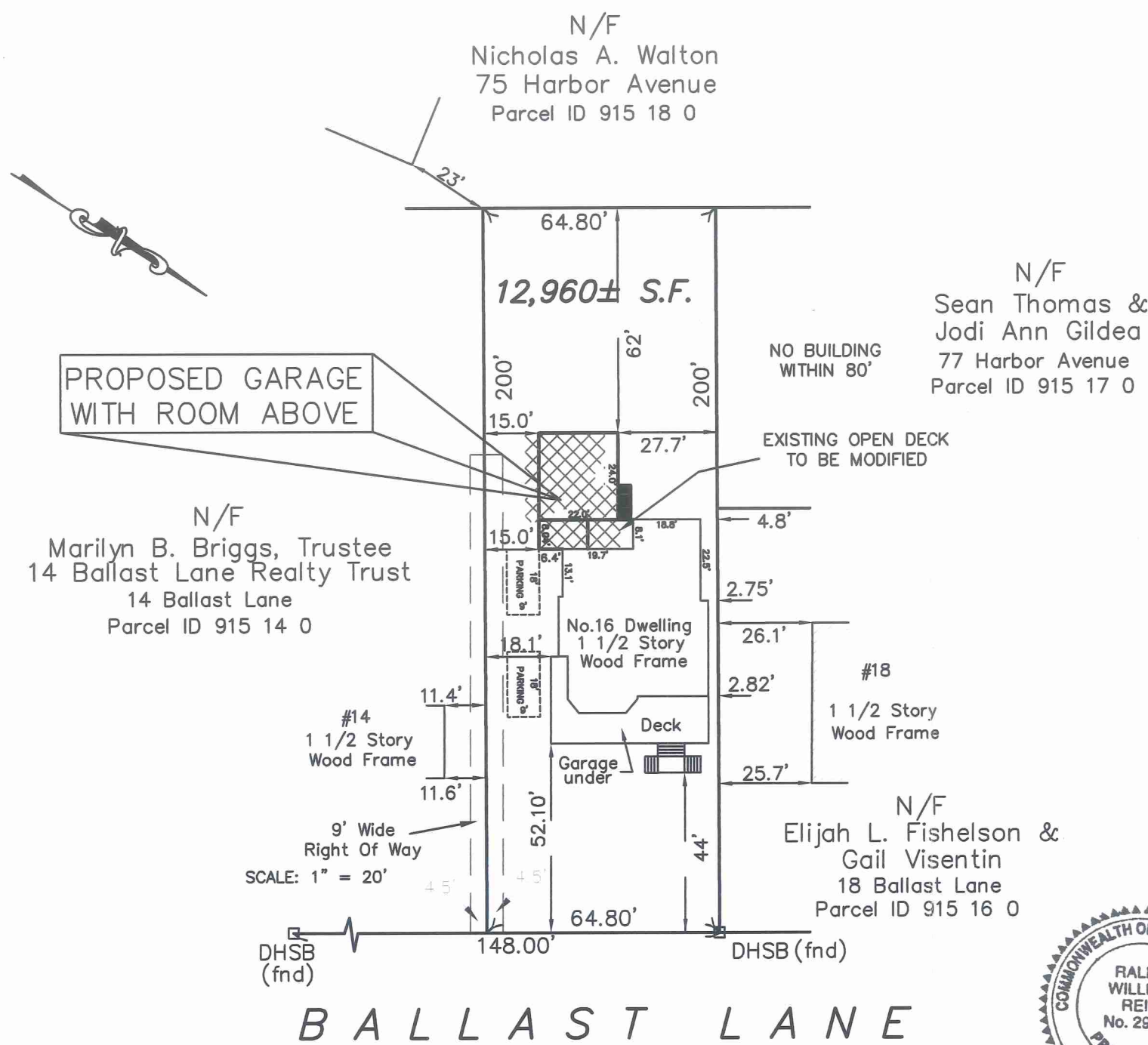
to the following plan(s): 2. plan by/dated Carr Warner dated July 19, 2021

3. plan by/dated _____

Building Official  Reviewed by _____

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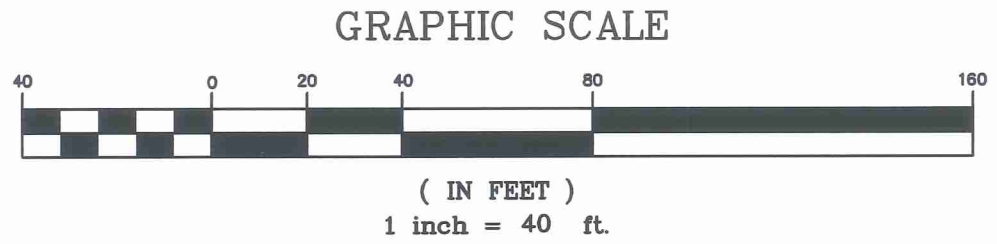
Date 7/26/21



ZONING REQUIREMENTS: DISTRICT LSR

	REQUIRED	EXISTING	PROPOSED
MINIMUM AREA	35,000 S.F.	12,960 S.F.	12,960± SF
MINIMUM FRONTAGE	100'	64.8'	64.8'
MINIMUM FRONT YARD	20'	44'	44'
MINIMUM SIDE YARD	15'	2.75'	2.75'
MINIMUM REAR YARD	15'	80'	62'±

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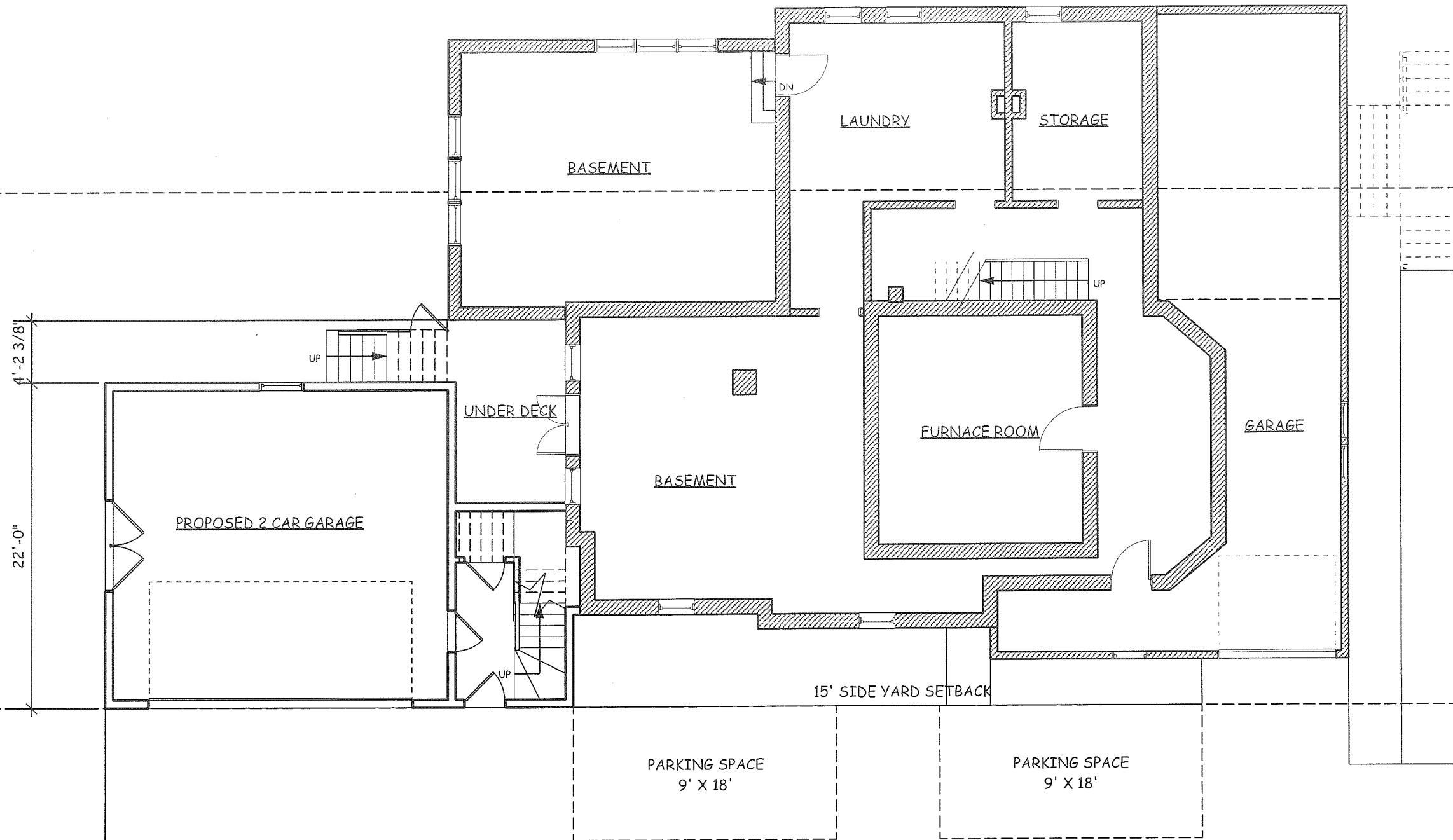


PLAN OF LAND PREPARED FOR:
**BART J. LOMBARDI, Jr. &
Lillie G. LOMBARDI**
16 BALLAST LANE
MARBLEHEAD, MASS.
Parcel ID 915 15 0



"I CERTIFY THAT THE DWELLING IS
LOCATED AS SHOWN."
Ralph W. Reid
RALPH W. REID P.L.S.

REID LAND SURVEYORS
365 CHATHAM ST., LYNN, MASS.
SCALE: 1" = 40' DATE: JUNE 18, 2021
REVISED 7-19-21 - ATTORNEY COMMENTS



B BASEMENT PLAN
SCALE: 1/8" = 1'-0"

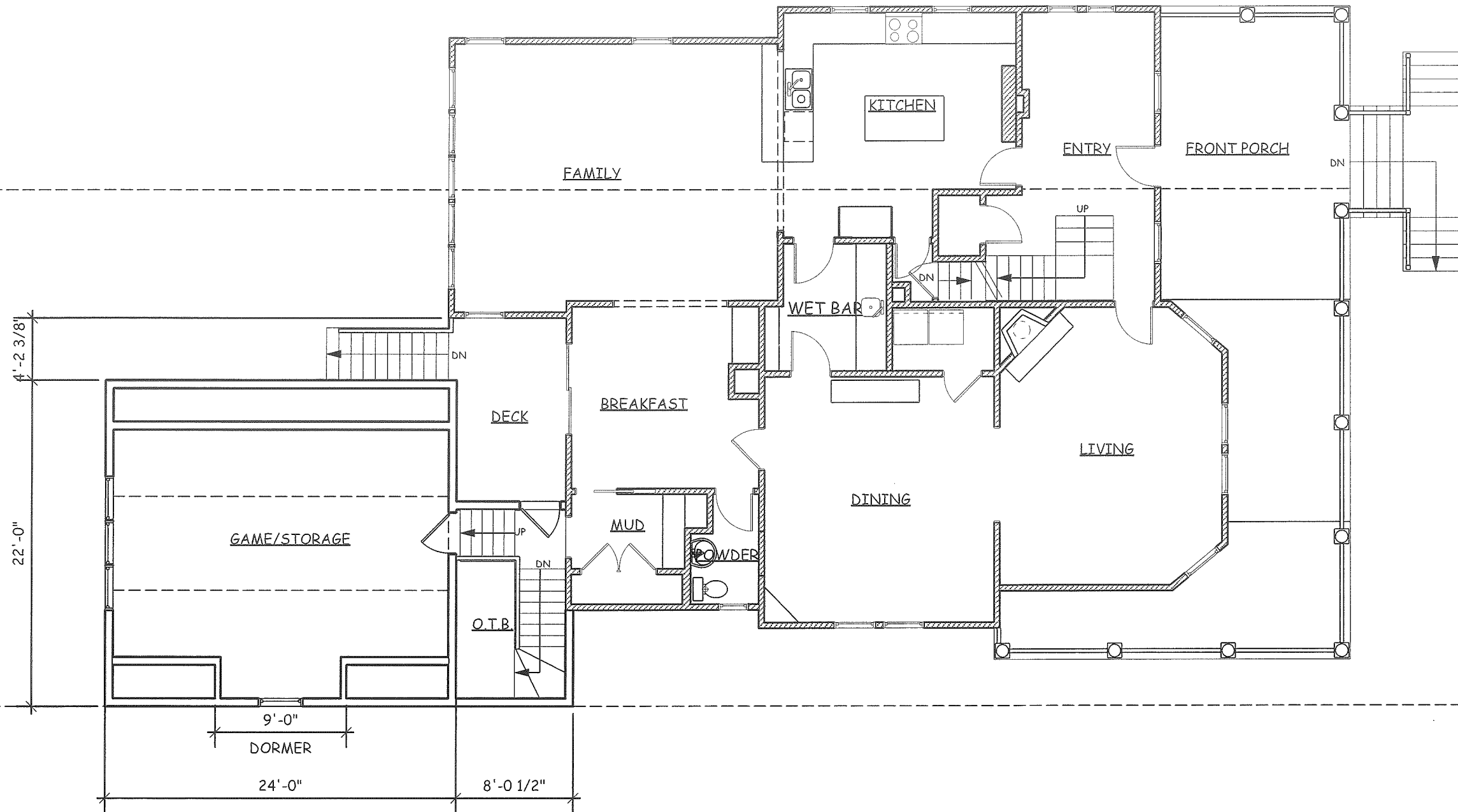
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NO	DATE	DESCRIPTION
1	7/19/21	ISSUE FOR ZBA

PROPOSED ADDITION OF ATTACHED 2 CAR GARAGE, MUD ROOM &
GAME ROOM ABOVE GARAGE TO EXISTING SINGLE FAMILY HOME
16 BALLAST LANE, MARBLEHEAD, MA
OWNERS: BART & LILLIE LOMBARDI

CARR WARNER
ARCHITECTS
3711 N. Ravenswood
Suite 104
Chicago Illinois 60613
p 773.477.9009
f 773.477.6888

A-1.0



A PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

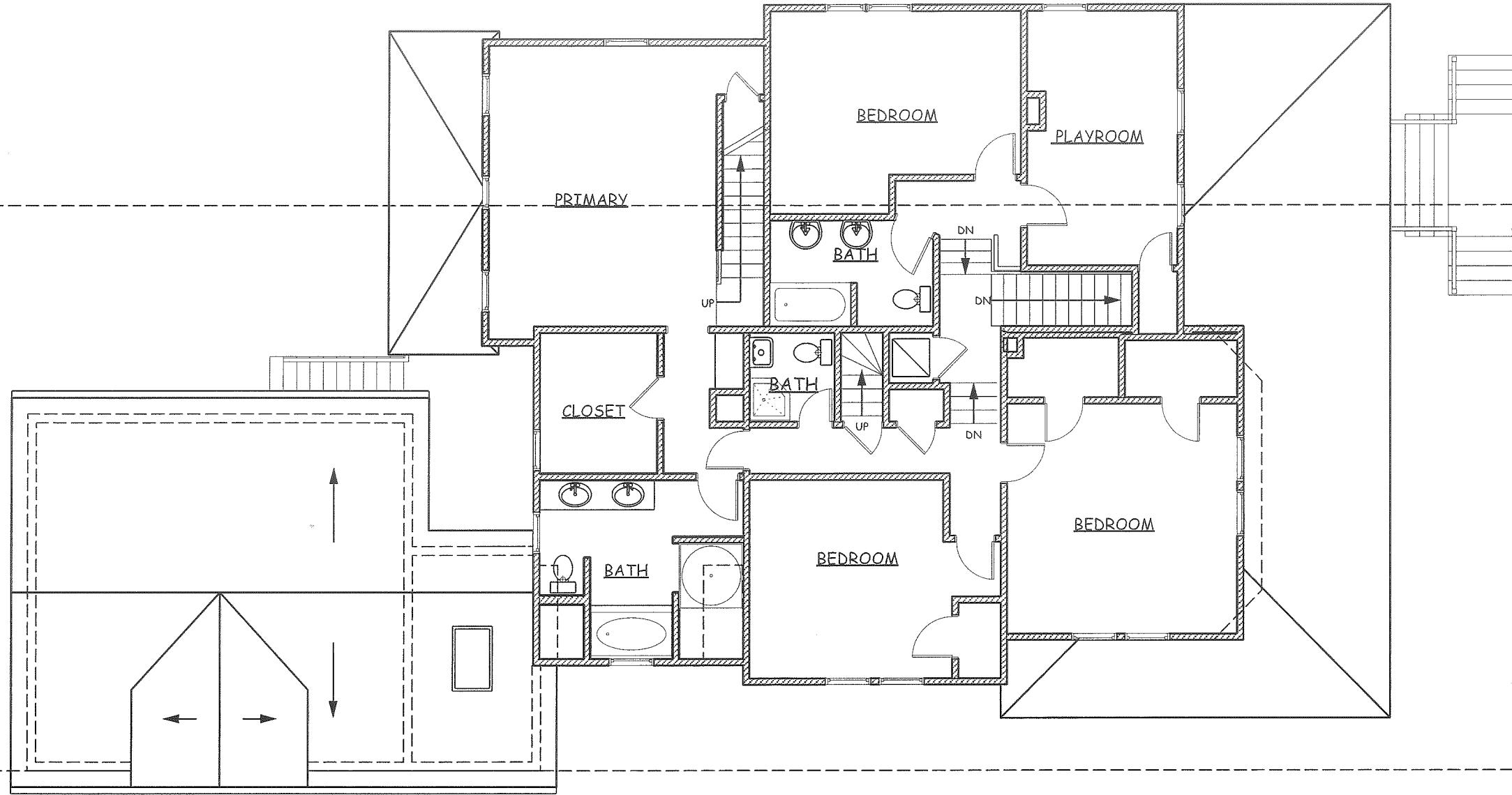
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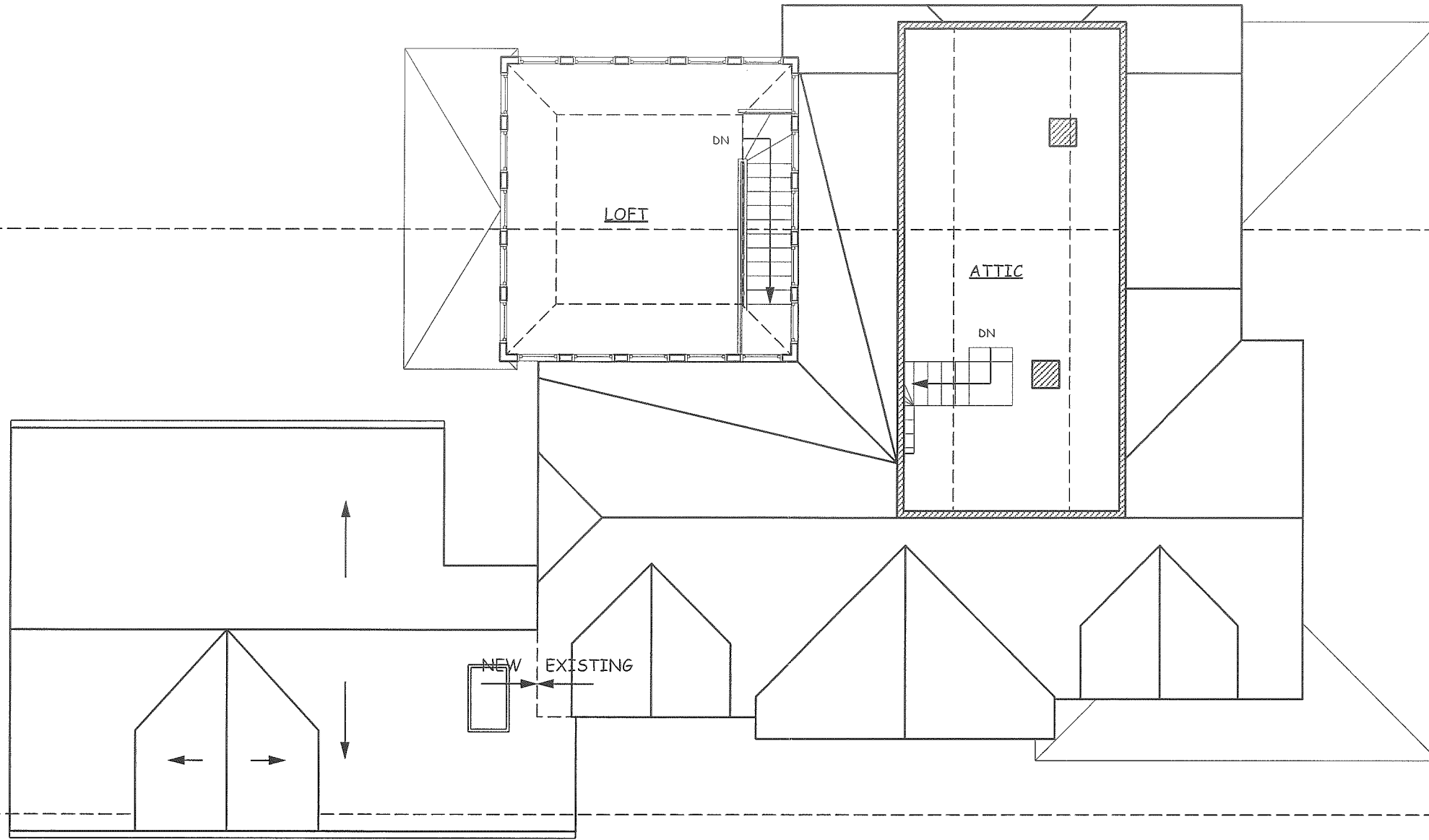
PROPOSED ROOF PLAN - EXISTING 2ND FLOOR
 SCALE: 1/8" = 1'-0"

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ATTIC/LOFT PLAN - EXISTING
 SCALE: 1/8" = 1'-0"

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B SIDE/NORTH ELEV.- EXISTING
SCALE: 1/8" = 1'-0"



A SIDE/NORTH ELEV. - PROPOSED
SCALE: 1/8" = 1'-0"

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23'-0" BUILDING HEIGHT
@ PROPOSED ADDITION

35'-1 3/4" - EXISTING BUILDING HEIGHT

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A-2.0



B REAR/WEST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



A REAR/WEST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

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B SIDE/SOUTH ELEV. - EXISTING
SCALE: 1/8" = 1'-0"

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A SIDE/SOUTH ELEV. - PROPOSED
SCALE: 1/8" = 1'-0"

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