

Town of Marblehead **ZONING BOARD OF APPEALS**

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

Town Clerk

Ln.

tel: 781-631-1529

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

ZBA APPLICATION

PAGE 1 of 3

Project Address 9R Spray Avenue Marblehead, MA 01945, a/k/a 4 Bass Roc	·k			
Assessor Map(s) 8 Parcel Number(s) 2-0	-11			
OWNER INFORMATION				
Signature Sendas Garnita Burnet date 10-4.2022				
Name (printed) Linda S. Garnitz, Trustee 4 Bass Rock Lane Nominee Trus	t			
Address 9R Spray Avenue Marblehead, MA 01945				
Phone Numbers: homework see contact info below	J			
E-mailfax				
APPLICANT or REPRESENTATIVE INFORMATION (if different from owner) Signature				
Phone Numbers: home				
E-mail matt@lausierlaw.com fax 781 631 8840				
PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary) SEE ATTACHED DESCRIPTION Reviewed by the production of the				
Buildin Zorin Appear				

- 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 SIGNAT

- 1. Building Commissioner (pages 1, 2 and 3)
- 2. Town Clerk's stamp (upper right corner)

View Bylaws - (Chapter 200, Zoning) - online at: 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 Appeals
Building John Appeals

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

Revision Date: 12-02-2020

Project Address 9R Spray Avenue Map(s) / Parcel(s) 8/2-0				
ZONING DISTRICT (circle all that apply)				
B B1 BR CR SCR ECR GR SGR SR (SSR) ESR SESR HBR U SU				
<u>CURRENT USE</u> (explain) Single-Family Residential				
<u>CURRENT USE CONFORMS TO ZONING</u> (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 _ X				
EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)				
x Lot Area - Less than required (\$200-7 and Table 2)				
X Lot Width - Less than required (§200-7)				
x Frontage - Less than required (§200-7 and Table 2)				
x Front Yard Setback - Less than required (Table 2)				
x 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)				
x Parking - Less than required sundersized; 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)				
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)				
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 Historic District Commission Planning Board Yes No				
Historic District Commission Yes No X				
Planning Board Yes No X Shill 10 App				
ADDITIONAL HEARINGS REQUIRED Conservation Commission Yes No Reviewed by the red to the result of the red to t				
Yes No (explain) (Sections 3(A) and 3(C))				
MALLE NE				
Building Official Date 10-5-22				

Town of Marblehead <u>ZBA-APPLICATION</u> 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)	EXISTING	PROPOSED	
Lot area = A	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)	1		
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)		ewed by ment	
area under deck (if >5' in height)	Rev	10 Det Bos	
roofed porch(es)	Building Departinent Reviewed by Appeals		
Gross Floor Area (GFA) = sum of the above areas	2209	2529	
<u>Proposed total change in GFA</u> = (proposed GFA - existing GF	FA)	= 320	
<u>Percent change in GFA</u> = (proposed total change in GFA \div exists	sting GFA) x 100	=14.5 %	
Existing Open Area Ratio = (existing NOA \div existing GFA)		=2.15	
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA	()	= 1.88	
This worksheet applies 1. plan by/dated SAUTSMAN to the following plan(s): 2. plan by/dated N. SHORE SU 3. plan by/dated	BRENZEL	9-28-22 8-23-22	
Building Official)-5-22	

