



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

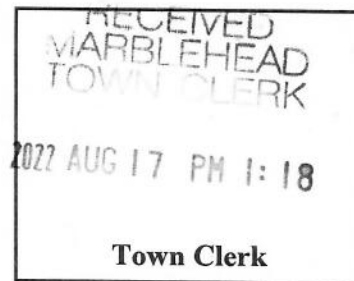
Revision Date: 12-02-20

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 161 WASHINGTON ST (LEE MANSION)
Assessor Map(s) 133 Parcel Number(s) 22

OWNER INFORMATION

Signature [Signature], Laura McCann, Ex. Director date 8/10/22
Name (printed) MARBLEHEAD MUSEUM & HISTORICAL SOCIETY, INC
Address 170 WASHINGTON ST, MARBLEHEAD
Phone Numbers: home N/A work 781-631-1768
E-mail INFO@MARBLEHEADMUSEUM.ORG fax N/A

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

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

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

PERMISSION TO INSTALL FREESTANDING 2'X3' CAST ALUMINUM SIGN
COMMEMORATING MARQUIS DE LAFAYETTE'S VISIT TO LEE MANSION
MARBLEHEAD IN 1824. SET ATOP 7' ALUMINUM POLE -
ONLY 4' ABOVE GROUND. SEE ATTACHED.

- 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] 8-12-22
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

Revision Date: 12-02-2020

Page 2 of 3

Project Address 161 Washington St Map(s) / Parcel(s) 133/22

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU

CURRENT USE (explain) _____

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes ☒ No _____ (explain) BY SPECIAL PERMIT ~ PHILANTHROPIC - MUSEUM.

PROPOSED CHANGE OF USE

No ☒ Yes _____ (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 ☒
Historic District Commission Yes ☒ No ☒ (APPROVED BY OHDC)
Planning Board Yes ☒ No ☒

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

Yes ☒ No _____ (explain) _____

Building Official [Signature] Date 8-12-22

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ZBA-APPLICATION

Revision Date: 12-02-2020

Project Address 161 Washington St

Map(s) / Parcel(s)

133/22

EXISTING

PROPOSED

Area of features

footprint of building

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

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

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

other areas (explain) _____

$$\text{Net Open Area (NOA)} = (A - B)$$

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
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3rd floor (12' or less in height) of STORY §200-71

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

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

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

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 0.22

$$\text{Proposed Open Area Ratio} = (\text{proposed NOA} \div \text{proposed GFA})$$

This worksheet applies 1. plan by/dated MARBLEHEAD GIS

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

~~3. plan by/dated~~

Building Official

Date 8-12-22

Reviewed by _____
Building Department _____
For Zoning Board _____
Of Appeals _____



161 Washington Street Marblehead Museum

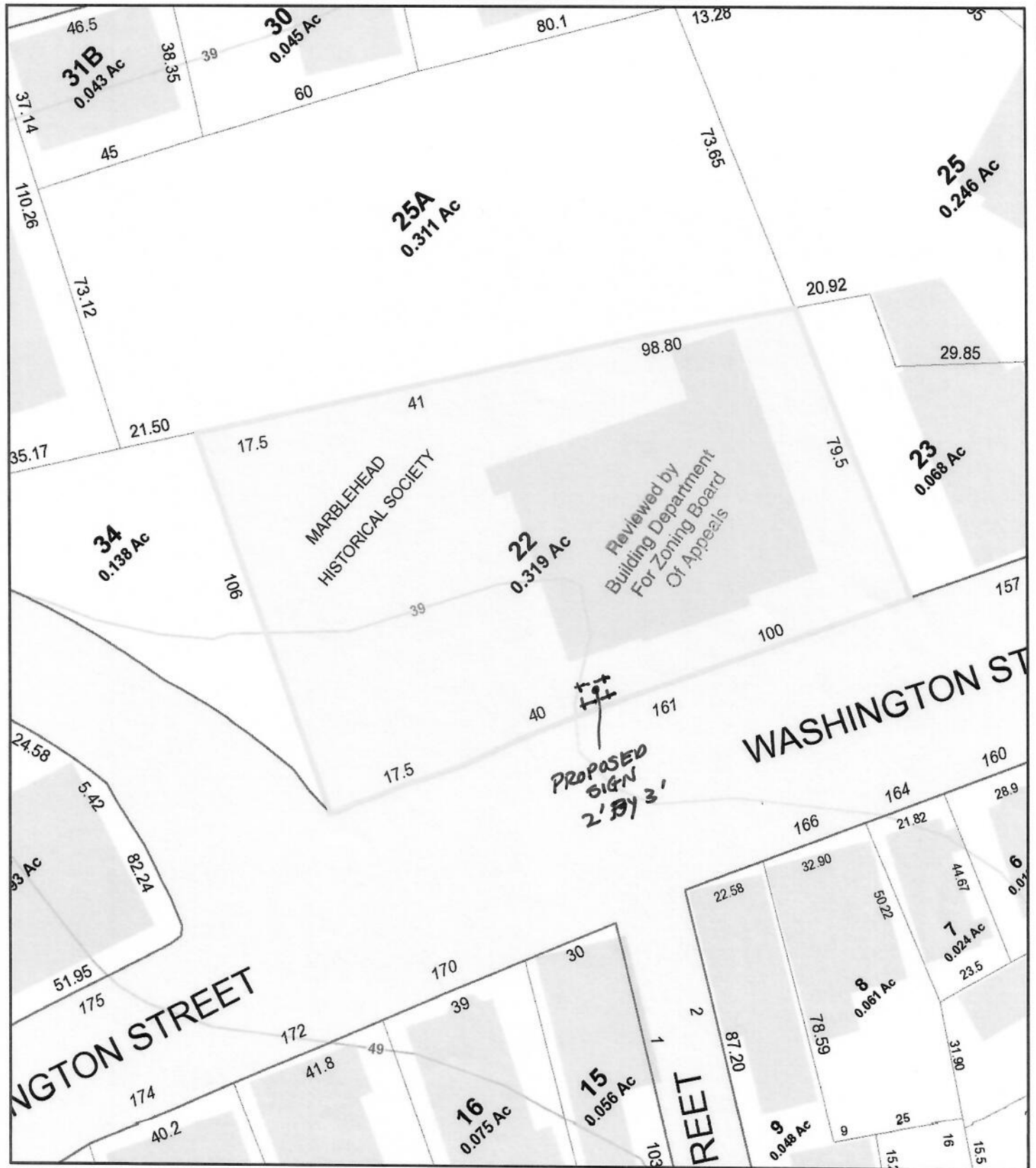
Marblehead, MA

CAI Technologies
Precision Mapping Geospatial Solutions

July 28, 2022

1 inch = 34 Feet

www.cai-tech.com



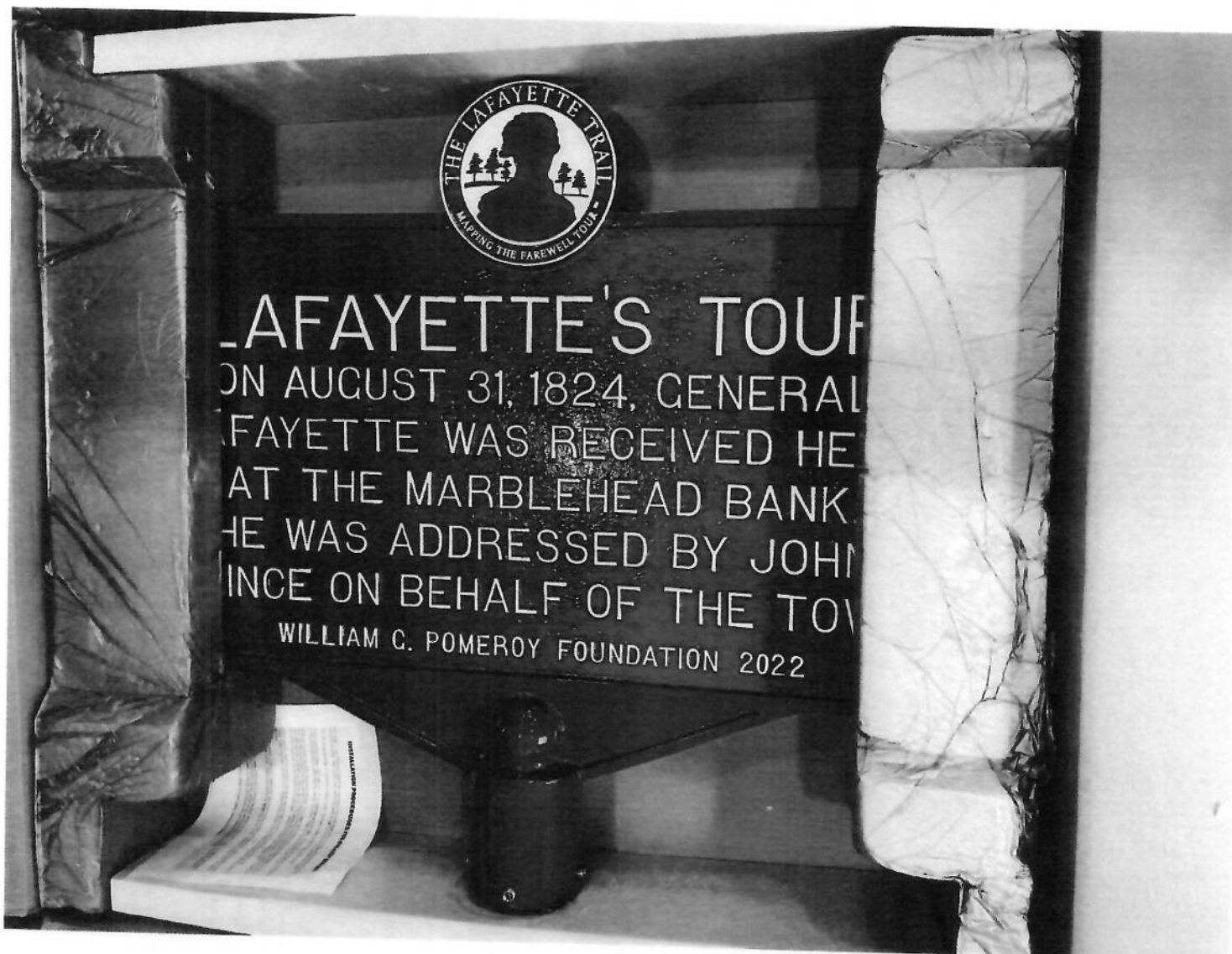
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



PROPOSED
PLACEMENT

Reviewed by
Building Department
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Of Appeals

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The Lafayette Trail, Inc. Historic Marker Installation, Maintenance, and Cleaning Tips

Your marker is manufactured to last for many, many years. But did you know that regular maintenance can help extend your marker's "like new" look for decades to come? Here are a few helpful tips to get you started.

Carefully plan placement of your marker

Markers last much longer when they **are placed in a location that minimizes the impact of the elements**. Take into consideration the proximity of your planned location to roads, passing snowplows, trees, utility poles, water, and other hazards.

Marker installation instructions

The historical marker is manufactured to sit down on top of a 7' round extruded aluminum post that has been provided. The marker is secured to the post by set screws that are already inserted in the collar of the marker.

The post is designed for 36" insertion in the ground. This leaves approximately 4' of post above ground.



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4 FEET ABOVE GROUND

3 FEET BELOW GROUND
In 10"-12" Diameter Hole

1. Using a post hole digger, dig a hole 10"- 12" in diameter and 36" deep. Place the post in the hole and plumb and brace the post.
2. Fill the hole with concrete (Sacrete works fine). If being installed in a lawn, you might consider cutting the entire bottom out of a 5-gallon plastic bucket to use as a form. Slip the bucket down over the post so the bottom edges are resting on the ground at the top of the hole. When you fill the hole with concrete, bring the concrete up about 4 - 6" above the ground inside the bucket form. When hardened, cut the plastic form away at the concrete surface and you have a nice curb around the post which will deter mowers and trimmers from damaging the post.

Note for cold Winter climates - where the frost penetrates deep into the ground:

Insert a sonotube concrete form into the hole before placing the post and filling with concrete. The smooth sides of the resulting foundation will minimize future tilting of the sign out of plumb if the ground heaves from freezing

3. Before trying to place the marker on the post, use an Allen wrench to back the set screws part way out of their holes. They have been screwed on for shipment and unless they are backed out part way the marker will not sit down on the post.
4. **We recommend using a piece of poly plastic between the connecting surfaces of the pole and marker.** This is a simple yet effective way of keeping the surfaces from corroding together and making removal of the marker from the pole much easier if ever needed. An oversized piece of plastic can be cut, then draped over the top of the pole, and temporarily taped in place while the marker is set on the pole. Once the screws of the mount have been tightened, carefully trim off the excess plastic at the base of the marker, making sure not to cut into the coating on the pole.
5. Place the marker on the post facing it in the direction desired. Check it for vertical alignment looking straight at the marker and then moving 90 degrees to view the edge of the marker. Secure the marker by tightening the set screws. Adjustments in alignment can be made using the set screws.
6. The marker can be made theft proof by drilling the flats off the set screws after the marker is secured to the post. Simply take a 1/4" drill bit and drill down into the center of the set screws going only to the bottom of the hole. This will prevent removal of the set screws. If you do this and the marker should need to be removed in the future, the set screws will have to be drilled out.

Installation takes less than one hour.
Allow 24 hours before removing the bracing.

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Annual cleaning

Cleaning your marker once a year with a mild mix of soap and water will extend the life of your marker. In doing so, you are removing a layer of road salt, dust, pollen, tree sap and other contaminants that will eventually degrade your marker's coating. You may have to clean your marker more frequently if it is exposed to extreme conditions. Non-metal brushes or cloth are recommended for cleaning.

Reviewed by
Building Department
For Zoning Board
Of Appeals

OLD AND HISTORIC MARBLEHEAD DISTRICTS COMMISSION
Marblehead Massachusetts



No. OHDC0001491

Issue Date: August 2, 2022

Expiration Date: August 2, 2023

CERTIFICATE OF APPROPRIATENESS

This certifies that Marblehead Museum has permission to perform work at 161 Washington Street Map # 133 and Lot # 22 in the [X] 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:

Installation of a 2' x 3' cast aluminum sign on a pole commemorating Marquis de Lafayette's visit to Marblehead and Lee Mansion in 1824.

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.

OHDC Member Theresa McLeod Dated 8/2/22

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

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