



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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2022 NOV -9 AM 9:46  
Town Clerk

Project Address 31 Jersey St, Marblehead, MA. 01945

Assessor Map(s) 127 Parcel Number(s) 32

### **OWNER INFORMATION**

Signature Hugh Greville date 11/01/2022

Name (printed) Hugh & Brenda Greville

Address 31 Jersey St, Marblehead, MA. 01945

Phone Numbers: home 978 395 1695 work \_\_\_\_\_

E-mail hughgreville@gmail.com fax \_\_\_\_\_

### **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)

To construct a 10' x 20' shed within the sideyard setback on a lot that has less than required area, width and frontage. The existing residence and garage are within the frontage and sideyard setbacks. There are two 9' x 18' parking spaces

- 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] 11-9-22

2. Town Clerk's stamp (upper right corner)

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

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

**Town of Marblehead**  
**ZBA-APPLICATION**

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Revision Date: 12-02-2020

Project Address 31 Jersey Street, Marblehead, MA 01945

Map(s) / Parcel(s) 127/32

**ZONING DISTRICT** (circle all that apply)

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

**CURRENT USE** (explain) Private 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) Garage is within the sideyard setback
- ☐ 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 type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

Building Official \_\_\_\_\_

Date 11-9-22

**Town of Marblehead**  
**ZBA-APPLICATION**

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Revision Date: 12-02-2020

**Project Address** 31 Jersey Street, Marblehead, MA 01945 **Map(s) / Parcel(s)** 127/32

**NET OPEN AREA (NOA)**

**Lot area = A**

**Area of features**

footprint of accessory building(s)

footprint of building

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

number of required parking spaces 2 x (9'x 18' per space)

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

other areas (explain) \_\_\_\_\_

**Sum of features = B**

**Net Open Area (NOA) = (A - B)**

**GROSS FLOOR AREA (GFA)**

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

3rd floor (12' or less in height) of STORY §200-7]

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) = 200

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 6 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 1.6

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 1.45

**This worksheet applies 1. plan by/dated** Norde East Survey/ 10/28/2022

**to the following plan(s): 2. plan by/dated** HUGH GREVILLE 10-28-2022

**3. plan by/dated** \_\_\_\_\_

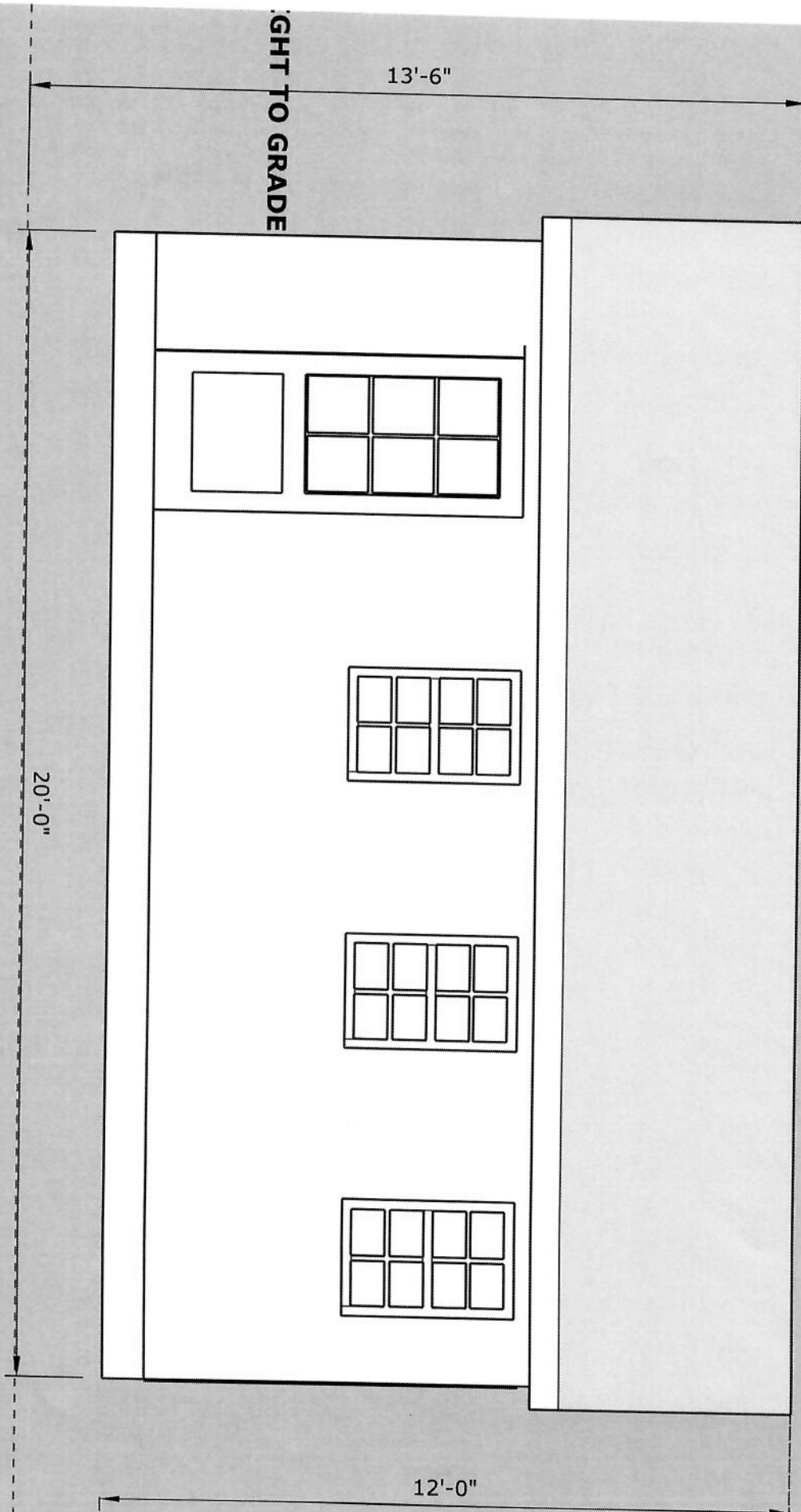
**Building Official** \_\_\_\_\_

**Date** 11-9-22

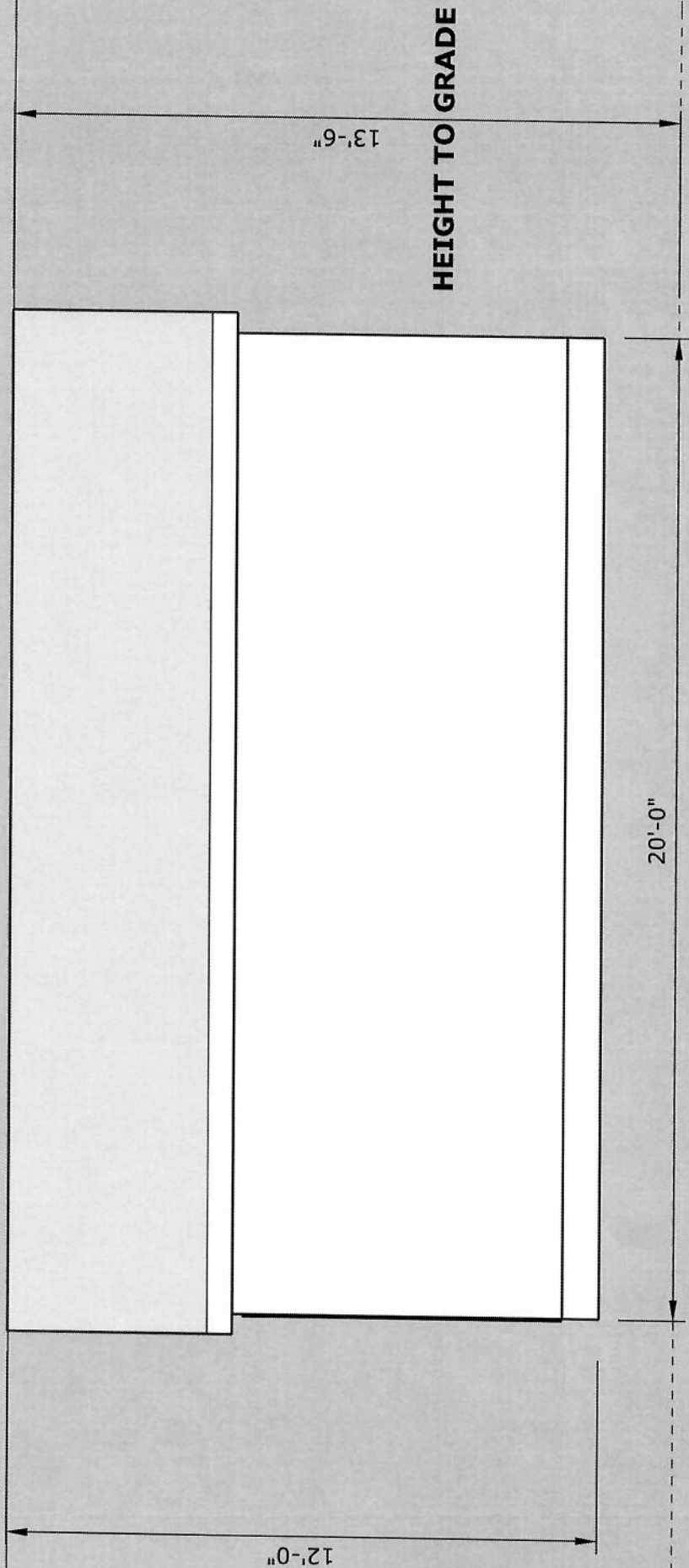
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GREVILLE SHED 31 JERSEY ST - 10/28/22  
FRONT ELEVATION  
Scale 3/8":1'

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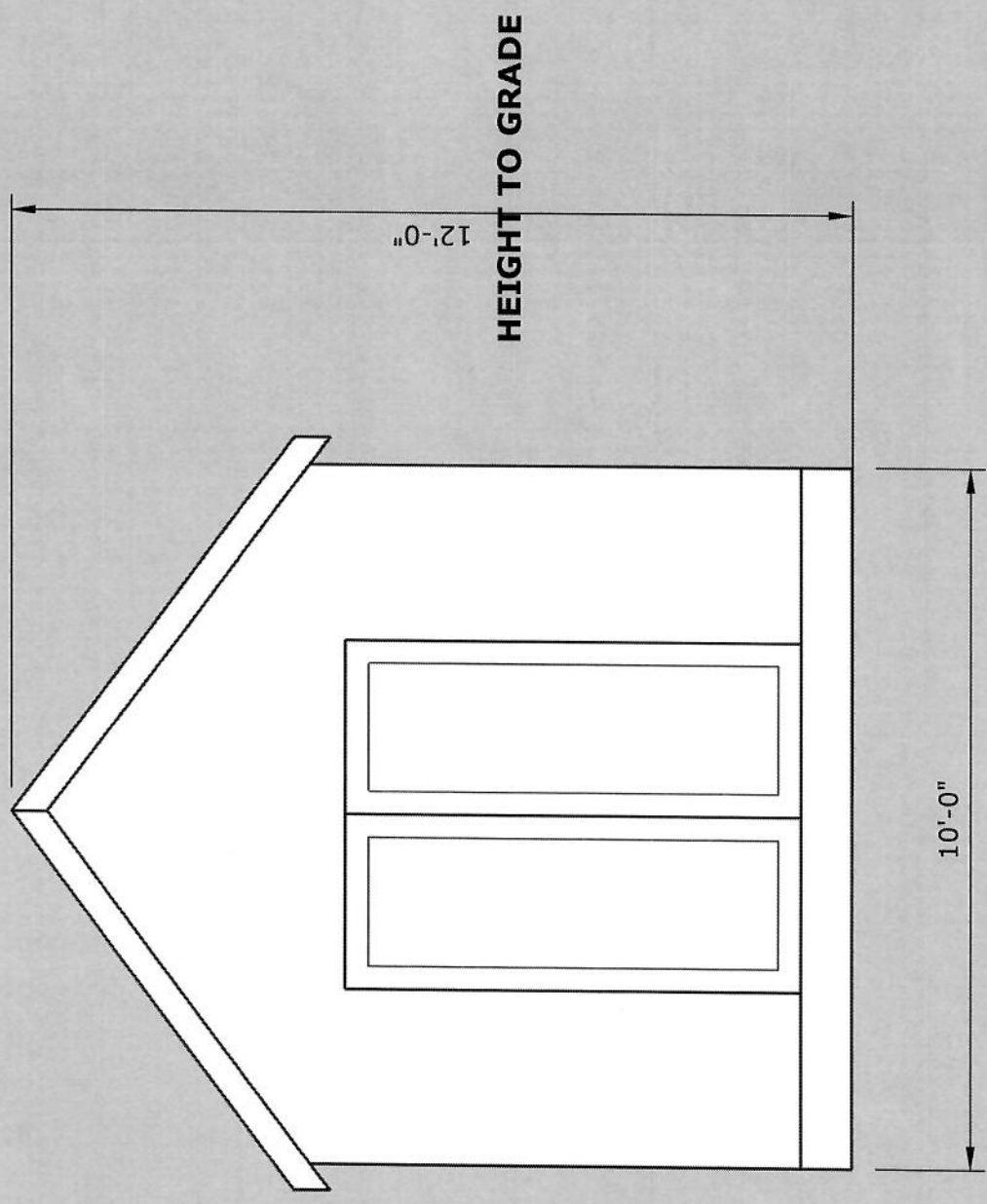


GREVILLE SHED 31 JERSEY ST - 10/28/22  
REAR ELEVATION  
Scale 3/8":1'



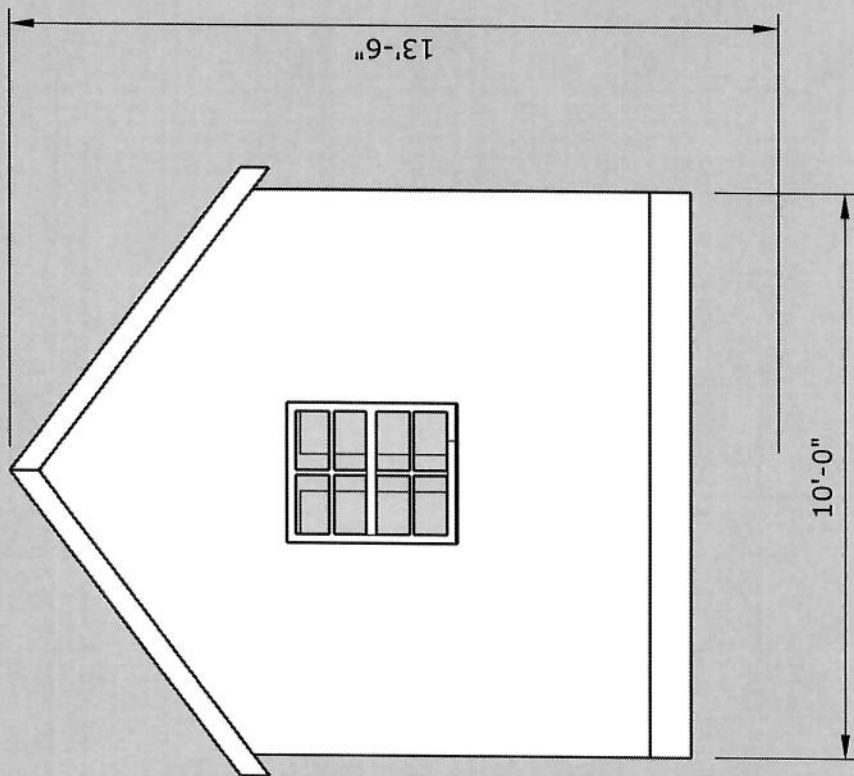
GREVILLE SHED 31 JERSEY ST ~ 10/28/22  
WEST ELEVATION  
Scale 3/8":1'

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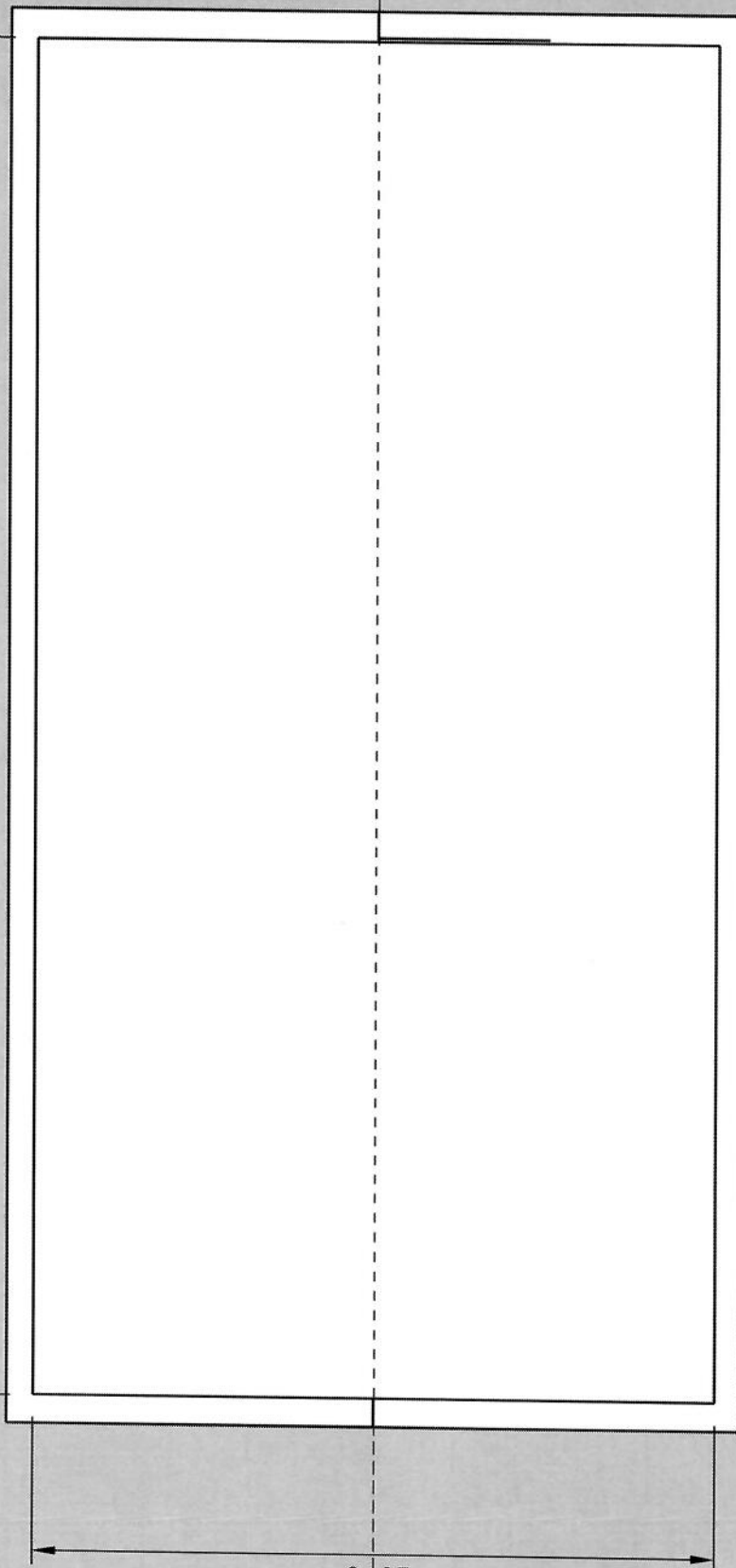
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GREVILLE SHED 31 JERSEY ST - 10/28/22  
EAST ELEVATION  
Scale 3/8":1'



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Or Appeals

20'-0"



10'-0"

GREVILLE SHED 31 JERSEY ST ~ 10/28/22  
PLAN VIEW - Showing roof overhangs  
Scale 3/8":1'