



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 TOWN CLERK

Project Address _____ 212 Green Street, Marblehead, MA 01945

Assessor Map(s) _____ 158 Parcel Number(s) _____ 23 - 0

OWNER INFORMATION

Signature _____ date _____ April 13, 2022

Name (printed) _____ Thomas A. Gibbons and Kathleen E. Gibbons

Address _____ 212 Green Street, Marblehead, MA 01945

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

E-mail _____ klerickson212@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) _____ 4-13-2022

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

212 Green Street, Marblehead, MA 01945
Thomas A. Gibbons and Kathleen E. Gibbons
Assessor Map(s) 158 Parcel Number(s) 23 - 0

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The Applicants request that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing the exchange of land between **212 GREEN STREET** in a **SINGLE RESIDENCE DISTRICT** and **208 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 212 Green Street has less than the required Lot Frontage, which will be further reduced, and less than the required Front Yard Set Back and Side Yard Set Back. The exchange of land will make the Side Yard Set Back conforming to the Dimensional Regulations.

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

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

Project Address 212 Green Street, Marblehead, MA 01945 Map(s)/Parcel(s) 158 / 23 - 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)

- _____ Lot Area – Less than required (§200-7 and Table 2)
_____ Lot Width – Less than required (§200-7)
X Frontage – Less than required (§200-7 and Table 2)
X Front Yard Setback – less than allowed (Table 2)
_____ 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)
X Frontage – Less than required (§200-7 and Table 2) – reduction of nonconforming frontage
_____ 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 New Dimensional Non-Conformities

ADDITIONAL HEARINGS REQUIRED

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

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 4-13-2022

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ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 212 Green Street, Marblehead, MA 01945 Map(s)/Parcel(s) 158 / 23 - 0**NET OPEN AREA (NOA)****EXISTING****PROPOSED**

Lot area = A

12,84312,877**Area of features**

footprint of accessory building(s)

00

footprint of building

1,1201,120

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

535535number 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

1,9791,979

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

10,86410,898**GROSS FLOOR AREA (GFA)**

accessory structure(s)

00

basement or cellar (area >5' in height)

1,0201,020

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

1,0201,020

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)

535535

roofed porch(es)

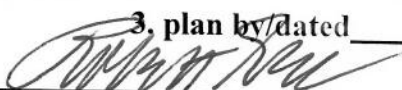
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Gross Floor Area (GFA) = sum of the above areas

2,5752,575**Proposed total change in GFA** = (proposed GFA - existing GFA)0**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) = 0 %**Existing Open Area Ratio** = (existing NOA ÷ existing GFA)4.21 : 1.00**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA)4.23 : 1.00This worksheet applies 1. plan by/dated North Shore Survey Corporation / 02/08/2022to 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
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