



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

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2023 SEP 15 AM 9:32

Town Clerk

Project Address 15 Hereford Road
Assessor Map(s) 32 Parcel Number(s) 46

OWNER INFORMATION

Signature _____ date 9/11/2023

Name (printed) Dan & Caren McEachern

Address 15 Hereford Road

Phone Numbers: home _____ work _____

E-mail cdipesa@hotmail.com d.mceachern@hotmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Jeffrey M. Tucker date 9/11/2023

Name (printed) Jeffrey M. Tucker A.I.A.

Address 56 Atlantic Ave, Marblehead

Phone Numbers: home _____ work 781-631-3546

E-mail Jeff@tuckerarch.com fax _____

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

This project entails the removal of an existing covered front porch and Rear 3 season room. This will be replaced with the new construction of a new covered front and back porch. The existing structure is pre-existing non-conforming. It exceeds the sideyard setback as well as the open space requirement. The existing lot is pre-existing non-conforming lacking sufficient lot area, frontage and lot width. The proposed work will create a new non-conformity in the front setback and increase the non-conformity of the open area.

- 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]

2. Town Clerk's stamp (upper right corner) 9-11-23

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

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Project Address 15 Hereford Road **Map(s) / Parcel(s)** 32/46

B	B1	BR	CR	SCR	ECR	GR	SGR	SR	SSR	ESR	SESR	HBR	U	SU
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Date 9-11-23

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 15 Hereford Road

Map(s) / Parcel(s) 32/46

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 _____ 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 Nº SHORE SURVEY

to the following plan(s): 2. plan by/dated TUCKER ARCHITECTURE

3. plan by/dated _____

Building Official _____

Date 9-11-23

EXISTING

6,885

0

2,020

24

324

0

0

2,368

4,517

0

1,372

2,020

1,229

0

0

0

0

0

4,621

PROPOSED

6,885

0

1,883

275

324

0

0

2,482

4,403

0

1,372

1,883

1,229

0

0

0

0

251

4,735

= 114

= 2.47 %

= .98

= .93

Reviewed by
Building Department
For Zoning Board
Of Appeals

9-10-23