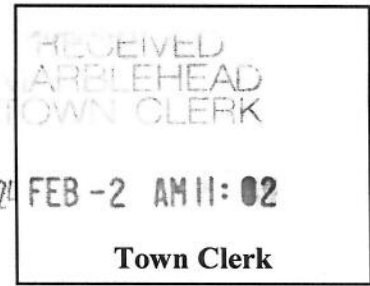




Town of Marblehead
ZONING BOARD OF APPEALS

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



TOWN SEAL
tel: 781-631-1529
fax: 781-631-2617
Revision Date: 12-02-20

ZBA APPLICATION
PAGE 1 of 3

Project Address 170 Jersey Street
Assessor Map(s) 122 Parcel Number(s) 77

OWNER INFORMATION

Signature date
Name (printed) Julie Fitzgerald, Trustee
Address 170 Jersey Street, Marblehead, MA 01945
Phone Numbers: home 617-671-9194 work
E-mail juliefitz309@gmail.com fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature date 2-1-2021
Name (printed) Julie Fitzgerald
Address c/o Paul M. Lynch, Esq. Zero Spring Street, Marblehead, MA 01945
Phone Numbers: home work 781-631-7808
E-mail lynch@marbleheadlaw.com fax

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

Special Permit to construct a second floor addition to the existing single-family dwelling on a lot with less than the required lot area, front yard setback and side yard setback. The addition will exceed the allowed 10% increase for a non-conforming building.

- 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 Zoning 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] 2-1-2024
2. Town Clerk's stamp (upper right corner)

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



Town of Marblehead  
**ZBA-APPLICATION**

Revision Date: 12-02-2020

Page 2 of 3

Project Address 170 Jersey Street

Map(s) / Parcel(s) 122/77

**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-Family Dwelling

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

Yes  No  (explain) \_\_\_\_\_

**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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

Yes  No  (explain) \_\_\_\_\_

Building Official

Date 2-1-2024

**Town of Marblehead**  
**ZBA-APPLICATION**  
Page 3 of 3

Revision Date: 12-02-2020

Project Address 170 Jersey Street

Map(s) / Parcel(s) 122/77

**NET OPEN AREA (NOA)**

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	5,000	5,000
Area of features		
footprint of accessory building(s)	264	264
footprint of building	1,000	1,000
footprint of deck(s), porch(es), step(s), bulkhead(s)	295	181
number of required parking spaces <u>2</u> 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
<b>Sum of features = B</b>	<b>1,883</b>	<b>1,769</b>
<b>Net Open Area (NOA) = (A - B)</b>	<b>3,117</b>	<b>3,231</b>

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	264	264
basement or cellar (area >5' in height)	864	864
1st floor (12' or less in height) <small>NOTE: [for heights exceeding 12' see definition of STORY §200-7]</small>	1,000	1,000
2nd floor (12' or less in height)	0	858
3rd floor (12' or less in height)	0	0
4th floor (12' or less in height)	0	0
attic (area >5' in height)	0	0
area under deck (if >5' in height)	0	0
roofed porch(es)	24	161
<b>Gross Floor Area (GFA) = sum of the above areas</b>	<b>2,152</b>	<b>3,147</b>

<b><u>Proposed total change in GFA</u></b> = (proposed GFA - existing GFA)	= 995
<b><u>Percent change in GFA</u></b> = (proposed total change in GFA ÷ existing GFA) x 100	= 46
<b><u>Existing Open Area Ratio</u></b> = (existing NOA ÷ existing GFA)	= 1:1.02
<b><u>Proposed Open Area Ratio</u></b> = (proposed NOA ÷ proposed GFA)	= 1:1.02

This worksheet applies to the following plan(s):

1. plan by/dated Savoie Nolan Architects 1/30/2024
2. plan by/dated North Shore Survey Corporation 11/14/2023
3. plan by/dated \_\_\_\_\_

Building Official  Date 2-1-2024

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

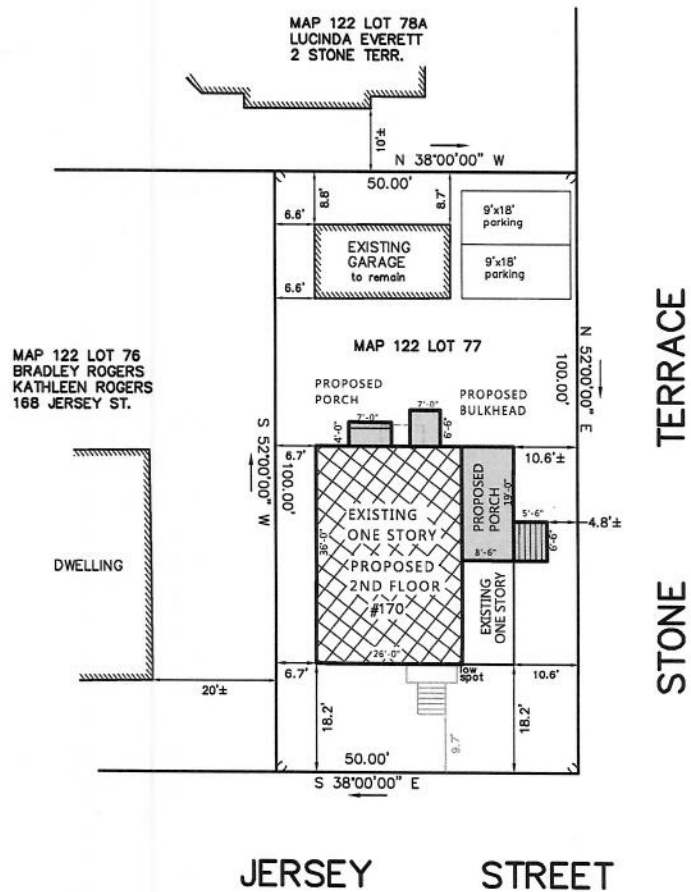
ZONING DISTRICT - SHORELINE SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	5000 ±	5000 ±
FRONTAGE	100	150'	150'
FRONT	20/25*	9.7'	4.8'±
SIDE	25	6.7'	39'±
REAR	15/25*	42'±	6.7'
BLDG HEIGHT	30	19.5'	29.5'



\*PROPERTY LINES PERPENDICULAR TO THE SHORELINE.

THE EXISTING FRONT DOOR FACES JERSEY STREET MAKING THE LINE BETWEEN LOCUS AND 2 STONE TERR. THE REAR LINE BUT IT IS PERPENDICULAR TO THE SHORELINE THEREFORE THE REQUIRED SETBACK IS 25'. THE PROPOSED FRONT DOOR FACES STONE TERRACE MAKING THE LINE BETWEEN LOCUS AND 168 JERSEY ST. THE REAR LINE WITH A REQUIRED SETBACK OF 15'.



ZONING BOARD OF APPEALS PLAN

170 JERSEY STREET  
MARBLEHEAD

PROPERTY OF  
JULIE FITZGERALD

SCALE 1" = 20' NOVEMBER 14, 2023  
NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA  
(978) 744-4800



*Gail L. Smith*



Existing Looking from Jersey Street



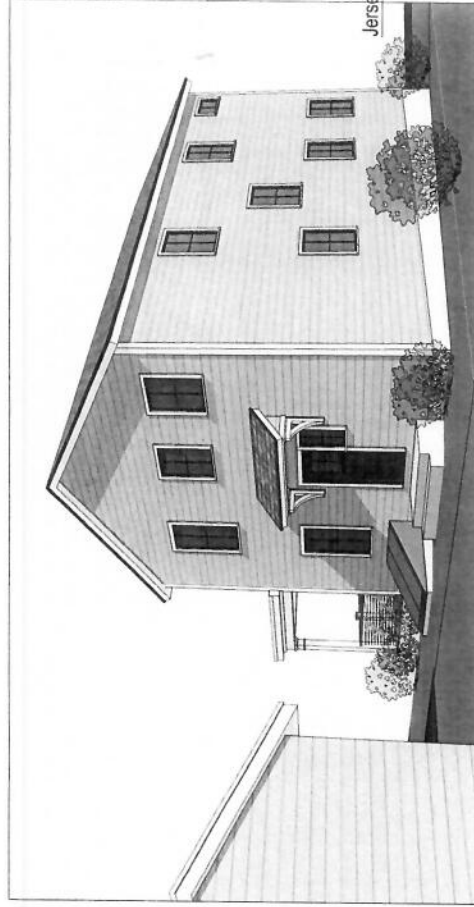
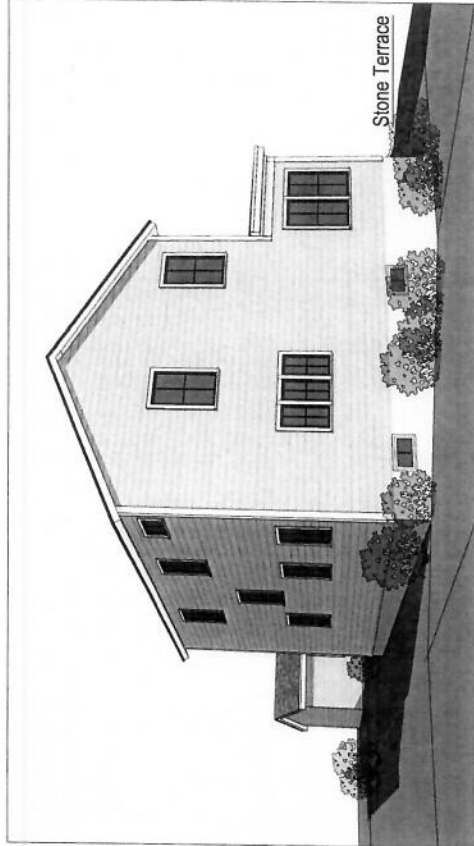
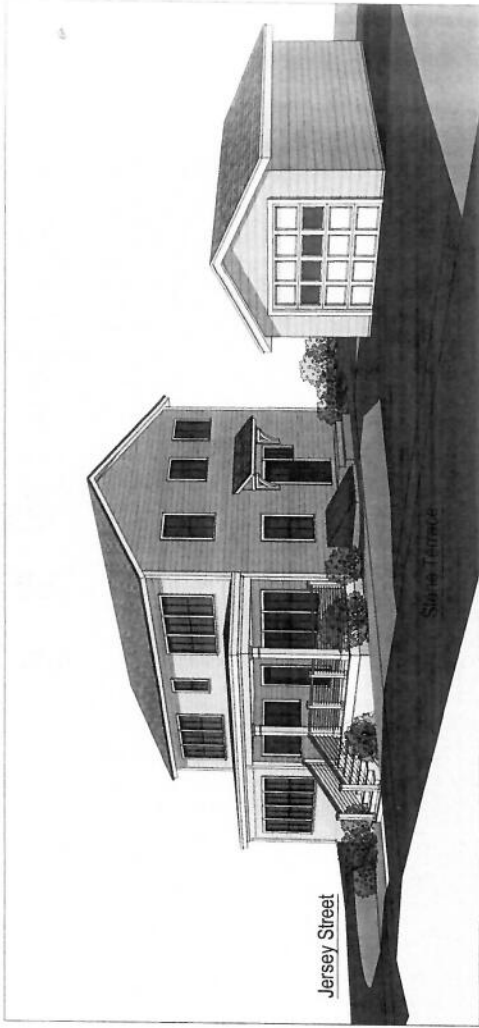
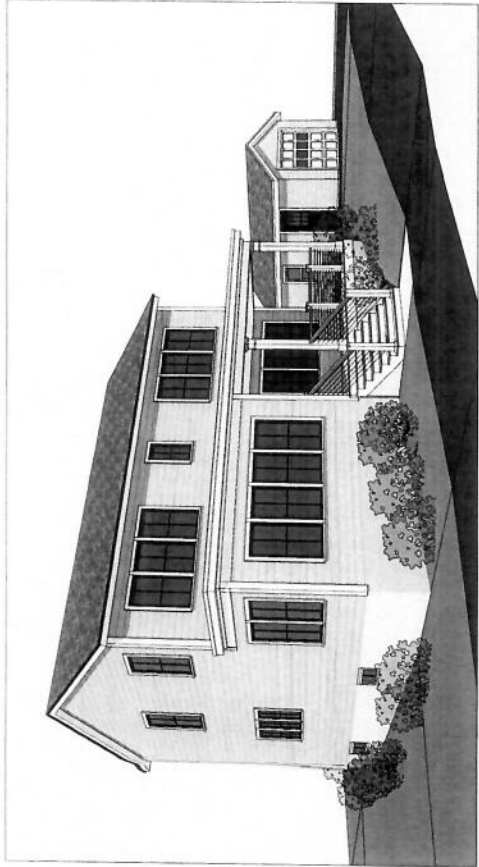
Existing Looking from Stone Terrace

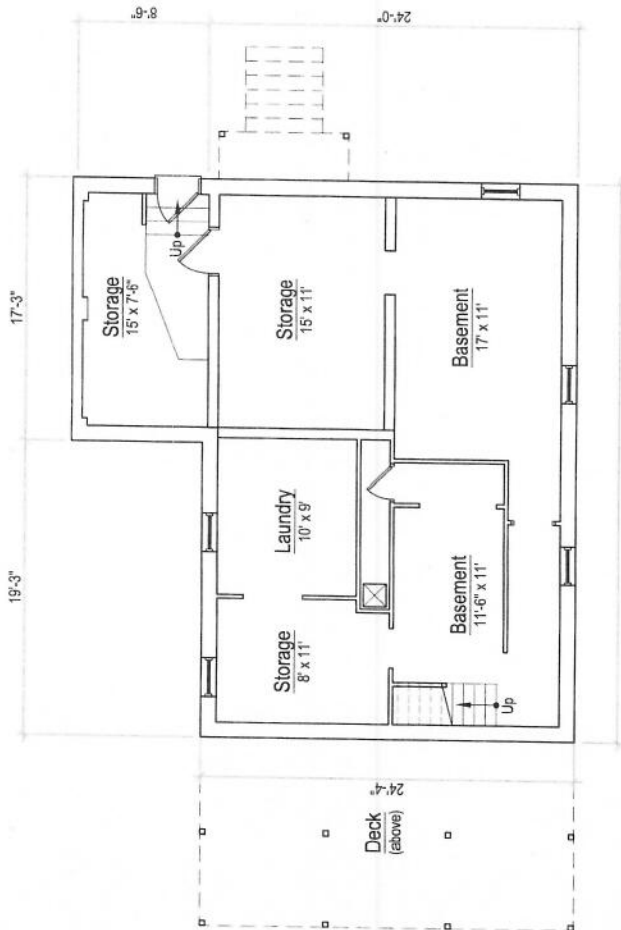


Existing Looking from Stone Terrace



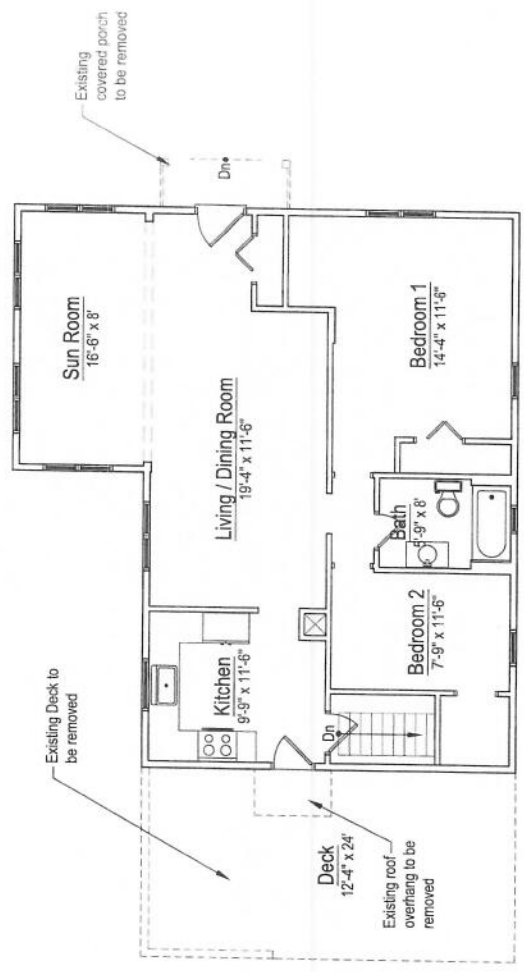
Existing Looking from Jersey Street





Note: Existing basement interior walls to be removed. Existing foundation walls to remain

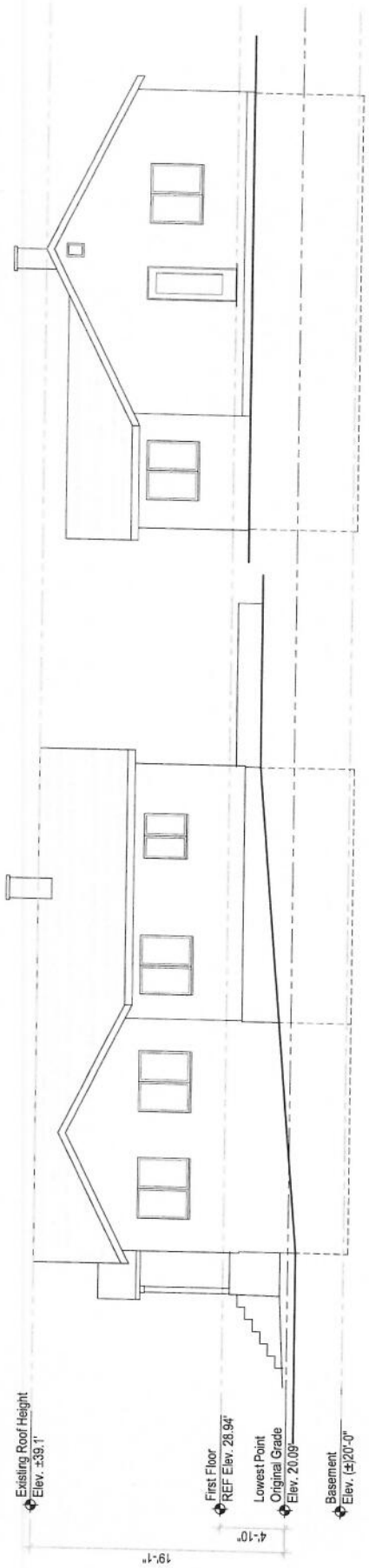
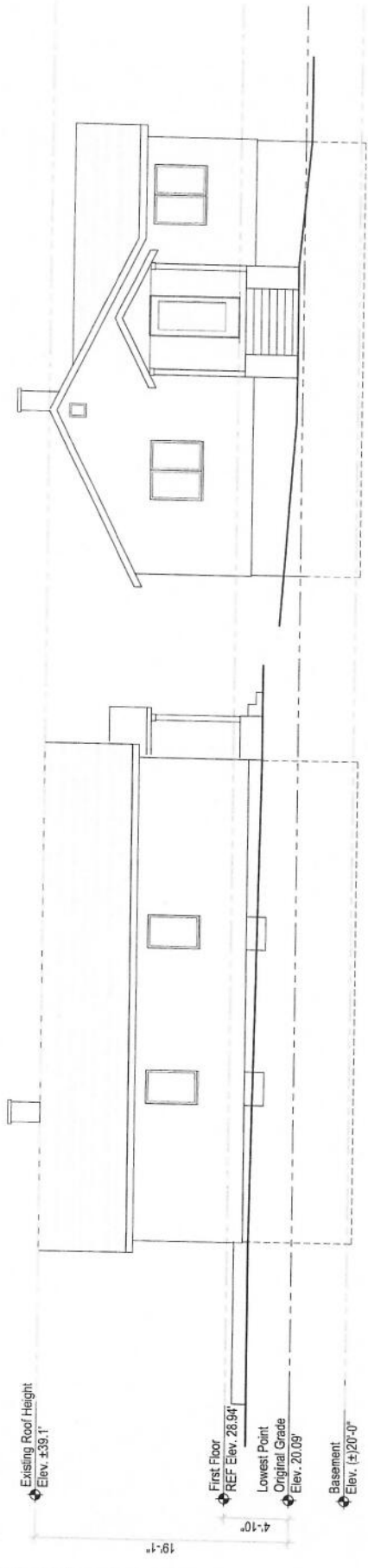
Existing Basement Floor Plan  
Scale: 1/8" = 1'-0"





Note: Existing roof, walls and first floor to be removed down to existing foundation

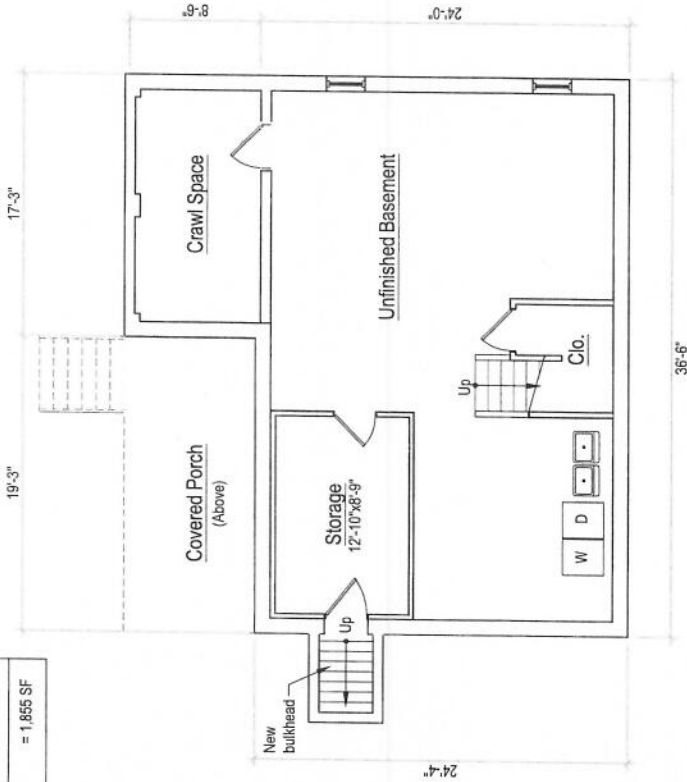
Existing First Floor Plan  
Scale: 1/8" = 1'-0"





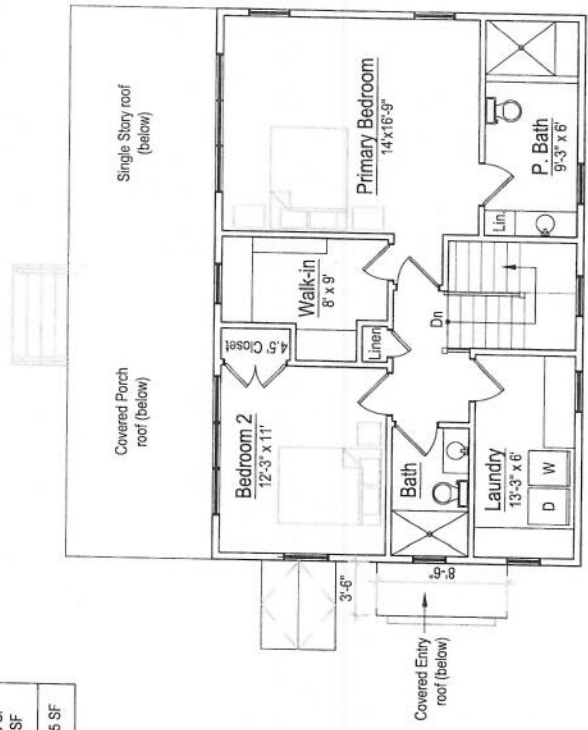


Legend	
	Existing walls to remain
	New Walls
Square Footage Calculations	
Basement (Unfinished)	= Existing
First Floor Level	= 1009 SF
Second Floor Level	= 846 SF
<b>Total (finished)</b>	<b>= 1,855 SF</b>





Legend	
	Existing walls to remain
	New Walls
Square Footage Calculations	
Basement (Unfinished)	= Existing
First Floor Level	= 1009 SF
Second Floor Level	= 846 SF
<b>Total (finished)</b>	<b>= 1,855 SF</b>



Proposed Second Floor Plan  
Scale: 1/8" = 1'-0"

Max. Roof Height  
Elev. 54.09'

Main Ridge  
Elev. 53.25'

Second Floor  
Exist. Elev. 9'-0"

First Floor  
REF Elev. 28.94'

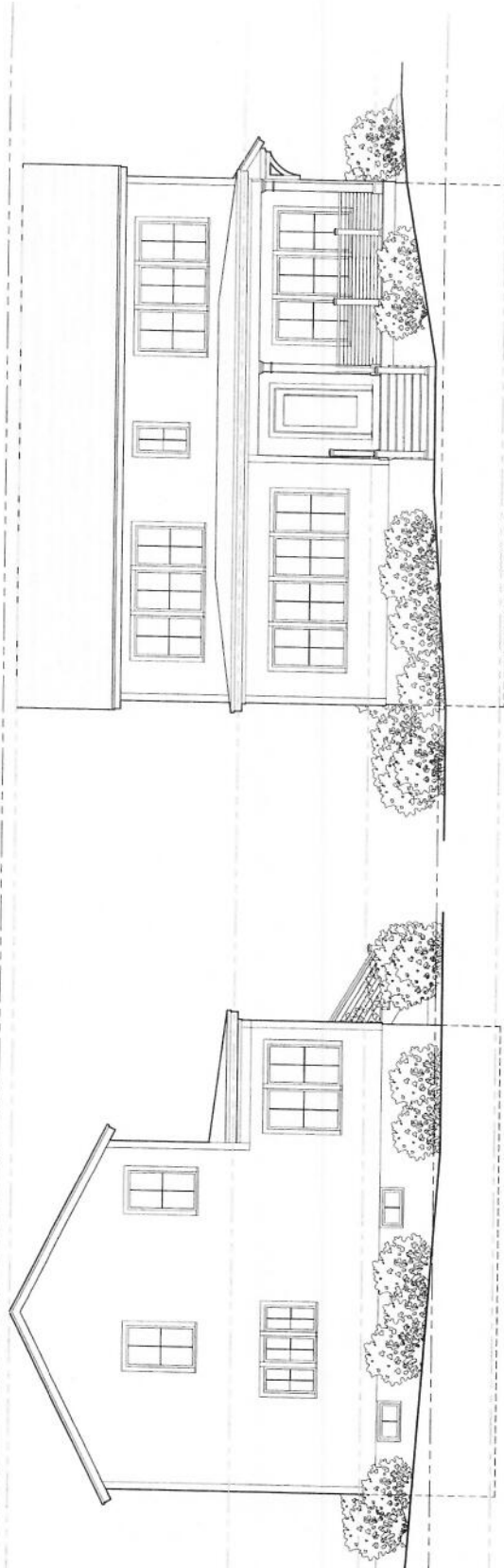
Lowest Point  
Original Grade  
Elev. 20.09'

Basement  
Elev. (+)20'-0"

29'-1"

24'-3"

4'-10"



Jersey Street Exterior Elevation - East  
Scale: 1/8" = 1'-0"

Stone Terrace Exterior Elevation - North  
Scale: 1/4" = 1'-0"

Max. Roof Height  
Elev. 54.08'  
Main Ridge  
Elev. 53.25'

Second Floor  
Exist. Elev. 9'-0"

First Floor  
REF Elev. 28.94'  
Lowest Point  
Original Grade  
Elev. 20.09'

Basement  
Elev. (+)20'-0"



Rear Exterior Elevation - South  
Scale: 1/4" = 1'-0"

Side Exterior Elevation - West  
Scale: 1/4" = 1'-0"