



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 DEC -8 AM 10:44
Town Clerk

Project Address 9 State Street, Marblehead, MA 01945

Assessor Map(s) 149 Parcel Number(s) 67

OWNER INFORMATION

Signature _____ date _____

Name (printed) Mike Ferrarresso

Address 84 Naugus Ave, Marblehead, MA 01945

Phone Numbers: home _____ work 781-307-2726

E-mail mike@aveooncology.com

fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 12.07.23

Name (printed) Walter Jacob

Address 3 Pleasant Street, Marblehead, MA 01945

Phone Numbers: home _____ work 781-631-7440

E-mail walter@architectwaj.com

fax 781-631-7440

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

The renovation of the third level including the addition of 2 dormers to an existing non-conforming building that has less than required lot area, open area, and parking spaces. This project includes the change of use from a Mixed-Use to a Multi-Family and the expansion of use allowed by special permit.

- 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] 12-7-2023

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 9 State Street, Marblehead, MA 01945

Map(s) / Parcel(s) 149-67

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) Mixed Use, R-3 and Business

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

Yes ☒ No ☐ (explain) _____

PROPOSED CHANGE OF USE

No ☐ Yes ☒ (explain) Change the business use space to a residential unit, whole building to be residential

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) _____
☐ No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

Conservation Commission
Historic District Commission
Planning Board

Yes ☐ No ☒
Yes ☒ No ☐
Yes ☐ No ☒

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



Date 12-7-2023

Town of Marblehead
ZBA-APPLICATION

Page 3 of 3

Revision Date: 12-02-2020

Project Address 9 State St

Map(s) / Parcel(s) 149/67

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 15 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 Walter Jacob Architects LTD. 11/28/23

to the following plan(s): 2. plan by/dated North Shore Survey 10/24/23

3. plan by/dated _____

Building Official [Signature]

Date 12-7-2023

EXISTING

PROPOSED

±5,285 SF

±5,285 SF

0 SF

0 SF

±2,518 SF

2,518 SF

±43 SF

±43 SF

±2,430 SF

±2,268 SF

0 SF

0 SF

0 SF

0 SF

±4,991 SF

±4,829 SF

±294 SF

±456 SF

0 SF

0 SF

±2,439 SF

±2,439 SF

±2,518 SF

±2,518 SF

±2,483 SF

±2,483 SF

±1,813 SF

±1,884 SF

0 SF

0 SF

0 SF

0 SF

0 SF

0 SF

0 SF

0 SF

±9,253 SF

±9,324 SF

= ± 71 SF

= 0.0076%

= .0317

= .0489

Reviewed by
Building Department
or Zoning Board
Of Appeals