



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

2022 APR 13 AM 11:18
Town Clerk

Project Address _____ 208 Green Street, Marblehead, MA 01945
Assessor Map(s) _____ 158 _____ Parcel Number(s) _____ 22 - 0

OWNER INFORMATION

Signature _____ date _____ April 13, 2022
Name (printed) _____ Matthew K. Hogan and Jennifer L. Hagar
Address _____ 208 Green Street, Marblehead, MA 01945
Phone Numbers: home _____ - - work _____ - - See below for contact information
E-mail _____ mattyhogan@gmail.com _____ fax _____ - -

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____ April 13, 2022
Name (printed) _____ Robert C. McCann _____ McCann & McCann, P.C.
Address _____ 89 Newbury Street, Suite 302, Danvers, MA 01923
Phone Numbers: home _____ - - work _____ 978-739-8484
E-mail _____ rmccann@mccannlaw.com _____ fax _____ 978-739-8455

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

SEE ATTACHED DESCRIPTION

- 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) _____

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
4-13-22

PROJECT DESCRIPTION & RELIEF REQUESTED

208 Green Street, Marblehead, MA 01945
Matthew K. Hogan and Jennifer L. Hagar
Assessor Map(s) 158 Parcel Number(s) 22 - 0

Reviewed by
Building Department
For Zoning Board
Of Appeals

The Applicants request that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing the exchange of land between **208 GREEN STREET** in a **SINGLE RESIDENCE DISTRICT** and **212 GREEN STREET** with no structures being modified. The purpose of adjusting the Lot Lines as shown on the Survey filed herewith entitled "ZONING BOARD OF APPEALS PLAN 208 & 212 GREEN STREET, MARBLEHEAD" is to allow the current driveway on 208 Green Street, which currently encroaches onto the land at 212 Green Street, to be wholly within the lot lines of 208 Green Street. The property at 208 Green Street has less than the required Lot Frontage and less than the required Side Set Back. Both nonconformities will be cured with the land exchange and will be brought into conformance with the Dimensional Regulations of the Bylaws.

The parcel being transferred from 208 Green Street to 212 Green Street consists of 535 +/- Square Feet and the parcel 212 Green Street to 208 Green Street consists of 501 +/- Square Feet

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

Yes X No _____ (explain)

No X Yes _____ (explain)

No construction proposed

No Existing Dimensional Non-Conformities

X No New Dimensional Non-Conformities

Planning Board Yes X No If granted, ANR Plan required

Yes X No (explain)

Date 4-3-2022

ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 208 Green Street, Marblehead, MA 01945 Map(s)/Parcel(s) 158 / 22 - 0**NET OPEN AREA (NOA)****EXISTING****PROPOSED**

Lot area = A

10,12210,088**Area of features**

footprint of accessory building(s)

00

footprint of building

748748

footprint of deck(s), porch(es), step(s), bulkhead(s)

385385number of required parking spaces 2 x (9'x18' per space)324324

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

00

other areas (explain) _____

00

Sum of features = B

1,4571,457

Net Open Area (NOA) = (A - B)

8,6658,631**GROSS FLOOR AREA (GFA)**

accessory structure(s)

00

basement or cellar (area >5' in height)

748748

1st floor (12' or less in height) NOTE:[for heights exceeding

748748

2nd floor (12' or less in height) 12' see definition

748748

3rd floor (12' or less in height) of STORY §200-7]

00

4th floor (12' or less in height)

00

attic (area >5' in height)

00

area under deck (if >5' in height)

332332

roofed porch(es)

00

Gross Floor Area (GFA) = sum of the above areas

2,5762,576**Proposed total change in GFA** = (proposed GFA - existing GFA)0**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 1000

%

Existing Open Area Ratio = (existing NOA ÷ existing GFA)3.36 : 1.00**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA)3.35 : 1.00

This worksheet applies

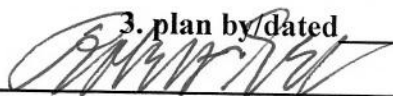
1. plan by/dated North Shore Survey Corporation / 02/08/2022

to the following plan(s):

2. plan by/dated No Construction - No Architectural Plans

3. plan by/dated _____

Building Official

Date 4-13-2022Reviewed by
Building Department
For Zoning Board
Of Appeals