



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**

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2021 MAR 11 PM 3:05

Town Clerk

Project Address 2 Central Street

Assessor Map(s) 110 Parcel Number(s) 18

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

### **OWNER INFORMATION**

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) Polar Bear Properties, LLC

Address 2 Central Street, MARblehead, MA 01945

Phone Numbers: home \_\_\_\_\_ work 617-407-1427

E-mail ray\_billings@yahoo.com fax \_\_\_\_\_

### **APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature \_\_\_\_\_ date 3-10-21

Name (printed) Polar Bear Properties, LLC

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 change the existing conforming use to a new conforming use

(single family dwelling) within a building with less than the required yard setbacks located

in the Business Residential District.

- 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] 3-10-21
2. Town Clerk's stamp (upper right corner)

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

**Revision Date: 12-02-2020**

Date 3-10-21

Town of Marblehead  
**ZBA-APPLICATION**  
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Reviewed by  
Building Department  
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Of Appeals

Revision Date: 12-02-2020

Project Address 2 Central St Map(s) / Parcel(s) 110/18

**NET OPEN AREA (NOA)**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Lot area = A	<u>2,520</u>	<u>2,520</u>
Area of features		
footprint of accessory building(s)	<u>0</u>	<u>0</u>
footprint of building	<u>2,168</u>	<u>2,168</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>0</u>	<u>0</u>
number of required parking spaces <u>N/A</u> x (9'x 18' per space)	<u>0</u>	<u>0</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) _____	<u>0</u>	<u>0</u>
Sum of features = B	<u>2,168</u>	<u>2,168</u>
Net Open Area (NOA) = (A - B)	<u>352</u>	<u>352</u>

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	<u>0</u>	<u>0</u>
basement or cellar (area >5' in height)	<u>0</u>	<u>0</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>2,168</u>	<u>2,168</u>
2nd floor (12' or less in height) 12' see definition	<u>832</u>	<u>832</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>0</u>	<u>0</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area >5' in height)	<u>0</u>	<u>0</u>
area under deck (if >5' in height)	<u>0</u>	<u>0</u>
roofed porch(es)	<u>0</u>	<u>0</u>
Gross Floor Area (GFA) = sum of the above areas	<u>3,000</u>	<u>3,000</u>

**Proposed total change in GFA** = (proposed GFA - existing GFA) = N/A

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = N/A %

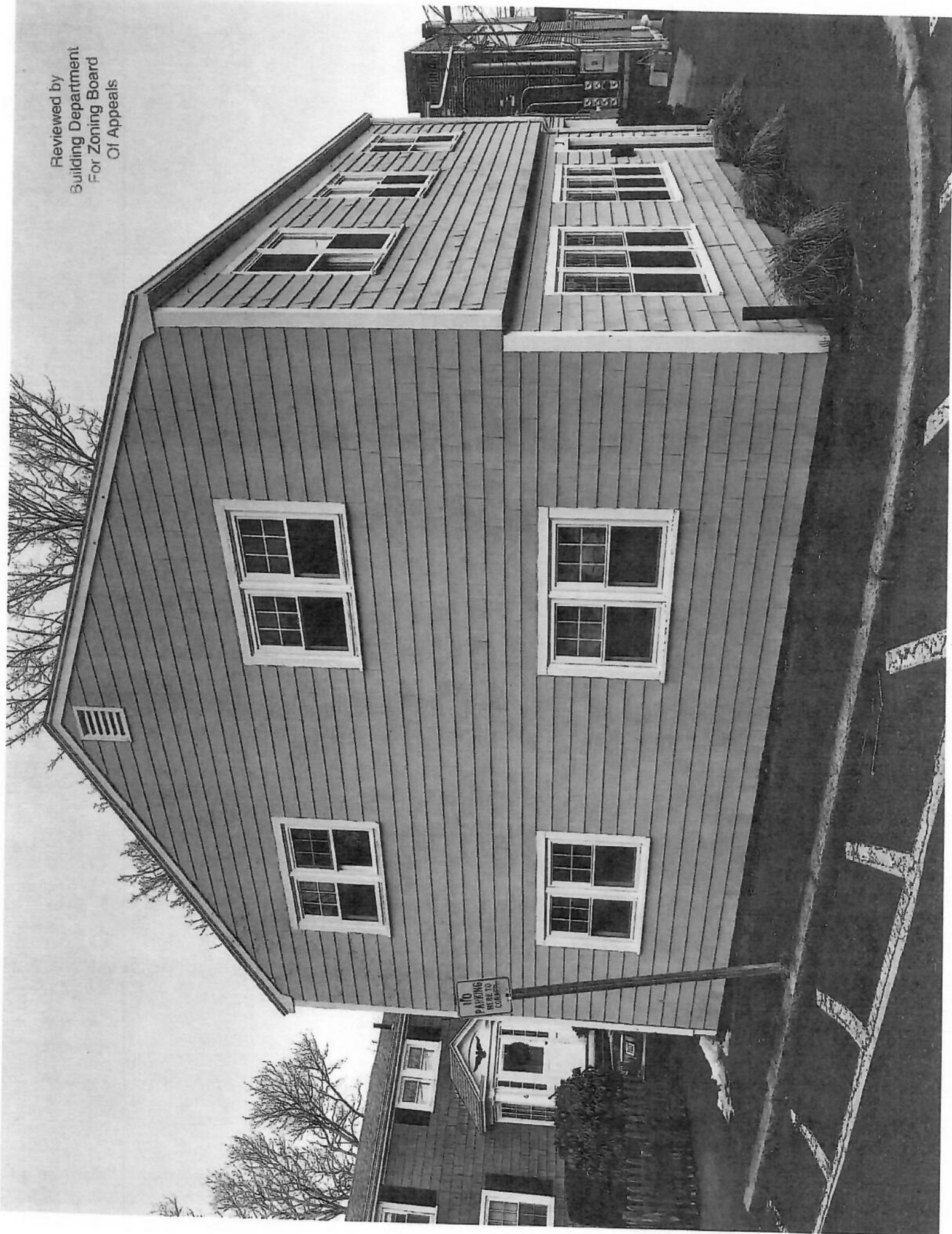
**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = .0112

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = .0117

This worksheet applies 1. plan by/dated Paul R. Lessard/1/28/21  
to the following plan(s): 2. plan by/dated North Shore Survey / 10/14/2020  
3. plan by/dated \_\_\_\_\_

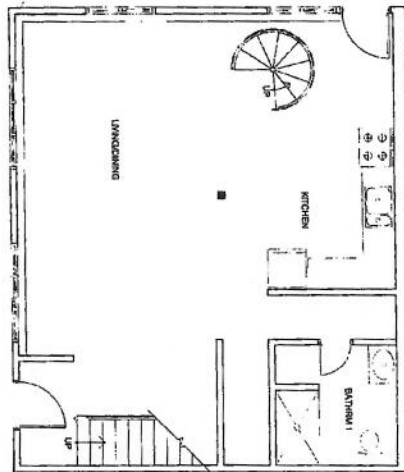
Building Official  Date 3-10-21

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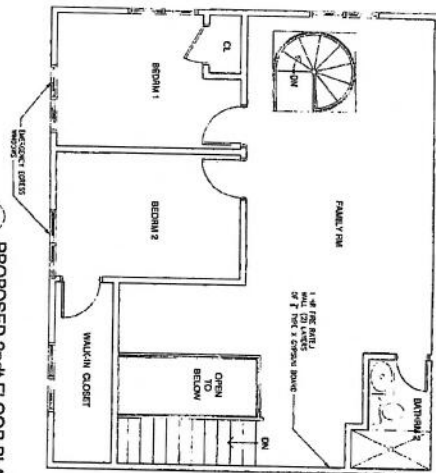




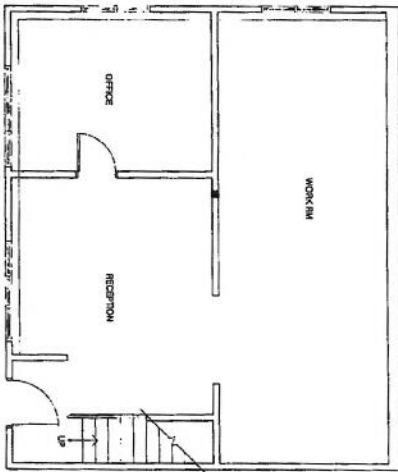




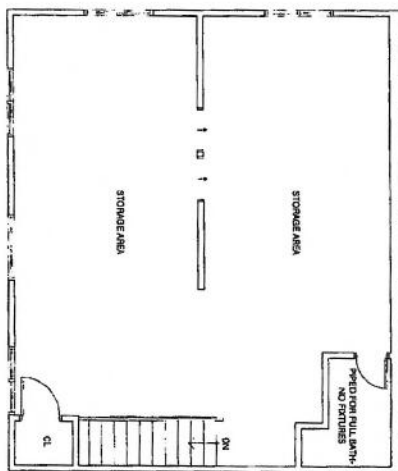
PROPOSED 1st FLOOR PLAN  
Scale 1/8" = 1'



PROPOSED 2nd FLOOR PLAN  
Scale 1/8" = 1'



EXISTING 1st FLOOR PLAN  
Scale 1/8" = 1'



EXISTING 2nd FLOOR PLAN  
Scale 1/8" = 1'

Scale 1/8" = 1'

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**PAUL R. LESSARD**

• REGISTERED ARCHITECT •

18 LEAVITT STREET SALEM, MA 01970

(978) 710-1100 paul@paulrlessard.com

APARTMENT RENOVATION  
2 CENTRAL STREET  
MARBLEHEAD, MASSACHUSETTS

EXISTING & PROPOSED FLOOR PLANS



A1