



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

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MARBLEHEAD
TOWN CLERK

2023 DEC 28 AM 11:20

Town Clerk

Project Address 38 Beach St
Assessor Map(s) 89 Parcel Number(s) 20

OWNER INFORMATION

Signature Rhonda Steele date Dec 28, 2023
Name (printed) RHONDA STEELE
Address 38 Beach St
Phone Numbers: home 617-308-5832 work _____
E-mail rsteel2250@comcast.net fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Same date _____
Name (printed) _____
Address _____
Phone Numbers: home _____ work _____
E-mail _____ fax _____

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

Reconstruct new deck - Current deck is rotted 12 ft width 10 ft length
Increase size deck to 14 ft width + 12 ft length

- 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] 12-28-2023
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
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Revision Date: 12-02-2020

Project Address 39 Beach St

Map(s) / Parcel(s) 89/20

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR (SR) SSR ESR SESR HBR U SU
CURRENT USE (explain) Single 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 _____

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)
X 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)
____ 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)
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)
____ 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 _____	No <u>X</u>
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes _____	No <u>X</u>

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

Yes X No _____ (explain) _____

Building Official [Signature]

Date 12-28-2023

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Revision Date: 12-02-2020

Project Address 38 Beach St

Map(s) / Parcel(s) 89-20

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

Area of features

footprint of accessory building(s)

footprint of building

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

number of required parking spaces 2 x (9' x 18' per space)

area of pond(s), or tidal area(s) below MHW

other areas (explain) _____

Sum of features = B

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

5898

5898

0

0

1125

1125

145

224

162

162

NA

NA

1432

1511

4466

4387

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area > 5' in height)

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

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

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)

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

0

0

1125

1125

1125

1125

1125

1125

NA

NA

NA

NA

1125

1125

0

0

0

0

0

0

4500

4500

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

= 0

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

= 0 %

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

= 1.0076

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

= 1.0257

This worksheet applies 1. plan by/dated _____

to the following plan(s): 2. plan by/dated _____

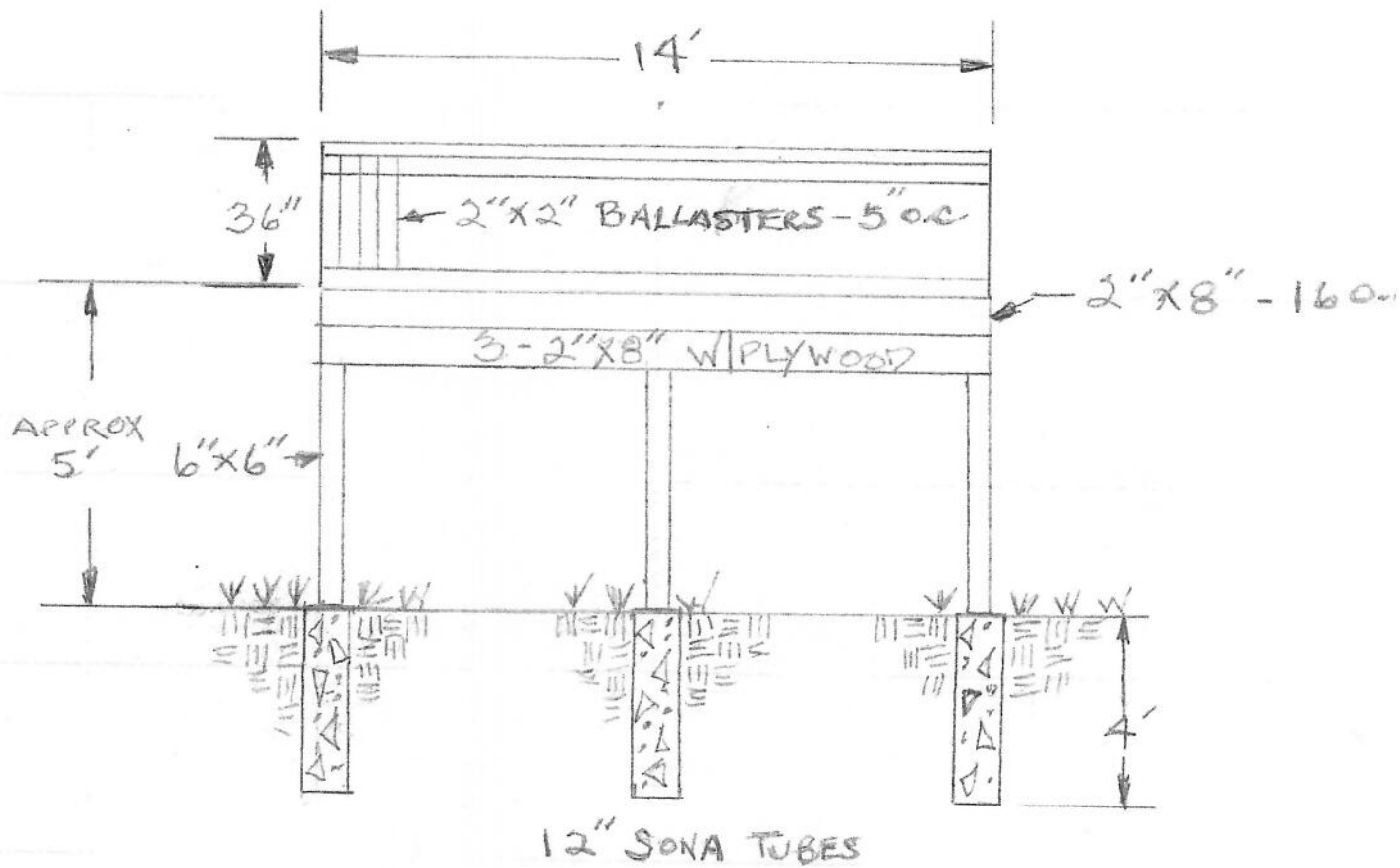
3. plan by/dated _____

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Building Official [Signature]

Date 12-28-2023

38 BEACH ST



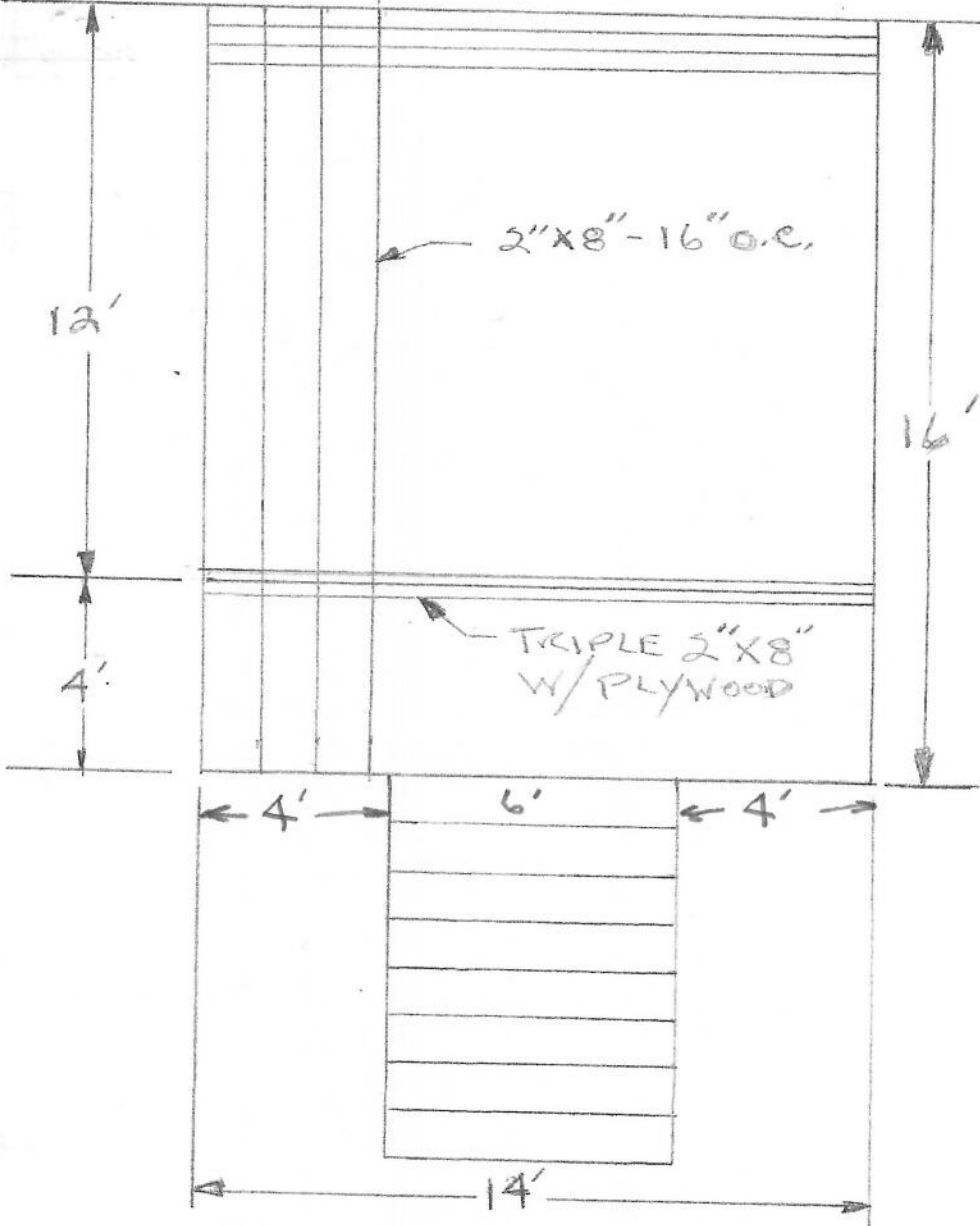
STEELE RESIDENCE

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SCALE
1/4" PER FT +/-

38 BEACH ST

5/4" X 6" DECKING



2" X 8" - 16" o.c.

TRIPLE 2" X 8"
W/ PLYWOOD

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STEELE RESIDENCE

SCALE
1/4" PER FT +/-