

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

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

## ZBA APPLICATION

MAR II PM 3: 05

Town Clerk

Project Address 2 Central Street	
Assessor Map(s) 110 Parcel Number(s) 18	Reviewed by
OWNER INFORMATION	Building Departmen: For Zoning Board
Signaturedate	Of Appeals
Name (printed) Polar Bear Properties, LLC	
Address 2 Central Street, MArblehead, MA 01945	
Phone Numbers: home work 617-407-142	7
E-mail ray billings@yahoo.com fax	
APPLICANT or REPRESENTATIVE INFORMATION (if different from ourse)	
Signature date	3-10-21
Name (printed) Polar Bear Properties, LLC	
Address _ c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 019	
Phone Numbers: home work781-631-78	08
E-mail _lynch@marbleheadlaw.comfax	
PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if a Special Permit to change the existing conforming use to a new conforming (single family dwelling) within a building with less than the required yard	g use
in the Business Residential District.	
Please schedule a Zoning / Application review with the Building Department by calling Obtain the Town Clerk's stamp and submit 12 copies of each of the following to the To  the signed and stamped application (3 pages);  current survey plan (not older than 90 days) as prepared by a Registered Profes  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 scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).	wn Engineer's Office: sional Land Surveyor;
1. Building Commissioner (pages 1, 2 and 3)	3-10-21
2. Town Clerk's stamp (upper right corner)	
View Bylaws - (Chapter 200, Zoning) - online at: www.man	rblehead.org/

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

Revision Date: 12-02-2020

Project Address 2 Central Street	Map(s) / Parcel(s) 110/18		
ZONING DISTRICT (circle all that apply)	(-)		
B B1 (BR) CR SCR ECR GR	SGR SR SSR ESR SESR HBR U SU		
CURRENT USE (explain) light manufacturing	DE BOX BOX BESK HBK U SU		
CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)			
Yes X No (explain)			
PROPOSED CHANGE OF USE			
No Yes _X (explain) Single F	amily Dweling		
PROPOSED CONSTRUCTION QUALIFIES A	5 "Building New" (§200-7) Yes No _X		
EXISTING DIMENSIONAL NON-CONFORM	TIES (check all that applie)		
Lot Area - Less than required (§200-7 and Ta	ble 2)		
Lot Width - Less than required (§200-7)	aacusta <b>-</b>		
Frontage - Less than required (§200-7 and Ta	ble 2)		
Front Yard Setback - Less than required (T	ible 2)		
X Rear Yard Setback - Less than required (Ta	ble 2)		
X Side Yard Setback - Less than required (Tab	le 2)		
Height - Exceeds maximum allowed (§200-7	and Table 2)		
X Open Area - Less than required (§200-7, §20	)-15.B(2) and Table 2)		
X Parking -Less than required undersized; tand	em (§200-17 to §200-21) (circle all that apply)		
Other Mon-conformities (explain)			
No Existing Dimensional Non-conformiti	es		
NEW DIMENSIONAL NON CONFORMATION			
NEW DIMENSIONAL NON-CONFORMITIES  Lot Area - Less than required (§200-7 and Tai	(check all that apply)		
Lot Width - Less than required (§200-7)	Me 2)		
Frontage - Less than required (§200-7)			
Front Verd Setherly Toront	ole 2)		
Front Yard Setback - Less than required (Ta	ble 2)		
Rear Yard Setback - Less than required (Tal	ole 2)		
Side Yard Setback - Less than required (Table 2)			
Height - Exceeds maximum allowed (§200-7 a	nd 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)			
Exceeds 10% Expansion Limits for Non-	onforming Building (§200-30.D)		
Other Non-conformities (explain)			
X No New Dimensional Non-conformities			
ADDITIONAL HEARINGS REQUIRED			
	Reviewed by		
YY			
	No X For Zoning Board		
200_	No X Of Appeals		
DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))			
Yes _X No(explain)			
Building Official	Date 3-10-21		

## 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 2 Central St	Map(s) / Parcel(s)	110/18
NET OPEN AREA (NOA)	EXISTING	PROPOSED
Lot area = A	2 520	2,520
Area of features footprint of accessory building(s)	Co	C
footprint of building	2,168	2,168
footprint of deck(s), porch(es), step(s), bulkhead(s)		C
number of required parking spaces W/A x (9'x 18' per space)		3
area of pond(s), or tidal area(s) below MHW		0
other areas (explain)	d ·	. 0
Sum of features = B	2168	2168
Net Open Area (NOA) = (A - B)	352	35-2
GROSS FLOOR AREA (GFA)		
accessory structure(s)		0
basement or cellar (area >5' in height)		
1st floor (12' or less in height) NOTE: [for heights exceeding	2,168	2, 168
2nd floor (12' or less in height) 12' see definition	832	332
3rd floor (12' or less in height) of STORY §200-7]	O	. 0
4th floor (12' or less in height)	d	0
attic (area >5' in height)		0
area under deck (if >5' in height)	0.	. 0
roofed porch(es)	· 27	
Gross Floor Area (GFA) = sum of the above areas	3,000	3000
Proposed total change in GFA = (proposed GFA - existing C	GFA)	=N/A
Percent change in GFA = (proposed total change in GFA ÷ ex	kisting GFA) x 100	= N/A 9
Existing Open Area Ratio = (existing NOA ÷ existing GFA)		=01/2
Proposed Open Area Ratio = (proposed NOA ÷ proposed GF	<sup>7</sup> A)	=01/7
This worksheet applies 1. plan by/dated Paul R. Lessard to the following plan(s): 2. plan by/dated North Shore Sur 3. plan by/dated	//1/28/21 rvey / 10/14/2020	
Building Official / WWW MJ	Date	3-10-21





