



TOWN SEAL  
tel: 781-631-1529

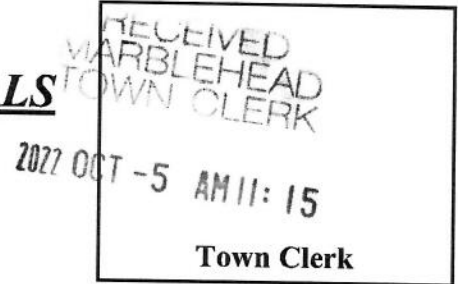
fax: 781-631-2617  
Revision Date: 12-02-20

# 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 9R Spray Avenue Marblehead, MA 01945, a/k/a 4 Bass Rock Ln.  
Assessor Map(s) 8 Parcel Number(s) 2-0

### **OWNER INFORMATION**

Signature Linda S. Garnitz date 10-4-2022  
Name (printed) Linda S. Garnitz, Trustee 4 Bass Rock Lane Nominee Trust  
Address 9R Spray Avenue Marblehead, MA 01945  
Phone Numbers: home \_\_\_\_\_ work see contact info below  
E-mail \_\_\_\_\_ fax \_\_\_\_\_

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

Signature [Signature] date 10/4/2022  
Name (printed) Matthew Wolverton Law Offices of Lausier & Lausier LLC  
Address 2 Hooper Street Marblehead, MA 01945  
Phone Numbers: home 781 631 8830 work 781 631 8830  
E-mail matt@lausierlaw.com fax 781 631 8840

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

SEE ATTACHED DESCRIPTION

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

- 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] 10-5-22
2. Town Clerk's stamp (upper right corner)

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

**PROJECT DESCRIPTION & RELIEF REQUESTED**

9R Spray Avenue, Marblehead, MA 01945

Linda S. Garnitz

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing the construction of a second floor addition to a pre-existing non-conforming single-family dwelling having less than required Front Yard Setback, Rear Yard Setback, and Side Yard Setback on a Lot having less than required Lot Area, Lot Width, Frontage and Parking located at **9R SPRAY AVENUE** in a **SHORELINE SINGLE RESIDENCE DISTRICT**. The proposed addition to the dwelling will be constructed partially within the Front Yard Setback and Side Yard Setback, will increase the Gross Floor Area by more than the allowed ten (10%) percent but otherwise conform to all other Dimensional Regulations.

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 9R Spray Avenue

Map(s) / Parcel(s) 8/2-0

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

6518

6518

Area of features

footprint of accessory building(s)

footprint of building

1449

1449

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

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

1773

1773

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

4745

4745

**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

1449

1449

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

760

1080

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)

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

2209

2529

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

= 320

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

= 14.5 %

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

= 2.15

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

= 1.88

This worksheet applies 1. plan by/dated SALTSMAN BRENZEL 9-28-22  
 to the following plan(s): 2. plan by/dated N. SHORE SURVEY 8-23-22  
 3. plan by/dated \_\_\_\_\_

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

Date 10-5-22



Reviewed by  
Building Department  
For Zoning Board  
Of Appeals.

MARBLEHEAD - GIS.