



TOWN SEAL

tel: 781-631-1529

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Revision Date: 12-14-15

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 NOV 23 PM 12:50

Town Clerk

Project Address 9 Roydon Road

Assessor Map(s) 177 Parcel Number(s) 1

OWNER INFORMATION

Signature _____ date _____

Name (printed) Ryan and Christina O'Connor

Address 9 Roydon Road, Marblehead, MA 01945

Phone Numbers: home (781) 223-8810

E-mail raoconor@gmail.com

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 11-18-21

Name (printed) Ryan and Christina O'Connor

Address c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945

Phone Numbers: work (781) 631-7808 Cell: (781) 704-8559

E-mail : lynch @marbleheadlaw.com

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Special Permit to construct an addition to the existing single family dwelling located in the Shoreline Single Residence District with less than the required lot area, open area, frontage, side and rear yard setbacks and exceed the allowed 10% expansion for a nonconforming building

- 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) _____ 11-22-2021
2. Town Clerk's stamp (upper right corner)

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

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

Project Address 9 Royden Road Map(s) / Parcel(s) 177/1

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) _____

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes _____ No X (explain) encroachments on rear and side yard setbacks

PROPOSED CHANGE OF USE

No X Yes _____ (explain) _____

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes X 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) _____
☐ No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes <u>X</u>	No _____
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes <u>X</u>	No _____

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

Yes X No _____ (explain) _____

Building Official  Date 11-22-2021

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ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 9 Royden Road Map(s) / Parcel(s) 177/1

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>7,900 sf</u>	<u>7,900 sf</u>
Area of features		
footprint of accessory building(s)	<u>79 sf</u>	<u>0 sf</u>
footprint of building	<u>1,501 sf</u>	<u>2,448 sf</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>1,514 sf</u>	<u>1,375</u>
number of required parking spaces <u>2</u> x (9'x 18' per space)	<u>324 sf</u>	<u>324 sf</u>
area of pond(s), or tidal area(s) below MHW	<u>N/A</u>	<u>N/A</u>
other areas (explain) _____		
Sum of features = B	<u>3,418 sf</u>	<u>4,147 sf</u>
Net Open Area (NOA) = (A - B)	<u>4,482 sf</u>	<u>3,753 sf</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>79 sf</u>	<u>0 sf</u>
basement or cellar (area >5' in height)	<u>0 sf</u>	<u>0 sf</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1,501 sf</u>	<u>2,448 sf</u>
2nd floor (12' or less in height) 12' see definition	<u>485 sf</u>	<u>1,077 sf</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>N/A</u>	<u>N/A</u>
4th floor (12' or less in height)	<u>N/A</u>	<u>N/A</u>
attic (area >5' in height)	<u>N/A</u>	<u>N/A</u>
area under deck (if >5' in height)	<u>486 sf</u>	<u>486 sf</u>
roofed porch(es)		
Gross Floor Area (GFA) = sum of the above areas	<u>2,551 sf</u>	<u>4,011</u>

Proposed total change in GFA = (proposed GFA - existing GFA) = 1,460 sf

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 57.23 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1.76

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = .94

This worksheet applies 1. plan by/dated Walter Jacob, Architects LTD-11/17/2021
to the following plan(s): 2. plan by/dated North Shore Survey Corporation-9/27/2021
3. plan by/dated _____

Building Official  Date 11-22-2021