

tel: 781-631-1529

Town of Marblehead

ZONING BOARD OF APPEALS Mary A. Alley Municipal Building

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

2023 NOV 15 PM 4: 45

fax: 781-631-2617 Revision Date: 12-02-20 ZBA APPLICATION

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Town Clerk

Project Address 29	Pinecliff Drive	
Assessor Map(s) 76	Parcel Number(s	s)8A
OWNER INFORMATIO	Y	1/15/202
Signature//////	0.6.0.	date 11/15/2023
Name (printed) Groom	m Construction Company	, Inc.
Address 96 Swamp	scott Road Salem, MA 0	1970
		work see contact info below_
		fax
Signature // Name (printed) Matthe	w Wolverton, Law Office Street Marblehead, MA	date ///5/2023 ces of Lausier & Lausier
Phone Numbers: home	781 631 8830 x 3	work same
E-mail matt@lausi	erlaw.com	fax 781 631 8840
	ON & RELIEF REQUESTED E ATTACHED DESCRIPTION	(attach additional page if necessary)
/ <u></u>		7

- 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);
 - o current survey plan (not older than 90 days) as prepared by a Registered Professional Land Surveyor;
 - o the project design plans as required;
 - o 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)

May 3

16-15-2023

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

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

Town of Marblehead <u>ZBA-APPLICATION</u> Page 2 of 3

Revision Date: 12-02-2020

Project Address 29 Pinecliff Drive	Map(s) / Parcel(s) 76/8A
ZONING DISTRICT (circle all that apply)	
B B1 BR CR SCR ECR GR SGR S	SR SSR ESR SESR HBR U SU
	SER SEEK IIBK 6 56
CURRENT USE (explain) vacant land	
CURRENT USE CONFORMS TO ZONING (Article IV,	Table 1)
Yes _ X _ No (explain)	
PROPOSED CHANGE OF USE	
No Yes _X (explain) single fami	ly residence
PROPOSED CONSTRUCTION QUALIFIES AS "Buil	<u>ding New"</u> (§200-7) Yes X No
EXISTING DIMENSIONAL NON-CONFORMITIES	check all that apply)
Lot Area - Less than required (§200-7 and Table 2)	1 20 200
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 Tab	le 2)
Open Area - Less than required (§200-7, §200-15.B(2) and Table 2)
Parking - Less than required; undersized; tandem (§2	00-17 to §200-21) (circle all that apply)
Other Non-conformities (explain) No Existing Dimensional Non-conformities	
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)	
x_ Height - Exceeds maximum allowed (§200-7 and Tab	ole 2)
Open Area - Less than required (§200-7, §200-15.B)	
Parking - Less than required; undersized; tandem (§2	
Exceeds 10% Expansion Limits for Non-confor	
Other Non-conformities (explain)	
No New Dimensional Non-conformities	
ADDITIONAL HEADINGS DESCRIPTION	Reviewed by
ADDITIONAL HEARINGS REQUIRED Conservation Commission Yes x	Building Department
Historic District Commission Yes x	No For Zoning Board
Conservation Commission Historic District Commission Planning Board Yes Yes	No_x Of Appeals
Training Board 1es	140
DESIGN & SURVEY PLANS MEET -ZBA- RULES &	REGULATIONS (Sections 3(A) and 3(C))
Yes No (explain)	
Building Official	Date //-/5-2023
Dunding Official	Date //-/> - 2022

Town of Marblehead ZBA-APPLICATION

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Project Address 29 Pinecliff Drive			Map(s) / Parcel(s)	76 - 8A		
NET OPEN AREA (NOA)			EXISTING	PROPOSE	D	
Lot area = A			20100	20100		
Area of features						
footprint of accessory building(s)			0 SF	0	SF	
footprint of building			0 SF	2262	SF	
footprint of deck(s), porch(es), step(s), bulkhead(s)			0 SF	549	SF	
number of required parking spaces 2 x (9'x18' per space)			0 SF	324	SF	
area of pond(s), or tidal area(s) below MHW			0 SF	0	SF	
other areas (explain)			0	0	SF	
Sum of features = B	0	3135	SF			
Net Open Area (NOA) = (A - B)			20100 SF	16965	SF	
GROSS FLOOR AREA (GFA)					
accessory structure(s)			0	0		
basement or cellar (area > 5'	in height)		0 SF	1223	SF	
1st floor (12' or less in height) NOTE:	[for heights exceeding	0 SF	1811	SF	
2nd floor (12' or less in height)	12' see definition	0 SF	2262	SF	
3rd floor (12' or less in height))	of STORY ~200-7]	0	0	SF	
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	SF	
roofed porch(es)			0 SF	1064	SF	
Gross Floor Area (GFA) = su	0 SF	6360	SF			
Proposed total change in G	FA = (proposed GI	FA - existing GFA)		= 6360	SF	
Percent change in GFA = (pr	A) x 100	= 0.00	%			
Existing Open Area Ratio =		= 0.00				
Proposed Open Area Ratio		= 2.67				
This worksheet applies	1. plan by/dated	30-Oct-	23			
to the following plan(s):	2. plan by/dated	Bosworth Architect LLC	12-Nov-23			
	3. plan by/dated					
Building Official Sat Date 11-15-2023						

Reviewed by Building Department For Zoning Board Of Appeals

PROJECT DESCRIPTION & RELIEF REQUESTED

29 Pinecliff Drive, Marblehead, MA 01945 Groom Construction Company, Inc.

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing the construction of a single-family residence on a conforming Lot located at 29 **PINECLIFF DRIVE** in a **SHORELINE SINGLE RESIDENCE DISTRICT**. The proposed construction will be located partially within the Side Yard Setback and exceed the allowed Height but will otherwise conform to all other Dimensional Regulations.

Reviewed by Building Department Building Board For Zoning Board Of Appeals