



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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Town Clerk

Project Address 20 Stacey Street

Assessor Map(s) 165 Parcel Number(s) 75

### **OWNER INFORMATION**

Signature [Signature] date 6/28/22

Name (printed) Lawrence & Virginia Field

Address 20 Stacey Street, Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_ work 781-254-3697

E-mail lefieldmarblehead@gmail.com fax \_\_\_\_\_

### **APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature [Signature] date 6/28/22

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 \_\_\_\_\_

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

Construction of new additions at the rear and sides of the property. The new construction will be in the rear and side yards on an existing non-conforming property with less than the required lot area, side yard set-back, and less than the required 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) [Signature]

2. Town Clerk's stamp (upper right corner) 6-29-22

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

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**Project Address** 20 Stacey Street

**Map(s) / Parcel(s)** 165-75

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)

**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)

**X** **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)

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)

**Exceeds 10% Expansion Limit:** ☐ 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 \_\_\_\_\_ No ☒ X

## Historic District Commission

Yes X No X

## Planning Board

Yes            No   X  

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

Yes X No            (explain)

## Building Official

Date 6-29-22

**Town of Marblehead**  
**ZBA-APPLICATION**

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Revision Date: 12-02-2020

Project Address 20 Stacey Street

Map(s) / Parcel(s) 165-75

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

3200

3200

Area of features

footprint of accessory building(s)

-

-

footprint of building

607

763

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

107

133

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

1038

1220

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

2162

1980

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

-

-

basement or cellar (area >5' in height)

431

470

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

577

699

2nd floor (12' or less in height) 12' see definition

577

577

3rd floor (12' or less in height) of STORY §200-7]

-

-

4th floor (12' or less in height)

-

-

attic (area >5' in height)

109

109

area under deck (if >5' in height)

-

-

roofed porch(es)

-

-

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

1694

1855

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

161

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

9.5

%

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

1.28

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

1.07

This worksheet applies 1. plan by/dated Nº. SHORE SURVEY APRIL 12, 2022  
to the following plan(s): 2. plan by/dated D. BRUCE GREENWALD ARCH 6-28-22  
3. plan by/dated \_\_\_\_\_

Building Official \_\_\_\_\_

Date 6-29-2022

**Zoning Board of Appeals Application:  
Demolition and Project Description**

**Proposed Modifications to 20 Stacey Street, Marblehead, MA**  
**For Lawrence & Virginia Field**

**6/28/22**

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Zoning District: Central Residence

Relief: Special Permit to construct additions at the sides and rear of an existing non-conforming single-family residence with less than the required lot area, side-yard setback, and parking. The new construction will have less than the required side and rear yard set-backs.

Proposal: The proposal is to construct a new one-story addition on the south-east or rear of the house; rebuild/extend the footprint of an existing attached shed; and build two new open decks to replace the existing decks. These changes are shown in the attached drawings, dated 6/28/22.

Existing: Existing non-conformities will be maintained.

Demolition: Demolition is to include removal of the existing attached shed; rear façade as affected by the addition; and to remove the existing decks and associated stair.

Construction: The new construction will include the 1-story addition; revised attached shed; new open decks and associated stair. See the attached drawings for further information.

As-of-Right Renovation work within the existing house, roofing, siding, and replacement of existing windows.

Prior Approvals Old & Historic Marblehead Districts Commission- completed.



EXISTING ENTRY ELEVATION



EXISTING SIDE ELEVATION

20 STACEY STREET

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