



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

2021 AUG 19 AM 9:54

Town Clerk

Project Address 41 Colgate Road

Assessor Map(s) 81 Parcel Number(s) 80-19-0

OWNER INFORMATION

Signature Marge Pierce date 8/17/2021

Name (printed) Marge Pierce Director of Finance & Operations, Tower School in Marblehead

Address 75 West Shore Drive

Phone Numbers: home _____ work 617.872.5180

E-mail marge.pierce@towerschool.org fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Brian Johnson date 8/17/2021

Name (printed) Brian Johnson

Address 101 Federal Street, Boston, MA 02110

Phone Numbers: home _____ work 978-985-7224

E-mail bjohnson@leftfieldpm.com fax _____

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

Installation on a 8' tall wood property line fence at East Elevation (rear side of house)
facing the Brown Elementary School (42 Baldwin Road) per executed Right of Access
Agreement between Town of Marblehead and Tower School.

Relief from Zoning 200-16.H to provide a fence greater than 6' is being requested.

- 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] 8/18/21

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

View Bylaws - (Chapter 200, Zoning) - online at: 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 41 Colgate Road

Map(s) / Parcel(s) 81-19-0

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR **SR** SSR ESR SESR HBR U SU
CURRENT USE (explain) Maintenance Department for Tower School

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) FENCE EXCEEDING 6' HEIGHT
- ☐ No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

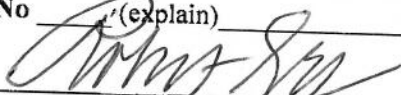
Conservation Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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

Yes ☒ No ☐ (explain) _____

Building Official



Date 8-18-2021

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Revision Date: 12-02-2020

Project Address 37 Colgate Road

Map(s) / Parcel(s) 81/80-20-0

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 _____ x (9'x 18' per space)

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

other areas (explain)

Sum of features = B

$$\text{Net Open Area (NOA)} = (A - B)$$

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 §200-71

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) x 100

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

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

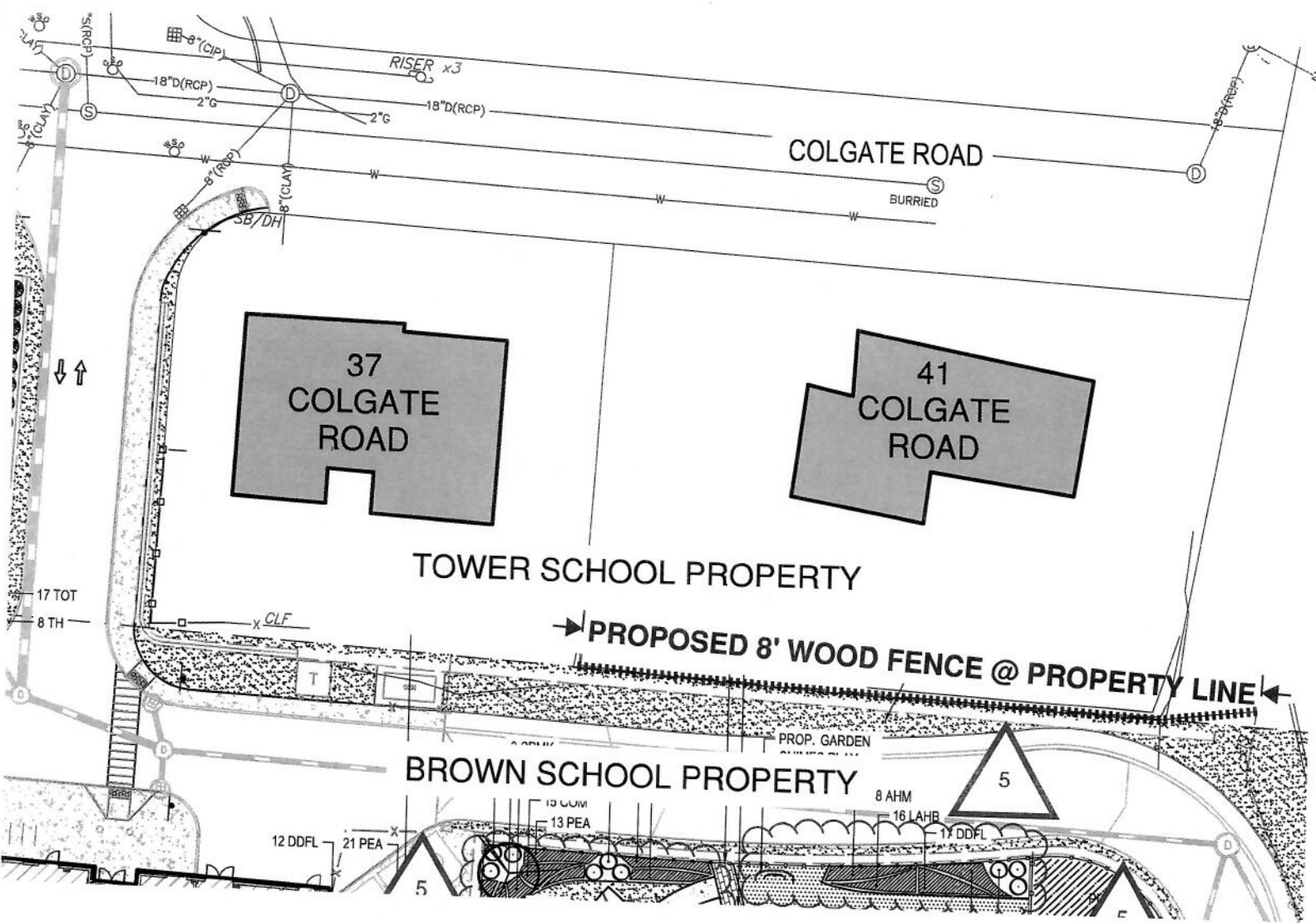
This worksheet applies 1. plan by/dated

to the following plan(s): 2. plan by/dated

~~3. plan by/dated~~

Building Official

Date 8/18/2021



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41 COLGATE ROAD - FENCE HEIGHT ZBA PACKAGE
PHOTO EXAMPLE 1
LEFTFIELD - 8/12/2021

PROPOSED 8'
FENCE HEIGHT

41 COLGATE ROAD

REFER TO SEPARATE ZBA
APPLICATION FOR
POTENTIAL 8' FENCE
EXTENSION ONTO REAR
PROPERTY LINE OF 37
COLGATE

TEMPORARY 6'
CONSTRUCTION FENCE

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LOCUS MAP NOT TO SCALE

