



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

2022 AUG 11 AM 8:55  
Town Clerk

Project Address 290 Washington Street

Assessor Map(s) 116 Parcel Number(s) 11

### **OWNER INFORMATION**

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) Hanover Court LLC

Address 1 Curtis Street, East Boston, MA 02128

Phone Numbers: home \_\_\_\_\_ work 781-990-8634

E-mail julius@lokosrealty.com fax \_\_\_\_\_

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

Signature [Signature] date 8/10/22

Name (printed) Hanover Court LLC

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 addition to the existing non-conforming three unit residential building and convert it to a two unit building on a lot with less than the required lot area, open area ratio, side yard setback and parking. The addition will exceed the allowed 10% expansion 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) [Signature] 8-10-22

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

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

Reviewed by  
Building Department  
for Zoning Board  
Of Appeals

**Town of Marblehead**  
**ZBA-APPLICATION**  
Page 2 of 3

Revision Date: 12-02-2020

Project Address 290 Washington Street

Map(s) / Parcel(s) 116/11

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

B B1 **BR** CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU

**CURRENT USE** (explain) Three unit residential building

**CURRENT USE CONFORMS TO ZONING** (Article IV, Table 1)

Yes ☒ No ☐ (explain) \_\_\_\_\_

**PROPOSED CHANGE OF USE**

No ☐ Yes ☒ (explain) Convert from three to two units

**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 \_\_\_\_\_

Date 8-10-22

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

Revision Date: 12-02-2020

Project Address 290 Washington Street

Map(s) / Parcel(s) 116/11

**NET OPEN AREA (NOA)**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Lot area = A	<u>4,279</u>	<u>4,279</u>
Area of features		
footprint of accessory building(s)	<u>0</u>	<u>0</u>
footprint of building	<u>772</u>	<u>1,231</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>102</u>	<u>0</u>
number of required parking spaces <u>6/4</u> x (9'x 18' per space)	<u>973</u>	<u>648</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>1,847</u>	<u>1,879</u>
Net Open Area (NOA) = (A - B)	<u>2,432</u>	<u>2,400</u>

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	<u>0</u>	<u>0</u>
basement or cellar (area >5' in height)	<u>0</u>	<u>0</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>772</u>	<u>683</u>
2nd floor (12' or less in height) 12' see definition	<u>772</u>	<u>1,231</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>564</u>	<u>1,134</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area >5' in height)	<u>0</u>	<u>0</u>
area under deck (if >5' in height)	<u>0</u>	<u>0</u>
roofed porch(es)	<u>0</u>	<u>0</u>
Gross Floor Area (GFA) = sum of the above areas	<u>2,108</u>	<u>3,048</u>

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 940

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 45 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 1:1.15

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 1:1.79

This worksheet applies 1. plan by/dated Bloom Architecture/7/6/2022  
to the following plan(s): 2. plan by/dated North Shore Survey / 08/02/2022

3. plan by/dated \_\_\_\_\_

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

Date 8-10-22

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

# 290 Washington Street

## 7/5/22 ZBA Review Set



A01	REFERENCE
A02	CONTEXT PHOTOS
-	SURVEY (BY OTHERS)
A03	ZONING ANALYSIS
A10	SITE PLANS- EXISTING AND PROPOSED
A11	FIRST FLOOR PLANS- EXISTING AND PROPOSED
A12	SECOND FLOOR PLANS- EXISTING AND PROPOSED
A13	THIRD FLOOR PLANS- EXISTING AND PROPOSED
A14	ROOF PLANS- EXISTING AND PROPOSED
A21	ELEVATIONS- EXISTING AND PROPOSED
A22	ELEVATIONS- EXISTING AND PROPOSED
A23	ELEVATIONS- EXISTING AND PROPOSED
A24	ELEVATIONS- EXISTING AND PROPOSED

PROJECT DESCRIPTION  
THE PROPOSED PROJECT IS A REHABILITATION AND ADDITION TO AN EXISTING APARTMENT BUILDING WITH NO PARKING SPACES. THE THREE-FAMILY RESIDENTIAL USE WILL BE REDUCED TO A TWO-FAMILY RESIDENTIAL USE. EXISTING BUILDING IS TO BE MAINTAINED, AND ALL EXTERIOR MATERIALS, SIDING, WINDOWS AND DOORS TO BE REPLACED.



290 Washington Street, Marblehead



290 Washington Street, Marblehead  
Existing Photographs  
1/16" = 1'-0"

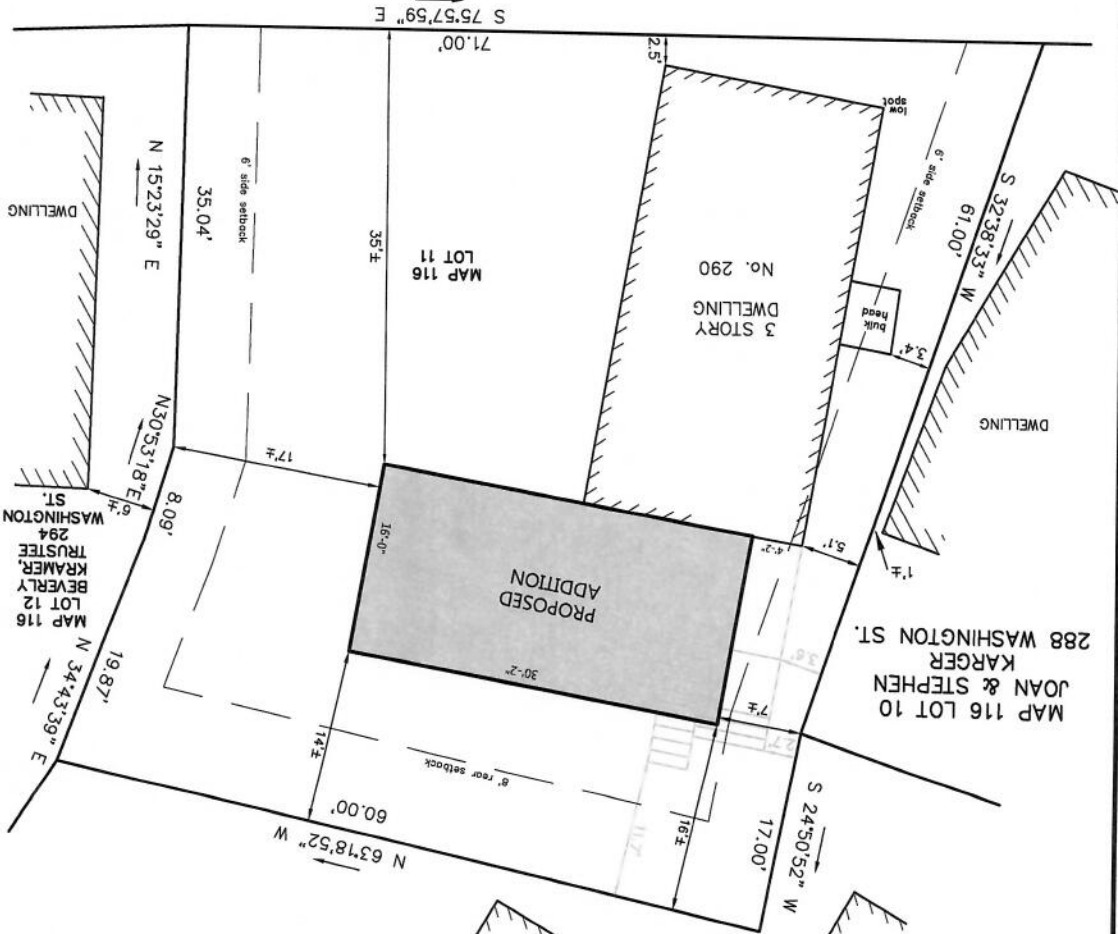


ZONING DISTRICT - CENTRAL RESIDENCE

PROPOSED  
ADDITION

LOT AREA	5000	4279±	4279±
FRONTAGE	35	71.00'	71.00'
FRONT	NONE	2.5'	35'±
SIDE	6	2.7'	5.1'
REAR	8	11.7'	14'±
BLDG HEIGHT	35	27.2'	30.3'±

MAP 116 LOT  
MICHAEL & KAREN WHALEN,  
TRUSTEES  
5 ROWLAND ST.



ZONING BOARD OF APPEALS PLAN

290 WASHINGTON STREET  
MARBLEHEAD

PROPERTY OF  
HANOVER COURT LLC

SCALE 1"=10' MAY 19, 2022

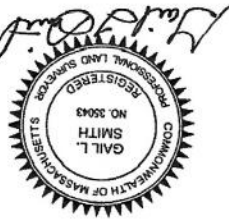
NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

REVISED JULY 5, 2022

# 5145



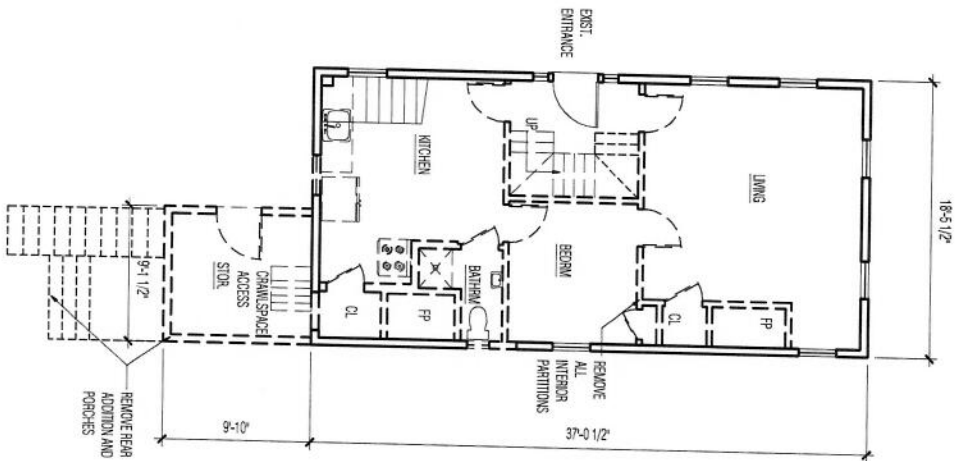
THIS PLAN IS THE RESULT  
OF AN INSTRUMENT SURVEY.

WASHINGTON STREET

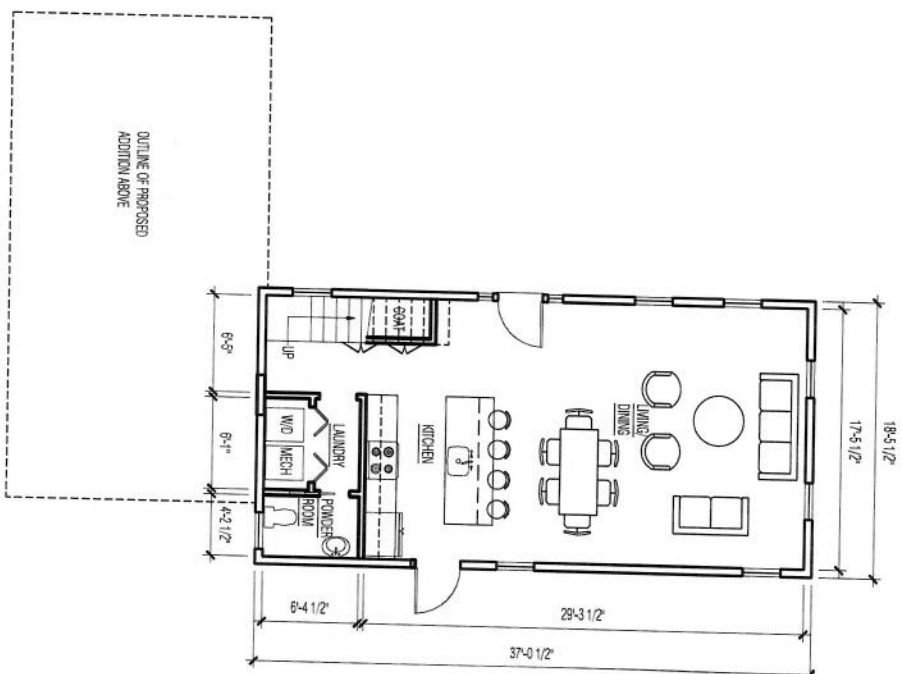
To School St. (One Way Traffic)



**A10**  
7/5/22



EXISTING

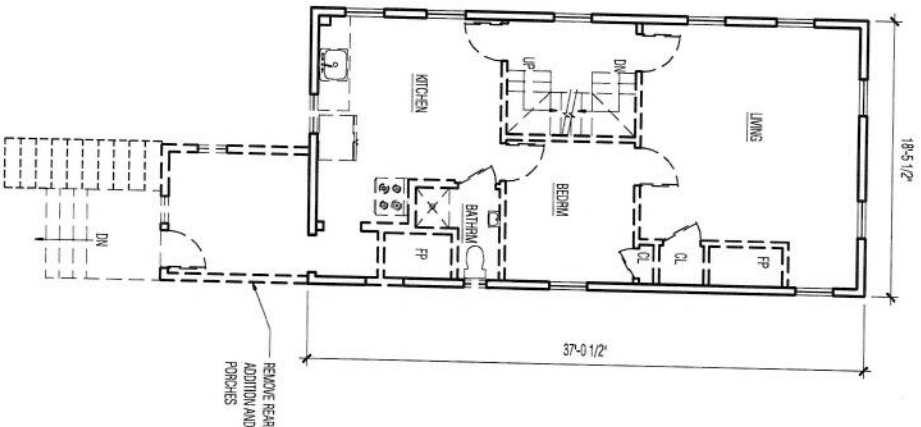


PROPOSED

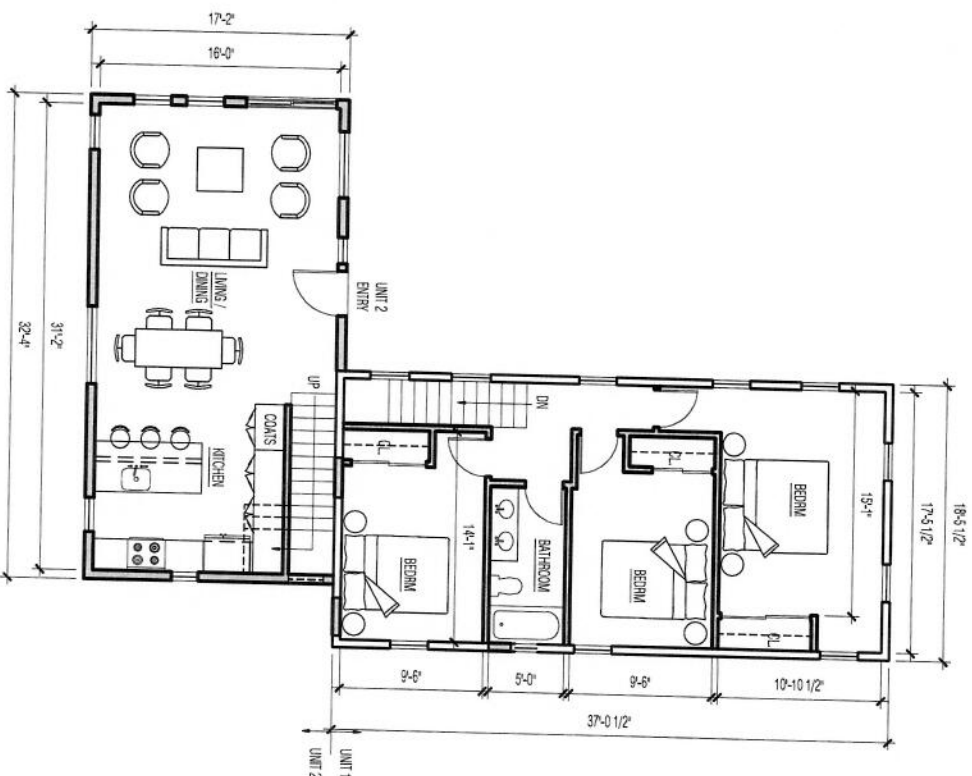
290 Washington Street, Marblehead  
**Existing and Proposed First Floor Plans**  
1/8" = 1'-0"





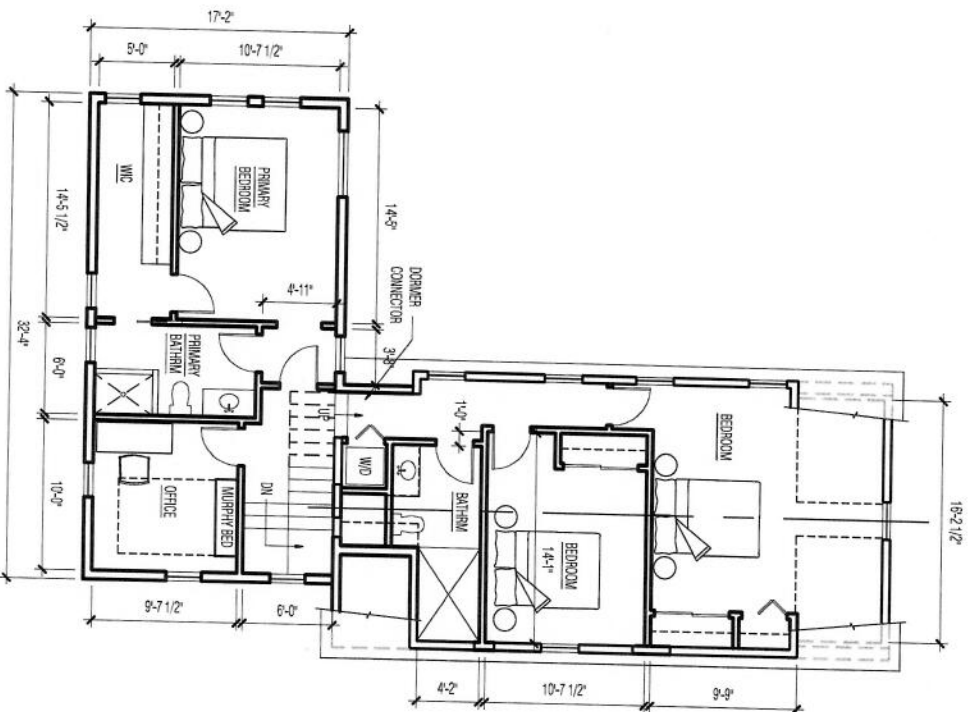
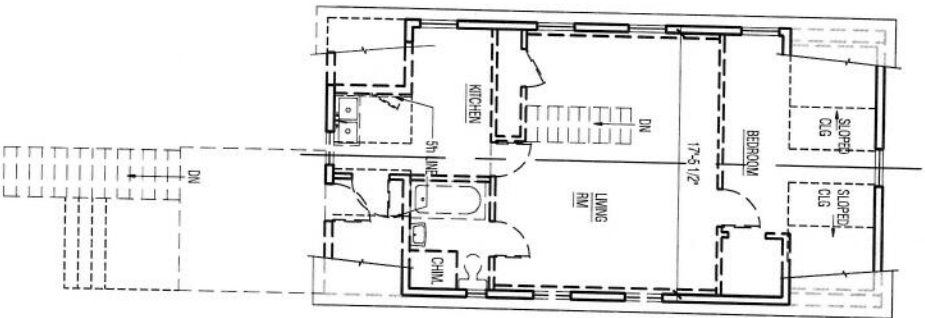


EXISTING

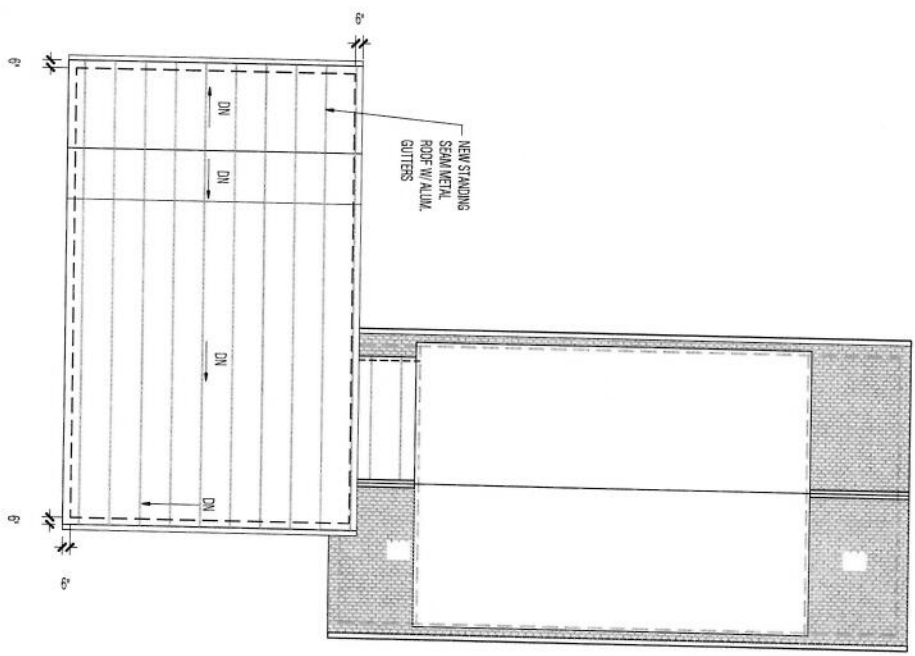
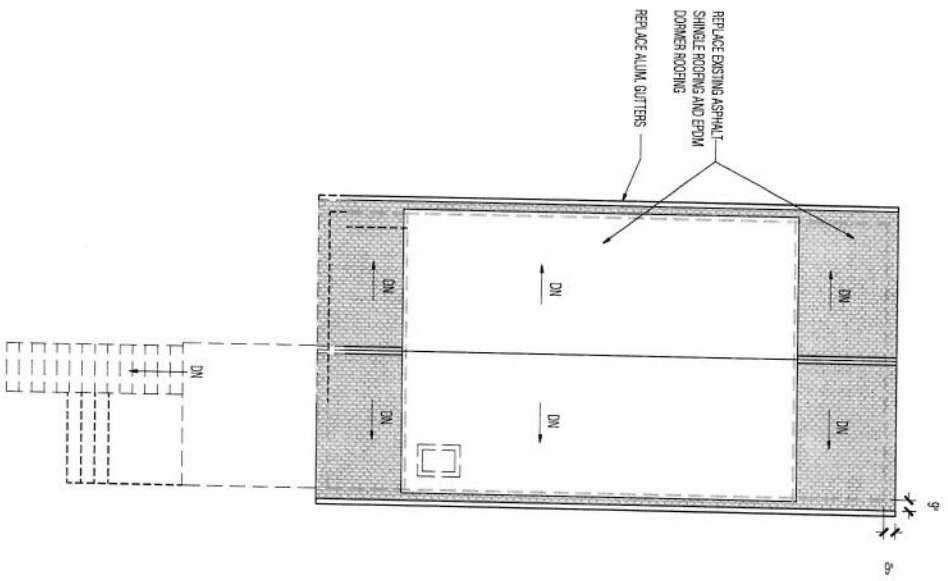


PROPOSED

290 Washington Street, Marblehead  
**Existing and Proposed Second Floor Plans**  
1/8" = 1'-0"



290 Washington Street, Marblehead  
Existing and Proposed Third Floor Plans  
1/8" = 1'-0"

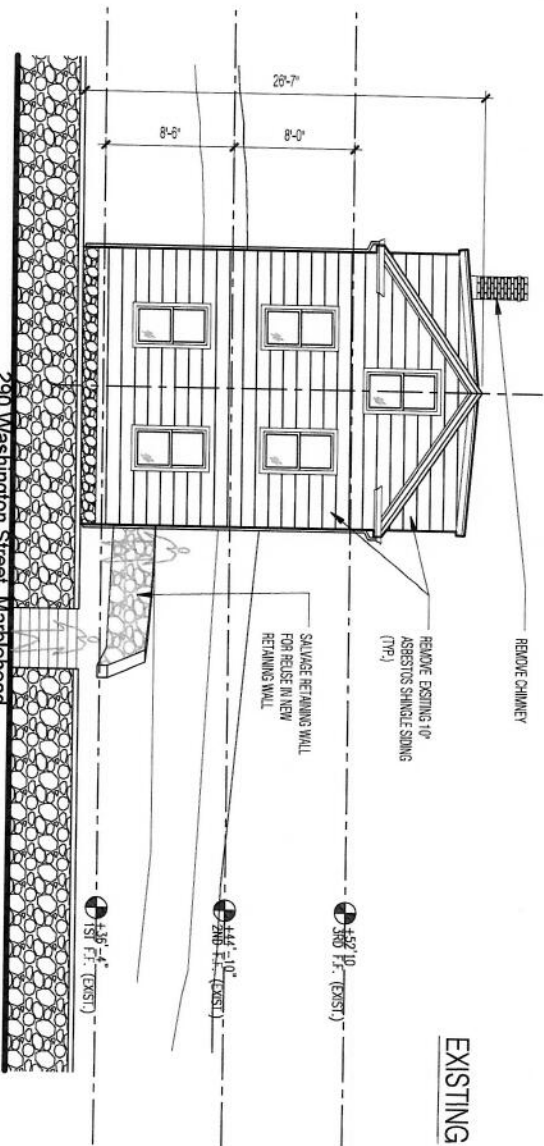
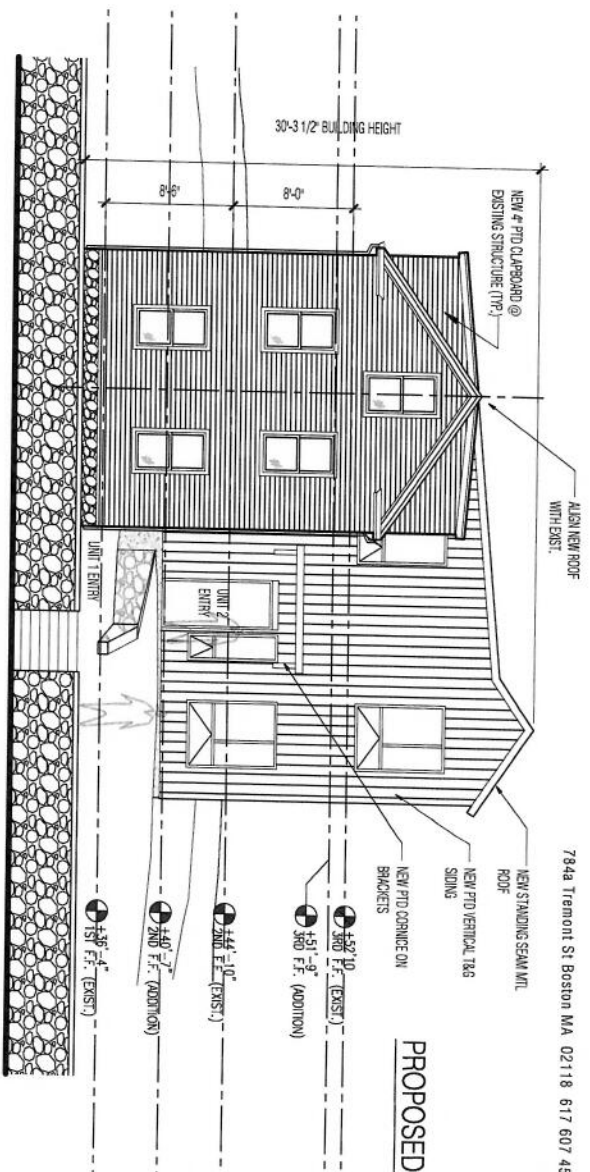


EXISTING

PROPOSED

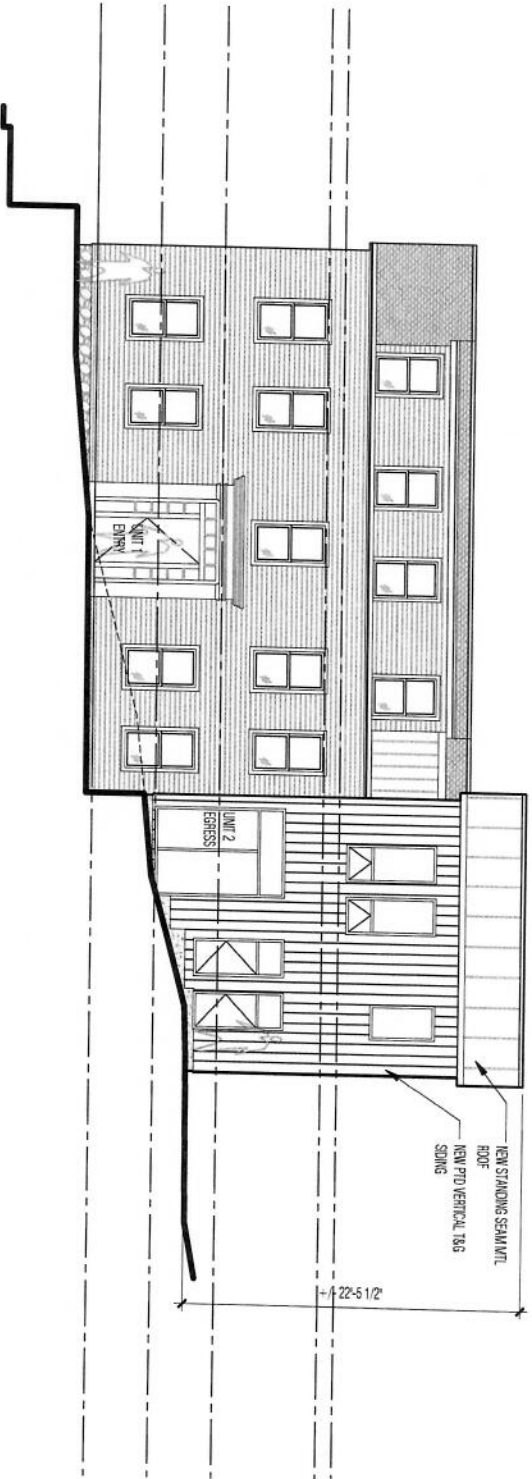
290 Washington Street, Marblehead  
Existing and Proposed Roof Plans  
1/8" = 1'-0"

784a Tremont St Boston MA 02118 617 607 4589 bloomarchitecture.com

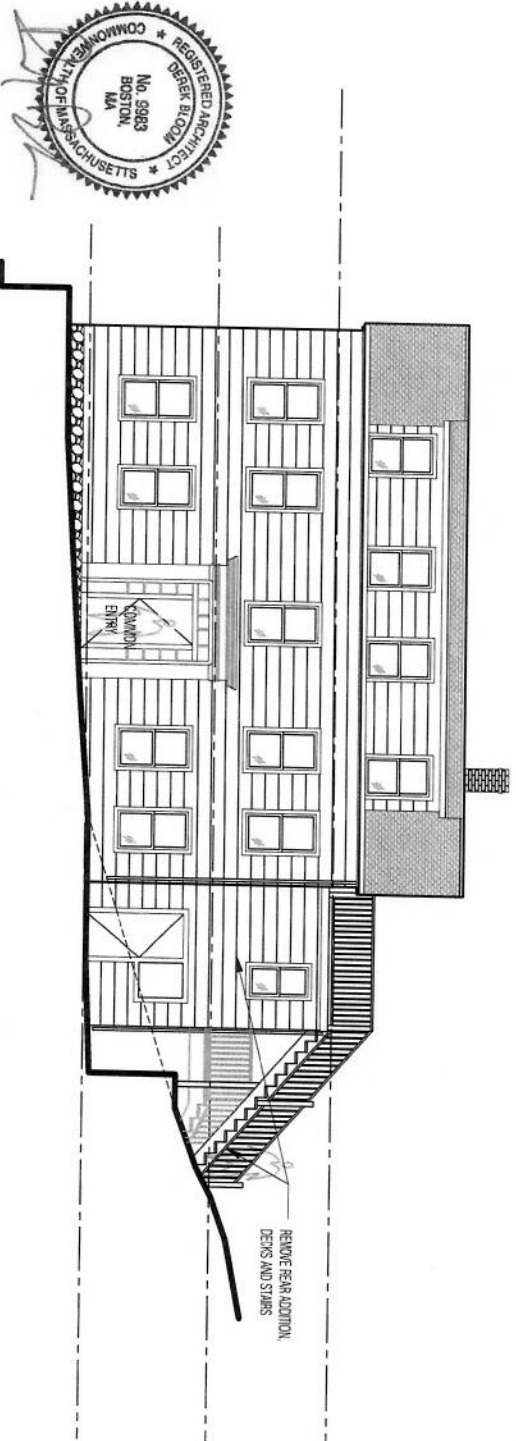
BLOOM  
ARCHITECTURE

### Existing and Proposed Front Elevation

 $1/8" = 1'-0"$



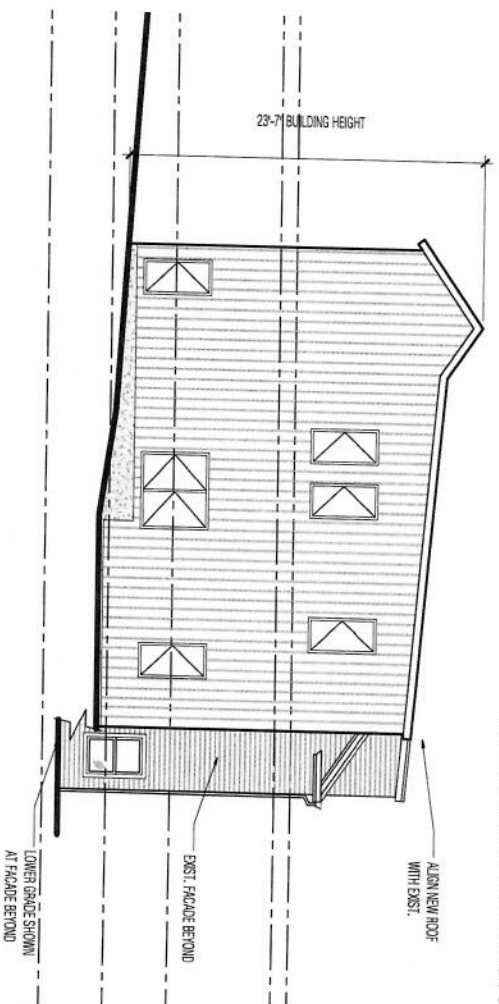
PROPOSED



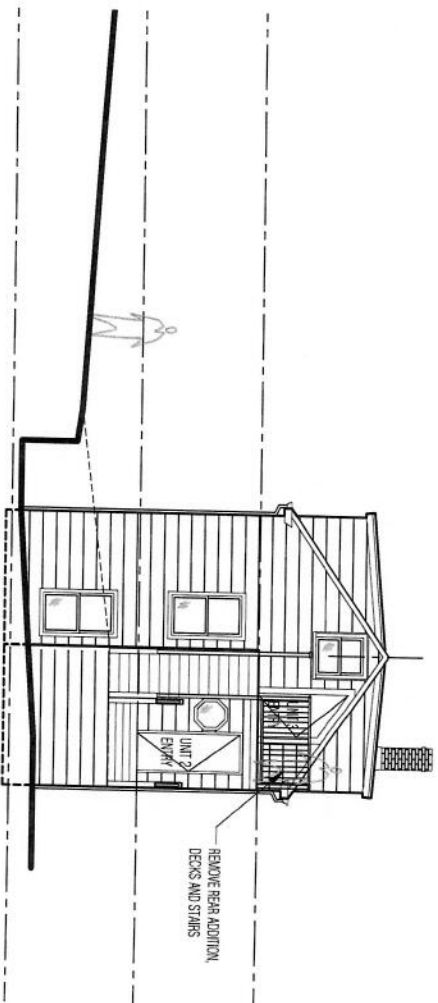
EXISTING



290 Washington Street, Marblehead  
**Existing and Proposed Right Elevation**  
1/8" = 1'-0"



PROPOSED



EXISTING



290 Washington Street, Marblehead  
**Existing and Proposed Rear Elevation**  
1/8" = 1'-0"