



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

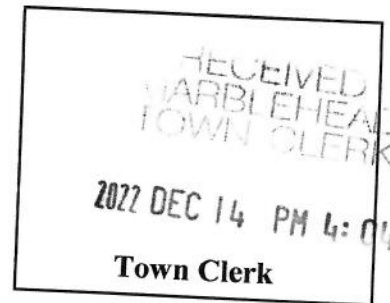
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 33 Lee Street

Assessor Map(s) 132 Parcel Number(s) 16

OWNER INFORMATION

Signature [Signature] date 12-12-22

Name (printed) Lawrence Schall & Betty Ann Londergan

Address 33 Lee Street, Marblehead, MA 01945

Phone Numbers: home (610) 348-9279 work (404) 895-3224

E-mail lschall@neche.org, bettylondergan@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 12-12-22

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 (781) 639-4458

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

Construction of a dormer addition to an existing single family dwelling with less than the required lot area, side and rear yards, less than the required parking, and less than the required open space. The new construction will be within the rear yard setback and will further reduce the open space.

- 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] 12-14-22

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

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 33 Lee Street

Map(s) / Parcel(s) 132-16

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

1953

1953

Area of features

footprint of accessory building(s)

18

18

footprint of building

872

872

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

26

26

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

1240

1240

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

713

713

GROSS FLOOR AREA (GFA)

accessory structure(s)

18

18

basement or cellar (area > 5' in height)

805

805

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

872

872

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

682

707

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

-

-

4th floor (12' or less in height)

-

-

attic (area > 5' in height)

-

-

area under deck (if > 5' in height)

-

-

roofed porch(es)

26

26

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

2403

2428

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

= 25

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

= 1 %

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

= 0.297

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

= 0.294

This worksheet applies 1. plan by/dated Nº SHORE SURVEY 11-22-2022

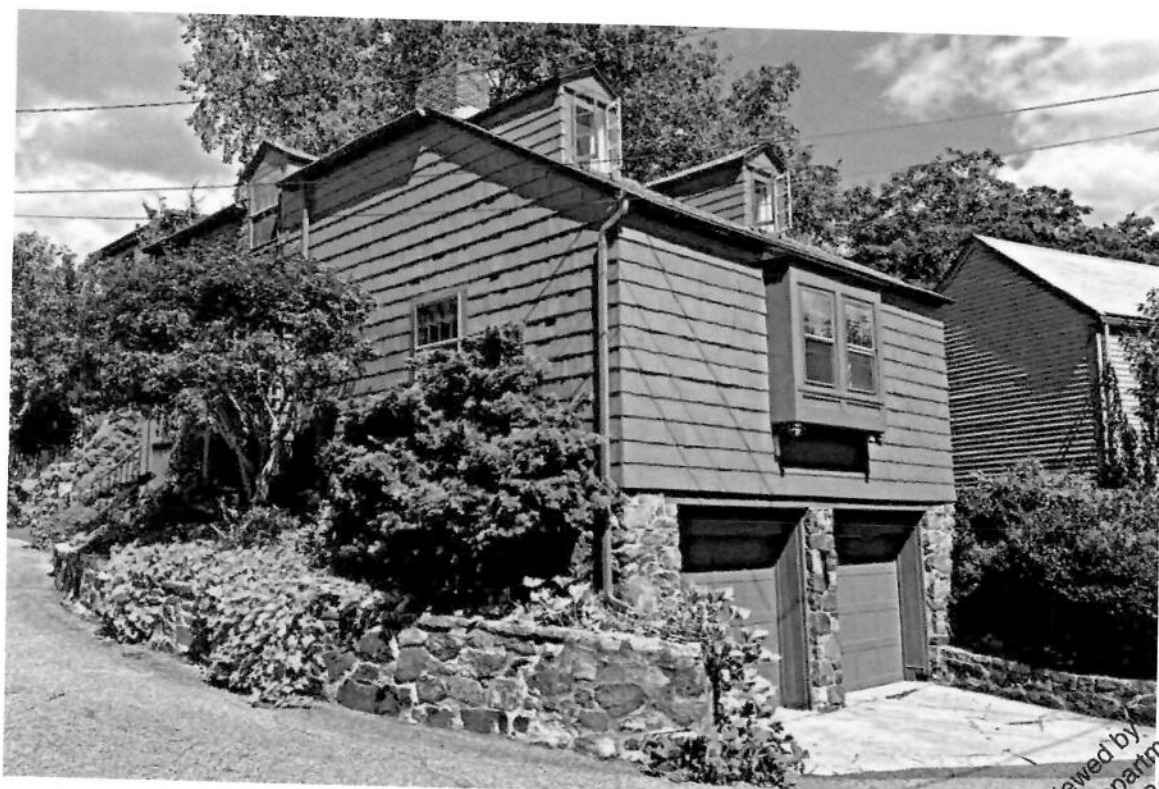
to the following plan(s): 2. plan by/dated D. BRUCE GREENWALD 12-12-22

3. plan by/dated _____

Building Official _____

Date 12-14-2022

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Building Department
For Zoning Board
Of Appeals



EXISTING CONDITIONS VIEWS 33 LEE STREET 2022

Reviewed by
Building Department
For Zoning Board
Of Appeals

OLD AND HISTORIC MARBLEHEAD DISTRICTS COMMISSION
Marblehead Massachusetts

No. OHDC0001541

Issue Date: November 15, 2022

Expiration Date: November 15, 2023

CERTIFICATE OF APPROPRIATENESS



This certifies that Lawrence Schall and Betty Londergan has permission to perform work at 33 Lee Street
Map # 132 and Lot # 16 in the ☒ Old Town District or ☐ Gingerbread Hill District and that the Old & Historic Marblehead Districts Commission (OHDC) has determined that the work as summarized below will be appropriate to the preservation of said Historic District for the purposes of the Old and Historic Marblehead Districts Act (Acts 1965, Ch. 101) and the By-Laws relating thereto.

Summary description of work approved:

Construct new dormer section, new casement windows to match existing, and new roof and trim work.

Reviewed by
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For Zoning Board
Of Appeals

The proposed work shall be performed in strict accordance with the contents of the application and representations made by the Applicant and his/her representative(s), in accordance with the requirements of the Old & Historic Districts Commission, and as reflected in the public record documented in the minutes of the Old & Historic Districts Commission.

Theresa McLeod
OHDC Member

11/15/22
Dated

THIS CERTIFICATE EXPIRES ONE YEAR FROM THE DATE OF ISSUE
AND SHALL BE PROMINENTLY DISPLAYED ON THE PREMISES.

PROJECT CLOSEOUT - Notify the Building Department at project completion for closeout inspection and Certificate signature below.
Failure to obtain inspection and signature will affect future applications to Town departments concerning this property.

Building Department Official

Dated

EXHIBIT A

11/15/22

We, the undersigned neighbors, have reviewed the proposed modifications to Betty & Larry's house at 33 Lee Street. The design presented looks appropriate and is complementary to the home. We have no material objection to the plans and support their application to the Old & Historic Districts Commission.

NAME

ADDRESS

Leslie Reagan 40 Lee St Marblehead Ma

Steve Reagan 40 Lee St Marblehead

~~Frank~~ 37 LEE ST. TOWN

~~Steve~~ 56 Lee St #2 Marblehead MA

D.L. Hurdman 29 Lee St. Marblehead

Thomas Roberts 48 Lee St. Marblehead

Th 1 GREGORY ST.

Phyllis MacArthur 1 GREGORY ST

Chris Davis 52 Lee St. Marblehead, Mass 01945

Sam West 31 Lee St Marblehead, MA

Jim West 31 Lee St. Marblehead, MA

Karen McMahon 50 Lee St. Marblehead, MA

Larry Russell 30 Lee St town

Paul Bow 5 Gregory St MHD

CRAIL DAVIS 52 Lee St. MHD

Margaret Roberts 42 Lee St Marblehead

May Bow 5 Gregory St MHD

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