



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

RECEIVED  
MARBLEHEAD  
TOWN CLERK

2023 FEB 15 PM 2:41

Town Clerk

Project Address 8 ANDREWS LANE  
Assessor Map(s) 919 Parcel Number(s) 8

### OWNER INFORMATION

Signature (GREG PRANKIN) date 2.13.23  
Name (printed) PATRICIA AUSTIN  
Address 8 ANDREWS LANE  
Phone Numbers: home \_\_\_\_\_ work 610.505.8922  
E-mail PDAE.PRANKIN.ORG fax \_\_\_\_\_

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

Signature Patricia Austin date \_\_\_\_\_  
Name (printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Numbers: home \_\_\_\_\_ work \_\_\_\_\_  
E-mail \_\_\_\_\_ fax \_\_\_\_\_

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

SEE ATTACHED

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

- 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] 2-15-23
2. Town Clerk's stamp (upper right corner)

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

Town of Marblehead  
**ZBA-APPLICATION**

Page 2 of 3

Revision Date: 12-02-2020

Project Address 8 ADAMS LANE Map(s) / Parcel(s) 919/8

**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) GARAGE IN REAR + SIDE 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"/>

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

Building Official [Signature] Date 2-15-23

**Town of Marblehead**  
**ZBA-APPLICATION**  
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 8 ANDREWS LANE

Map(s) / Parcel(s) 719/8

**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)

**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

**EXISTING**

**PROPOSED**

8868 #

8868 #

400

400

1427

1427

423

402

324

324

0

0

0

0

2574 #

2613 #

6294 #

6255 #

400

400

332

332

1427

1427

1304

1304

1032

1032

0

0

627

627

0

0

90

90

5218 #

5218 #

= 0

= 0 %

1.21

1.20

TAPROOT DESIGN INC 2.13.23

HORTH STARK SURVEY 2.14.23

Reviewed by  
Building Department  
For Zoning Board  
OK Appeals

## ZONING BOARD OF APPEALS

Applicant: Patricia Austin

Address: 8 Andrews Lane (Map 919, Parcel 8)

District: Expanded Single Residence

Relief: A Special Permit to construct a deck addition to an existing single-family dwelling. The existing structure exceeds the front setback by 1.0' +/-, the rear setback by 5.0' +/-, and the maximum building height by 6.5'. The lot has less than the required lot area.

The proposed addition will exceed the rear setback by the same 5.0' +/-.

There is not change to the GFA but the addition decreases the Open Area Ratio from 1.21 to 1.20.

Proposal: The proposal before the board is to construct a small deck over an existing basement access along the left side of the home, allowing access to the yard from currently blocked sliding French doors. The deck maintains the rear line of the basement access but extends another 2'-3" to the left and includes a step down to the existing deck.

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals