

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

Town of Marblehead
ZBA-APPLICATION

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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 SR SSR ESR SESR HBR U SU

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 family residence

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) **Yes** X **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 <u>X</u>	No _____
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes <u>X</u>	No _____

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes X **No** _____ (explain) _____

Building Official  **Date** 11-15-2023

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Revision Date: 12-02-2020

Project Address 29 Pinecliff Drive

Map(s) / Parcel(s)

76 - 8A

NET OPEN AREA (NOA)

EXISTING

PROPOSED

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) = sum of the above areas

0 SF

6360 SF

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

= 6360 SF

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

= 0.00 %

Existing Open Area Ratio = (existing NOA / existing GFA)

= 0.00

Proposed Open Area Ratio = (proposed NOA / proposed GFA)

= 2.67

This worksheet applies

1. plan by/dated North Shore Survey

30-Oct-23

to the following plan(s):

2. plan by/dated Bosworth Architect LLC

12-Nov-23

3. plan by/dated _____

Building Official



Date 11-15-2023

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For Zoning Board
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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.

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