



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
2024 JAN 29 PM 1:32
Town Clerk

Project Address 1 Campbell Way

Assessor Map(s) 156 Parcel Number(s) 38

OWNER INFORMATION

Signature _____ date _____

Name (printed) John Rice

Address 1 Campbell Way

Phone Numbers: home 617-470-0117 work _____

E-mail shane@ricecorporateservices.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 1/24/24

Name (printed) John Rice

Address c/o Paul M. Lynch, Esq. Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home _____ work 781-631-7808

E-mail lynch@marbleheadlaw.com fax _____

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

Special Permit to construct an accessory building (garage) on a lot with less than the required lot area, front yard setback, side and rear yard setbacks. The new building will be located within the front, side and rear yard setbacks. The addition will exceed the allowed 10% increase 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).

Reviewed by
Building Department
Zoning Board
Appeals

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature] 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
Page 2 of 3

Revision Date: 12-02-2020

Project Address 1 Campbell Way Map(s) / Parcel(s) 156/38

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"/>

Reviewed by
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 [Signature] Date 1-25-2024

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 1 Campbell Way

Map(s) / Parcel(s) 156/38

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	6,287	6,287
Area of features		
footprint of accessory building(s)	40	843
footprint of building	748	748
footprint of deck(s), porch(es), step(s), bulkhead(s)	270	270
number of required parking spaces <u>2</u> 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	1,382	2,185
Net Open Area (NOA) = (A - B)	4,905	4,102

GROSS FLOOR AREA (GFA)

accessory structure(s)	40	1,323 (480 + 12 feet)
basement or cellar (area >5' in height)	748	748
1st floor (12' or less in height) NOTE: [for heights exceeding	748	748
2nd floor (12' or less in height) 12' see definition	616	616
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	0
roofed porch(es)	20	20
Gross Floor Area (GFA) = sum of the above areas	2,172	3,455

Proposed total change in GFA = (proposed GFA - existing GFA) = 1,283

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) = 60 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1:2.26

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1:1.19

This worksheet applies 1. plan by/dated Maaru Kirmani 3/27/2023
 to the following plan(s): 2. plan by/dated PJF Associates 1/15/2024
 3. plan by/dated _____

Building Official  Date 1-25-2024

Reviewed by
 Building Department
 For Zoning Board
 Of Appeals