



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

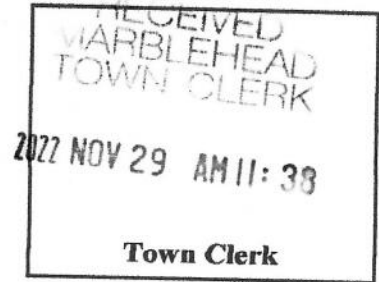
Revision Date: 12-02-20

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 3 Rock Cliff Road

Assessor Map(s) 10 Parcel Number(s) 39A

OWNER INFORMATION

Signature Elaine + Ashish Samant date 11/23/22

Name (printed) Elaine + Ashish Samant

Address 3 Rock Cliff Road

Phone Numbers: home 781-799-5179 work 774-262-5165

E-mail elainey@gmail.com 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)

Construct new 8x16 shed in side + rear setback on a lot
having less than required area and rear setback.
New shed will be in side + rear setback.

- 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 at the scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature] 11-28-22

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

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

Reviewed & Approved
Building Department
For Zoning Board
Of Appeals

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 3 Rock Cliff Road Map(s) / Parcel(s) 10/39A

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) Damaged existing shed in 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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For Zoning Board
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DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))

Yes ☒ No ☐ (explain) _____

Building Official [Signature] Date 11-28-22

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 3 ROCKCLIFF RD.

Map(s) / Parcel(s) 10/39A

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

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)

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) = 1.25 %

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

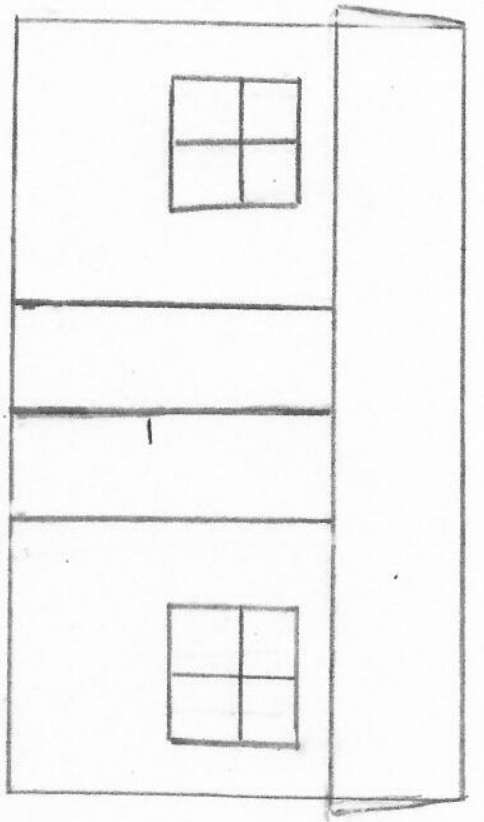
Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.16

This worksheet applies 1. plan by/dated SCOTT M. GERRATO - SURVEY 10-27-22
 to the following plan(s): 2. plan by/dated PATRIOT PROPERTIES - MHD
 3. plan by/dated LAINEY SAMANT 11-23-22

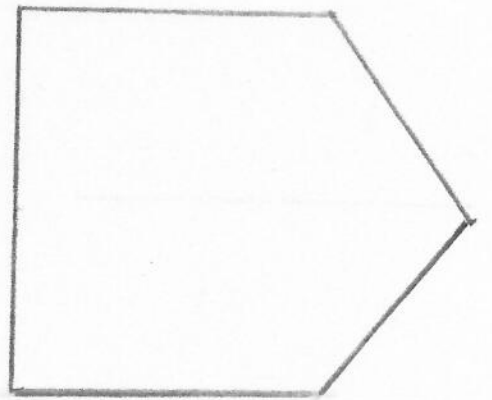
Building Official [Signature]

Date 11-23-22

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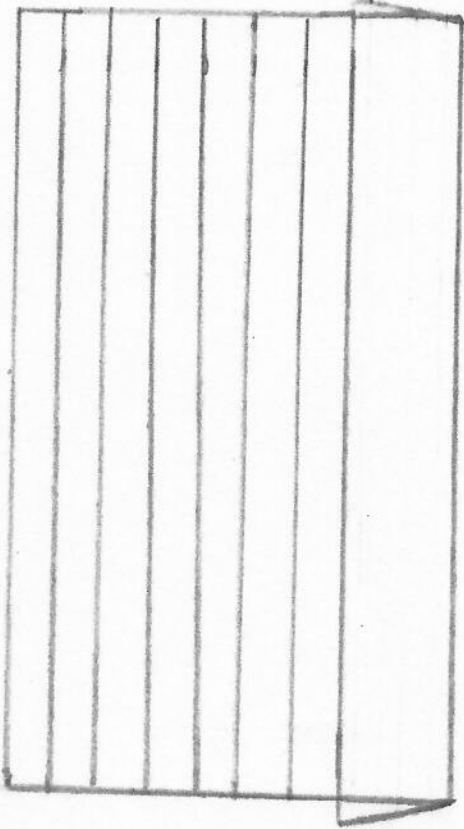
Front



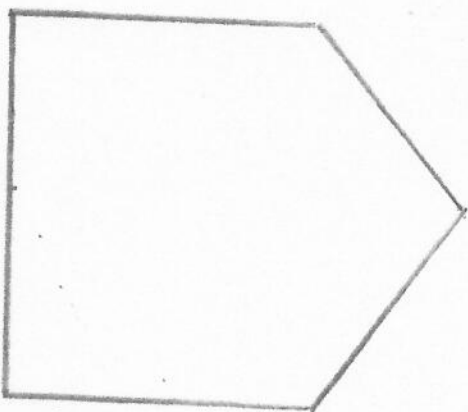
Side

9' 1.5"

Proposed 8x16
Shed
3 Rock Cliff Rd.



Rear



Side

16'

8'

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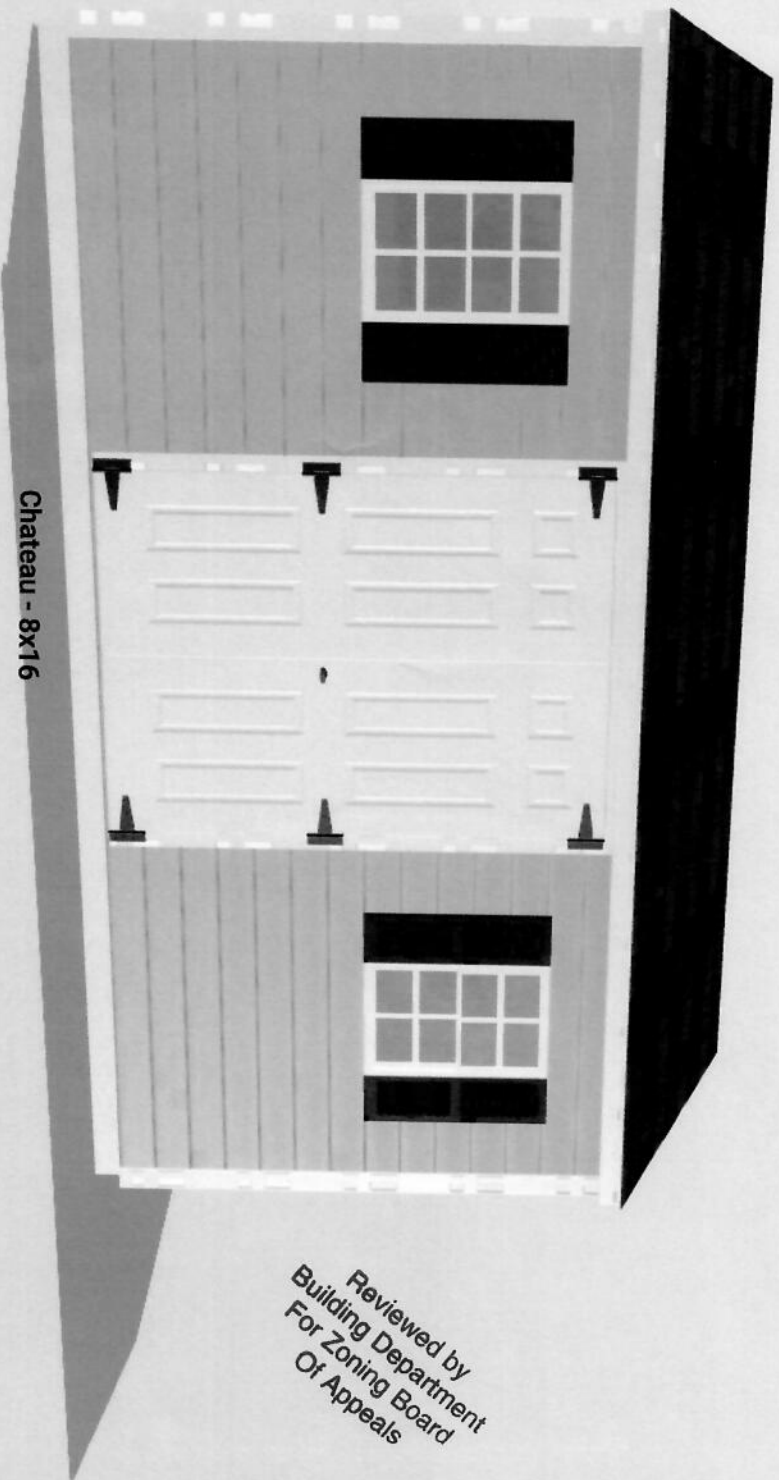
11-23-22

Scale: 1/4" = 1'


 VIEW IN YOUR SPACE

 SHARE

Estimate for ~~01945~~: \$8,433
(delivery & installation included)



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Building Department
For Zoning Board
Of Appeals

 IdeaRoom

 HOME
 LEFT
 RIGHT
 IN
 OUT
 UNDO
 RESET