

tel: 781-631-1529

fax: 781-631-2617

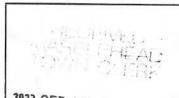
Revision Date: 12-02-20

Town of Marblehead ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building 7 Widger Road, Marblehead, MA 01945

## ZBA APPLICATION PAGE 1 of 3

15 Hereford Road



2023 SEP 15 AM 9: 32

**Town Clerk** 

date 9/11/2023  from owner) date 9/11/2023
from owner)
781-631-3546
onal page if necessary)  season room. This will be replaced vecture is pre-existing non-conforming.  existing lot is pre-existing non-conforming a new non-conformity in the front

9-11-23

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3)

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

## Town of Marblehead ZBA-APPLICATION Page 2 of 3

Revision Date: 12-02-2020

Project Address 15 Hereford Road Map(s) / Parcel(s) 32/46
<b>ZONING DISTRICT</b> (circle all that apply)
B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU
CURRENT USE (explain) Single Family Residence
<u>CURRENT USE CONFORMS TO ZONING</u> (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
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)
Dot white Eess than required (\$200-7)
<ul> <li>Frontage - Less than required (§200-7 and Table 2)</li> <li>Front Yard Setback - Less than required (Table 2)</li> </ul>
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)
X 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)
T . TX71 3.5
Lot Width - Less than required (§200-7)  Frontage - Less than required (§200-7 and Table 2)  X Front Yard Setback - Less than required (Table 2)
X 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)
X 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 HEADINGS DECLUBED
ADDITIONAL HEARINGS REQUIRED  Conservation Commission  Yes  No X
Historic District Commission Yes No X
Conservation Commission  Yes No X  Historic District Commission  Yes No X  Planning Board  Yes No X  No X
ADDITIONAL HEARINGS REQUIRED  Conservation Commission  Historic District Commission  Yes No X  Planning Board  Yes No X  No X  Planning Board  PESIGN & SURVEY PLANS MEET - ZBA-RIUES & REGULATIONS (Sections 3(A) and 3(C))
DESTRICTED TO THE PROPERTY OF
Yes No (explain)
Building Official Date 9-11-23

## Town of Marblehead ZBA-APPLICATION Page 3 of 3

Revision Date: 12-02-2020

Project Address 15 Hereford Road	_Map(s) / Parcel(s)_	32/46		
NET OPEN AREA (NOA)	EXISTING	PROPOSED		
Lot area = A	6,885	6,885		
Area of features footprint of accessory building(s)	0	0		
footprint of building	2,020	1,883		
footprint of deck(s), porch(es), step(s), bulkhead(s)	24	275		
number of required parking spaces x (9'x 18' per space)	324	324		
area of pond(s), or tidal area(s) below MHW	0	0		
other areas (explain)	0	0		
Sum of features = B	2,368	2,482		
Net Open Area $(NOA) = (A - B)$	4,517	4,403		
GROSS FLOOR AREA (GFA) accessory structure(s)	0	0		
basement or cellar (area >5' in height)	1,372	1,372		
1st floor (12' or less in height) NOTE: [for heights exceeding	2,020	1,883		
2nd floor (12' or less in height) 12' see definition	1,229	1,229		
3rd floor (12' or less in height) of STORY §200-7]	0	0		
4th floor (12' or less in height)	0	0		
attic (area >5' in height)	0	0		
area under deck (if >5' in height)	0	0		
roofed porch(es)	0	251		
	4,621	4,735		
Proposed total change in GFA = (proposed GFA - existing G	FA)	114		
Percent change in GFA = (proposed total change in GFA ÷ ex	isting GFA) x 100	= 2.47 %		
Existing Open Area Ratio = (existing NOA ÷ existing GFA)	E Wilding View	= .98		
Gross Floor Area (GFA) = sum of the above areas  Proposed total change in GFA = (proposed GFA - existing GPA)  Percent change in GFA = (proposed total change in GFA ÷ existing Open Area Ratio = (existing NOA ÷ existing GFA)  Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)	A) Of Aning Darth	= .93		
This worksheet applies 1. plan by/dated N°. SHORE SU to the following plan(s): 2. plan by/dated Tucker Arc	RVEY	9-10-23		
Building Official MNNN Nu Date 9-1/-23				