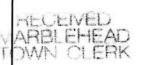


Town of Marblehead ZONING BOARD OF APPEALS

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



tel: 781-631-1529

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

ZBA APPLICATION

PAGE 1 of 3

2023 AUG 15 AM 11: 39 Town Clerk

Assessor Map(s) 154 Parcel Number(s) 35			
OWNER INFORMATION Signature FSnitkovy date 8/14/2023			
Name (printed) 160 buen St UC			
Address 160 Geen St neerble head			
Phone Numbers: home work 6 17 869 44 7 7			
E-mail + snitbovsky @ gmail con fax			
APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)			
Signaturedate			
Name (printed)			
Address			
Phone Numbers: home work			
E-mail fax			
PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary) Continuet oddition to existent single dwelling on a lot with less than uguined onea, with, tromage and side yard set backs. Construction will be located in front is side were backs and			
exceed 10% expension limits.			
 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 Building Commissioner (pages 1, 2 and 3)			
2. Town Clerk's stamp (upper right corner) $8-14-23$			

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

Town of Marblehead **ZBA-APPLICATION**

Revision Date: 12-02-2020

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Project Address 160 GREEN ST Map(s) / Parcel(s) 154/35 **ZONING DISTRICT** (circle all that apply) B B1 BR CR SCR ECR GR SGR (SR) SSR ESR SESR HBR U SU CURRENT USE (explain) SINCLE FAMILY DWELLING CURRENT USE CONFORMS TO ZONING (Article IV, Table 1) Yes ____ No ____ (explain)____ PROPOSED CHANGE OF USE No _____ (explain)_____ PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes _____ 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 _____ No _X ___ X **Historic District Commission** Planning Board DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C)) (explain) Date 8-14-23 **Building Official**

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

Revision Date: 12-02-2020

Project Address 160 GREEN ST	_ Map(s) / Parcel(s) 154/35	
NET OPEN AREA (NOA)	EXISTING	PROPOSED	
Lot area $= A$	8300	8300	
Area of features footprint of accessory building(s)	72	72	
footprint of building	1243	1243	
footprint of deck(s), porch(es), step(s), bulkhead(s)	74	112	
number of required parking spaces 2 x (9'x 18' per space)	324	324	
area of pond(s), or tidal area(s) below MHW	0	0	
other areas (explain)	0	0	
Sum of features = B	17/3	175)	
Net Open Area $(NOA) = (A - B)$	6587	6549	
GROSS FLOOR AREA (GFA)		/	
accessory structure(s)	72	72	
basement or cellar (area >5' in height)	1243	1243	
1st floor (12' or less in height) NOTE: [for heights exceeding	1243	1243	
2nd floor (12' or less in height) 12' see definition	0	1243	
3rd floor (12' or less in height) of STORY §200-7]	0	0	
4th floor (12' or less in height)	0	0	
attic (area >5' in height)	0	420	
area under deck (if >5' in height)	0	56	
roofed porch(es)	0	80	
Gross Floor Area (GFA) = sum of the above areas	2558	4357	
Proposed total change in GFA = (proposed GFA - existing GFA)	FA)	= 1799	
Percent change in GFA = (proposed total change in GFA ÷ exists)	50.000 PM	= 70,3 %	
Existing Open Area Ratio = (existing NOA ÷ existing GFA)	oung G171) x 100	= 2,57	
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA	.)	= /,50	
This worksheet applies 1. plan by/dated N° SHORE SURVEY to the following plan(s): 2. plan by/dated TC BT PRCHITECT 3. plan by/dated 3. plan by/dated			
Building Official MMM / M	Date	8-14-23	