



TOWN SEAL
tel: 781-631-1529

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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

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Town Clerk

Project Address 340 Ocean Avenue, Marblehead, MA 01945

Assessor Map(s) 914 Parcel Number(s) 5A - 0

OWNER INFORMATION

Signature [Signature] date January 19, 2022

Name (printed) 340 Ocean Avenue LLC

Address 340 Ocean Avenue, Marblehead, MA 01945

Phone Numbers: home - - work - - See below for contact information

E-mail nywalton@gmail.com fax - -

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date January 19, 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) [Signature] 1-19-2022

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

PROJECT DESCRIPTION & RELIEF REQUESTED

340 Ocean Avenue, Marblehead, MA 01945
340 Ocean Avenue LLC

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 addition of land to **340 OCEAN AVENUE** in an **EXPANDED SINGLE RESIDENCE DISTRICT** from 27 and 29 Brown Street under Special Permits issued to those properties with no structures being modified all for the purpose of adjusting the Lot Lines as shown on the Surveys filed herewith entitled "LOT LINE MODIFICATION 27 BROWN ST. / 340 OCEAN AVE." and "LOT LINE MODIFICATION 29 BROWN ST. / 340 OCEAN AVE.". The property has less than the required Lot Area, Lot Width, and less than the required Side and Rear Yard Set Backs. The subdivision will allow for the transfer of land from 27 and 29 Brown Street to 340 Ocean Avenue which transfer will increase the Lot Area and Open Space Area.

Town of Marblehead
ZBA-APPLICATION

Revision Date: 12-02-2020

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Project Address 340 Ocean Avenue, Marblehead, MA 01945 Map(s)/Parcel(s) 914/ 5A - 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) Single-Family

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

Yes X No (explain)

PROPOSED CHANGE OF USE

No X Yes (explain)

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes No X

No construction proposed

EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)

- X Lot Area – Less than required (§200-7 and Table 2)
X Lot Width – Less than required (§200-7)
 Frontage – Less than required (§200-7 and Table 2)
 Front Yard Setback – less than allowed (Table 2)
X Rear Yard Setback - Less than required (Table 2)
X 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 Nonconforming Building (§200-30.D)
 Other Non-conformities (explain) no new nonconformities
 No Existing Dimensional Non-Conformities

ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes <u> </u>	No <u>X</u>
Historic District Commission	Yes <u> </u>	No <u>X</u>
Planning Board	Yes <u>X</u>	No <u> </u> If granted, ANR Plan required

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

Yes X No (explain)

Building Official  Date 1-19-2022

Reviewed by
Building Department
For Zoning Board
Of Appeals

ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 340 Ocean Avenue, Marblehead, MA 01945 Map(s)/Parcel(s) 914 / 5A - 0**NET OPEN AREA (NOA)****EXISTING****PROPOSED**

Lot area = A

20,29020,562**Area of features**

footprint of accessory building(s)

00

footprint of building

1,3081,308

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

00number 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**1,6321,632**Net Open Area (NOA) = (A - B)**18,65818,930**GROSS FLOOR AREA (GFA)**

accessory structure(s)

00

basement or cellar (area >5' in height)

00

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

1,1481,148

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

00

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)

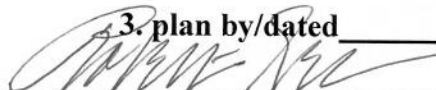
00

roofed porch(es)

160160**Gross Floor Area (GFA) = sum of the above areas**1,3081,308**Proposed total change in GFA = (proposed GFA - existing GFA)**= 0**Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100**= 0 %**Existing Open Area Ratio = (existing NOA ÷ existing GFA)**= 14.26 : 1.00**Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)**= 14.47 : 1.00This worksheet applies 1. plan by/dated Hancock Survey Dated 9/3/21 Revised 1/18/22 (2)to the following plan(s): 2. plan by/dated No Construction - No Architectural Plans

3. plan by/dated _____

Building Official

Date 1-19-2022Reviewed by
Building Department
For Zoning Board
Of Appeals