



TOWN SEAL
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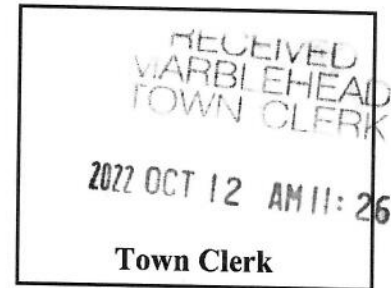
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 181 Washington Street Marblehead, MA 01945

Assessor Map(s) 133 Parcel Number(s) 58-0

OWNER INFORMATION

Signature [Signature] date 10-04-2022

Name (printed) Andrew Finley and Nancy Mantilla

Address 181 Washington Street Marblehead, MA 01945

Phone Numbers: home _____ work see contact info below

E-mail _____ fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 10-4-2022

Name (printed) Matthew Wolverton Law Offices of Lausier & Lausier, LLC

Address 2 Hooper Street Marblehead, MA 01945

Phone Numbers: home _____ work 781 631 8830 x3

E-mail matt@lausierlaw.com fax 781 631 8840

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

SEE ATTACHED DESCRIPTION

Reviewed by
Building Department
For Zoning Board
Of Appeals

- 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] 10-12-2022

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

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

PROJECT DESCRIPTION & RELIEF REQUESTED

181 Washington Street, Marblehead, MA 01945
Andrew Finley and Nancy Mantilla

The Applicant requests that the Zoning Board of Appeals issue a Special Permit for use and dimension under the Zoning By-laws pursuant to § 200-31 allowing a change of use of a pre-existing dimensionally nonconforming accessory structure to a single-family residential use on the property located at **181 Washington Street (fronting on Rockaway Street)** having less than required Side Yard Setback and exceeding the maximum allowed Height in a **CENTRAL RESIDENCE DISTRICT** with no external structures being dimensionally modified.

The property previously consisted of one Lot containing a Single Family Dwelling with an Accessory Structure, (hereinafter the "Accessory Building") located thereon. The Applicant submitted a Plan of Land to the Planning Board entitled "PLAN OF LAND, 181 WASHINGTON STREET, Property of Nancy Mantilla Andrew Finley" showing an as of right subdivision with no new or increased nonconformities of the Lot and obtained the endorsement of the Planning Board, with Approval Not Required under the Subdivision Control Law. The Plan has been recorded at the Essex South District Registry of Deeds in Book 41063, Page 4, a copy of which is filed herewith. The properties currently remain under the same ownership. While the property was divided, the current use of each structure on the separate Lots is permitted as a matter of right under § 200-13 A. (Accessory Use on an adjacent Lot) The Applicant now seeks to convert the use of the Accessory Building to Single-Family Residential Use, a conforming use in the Central Residence District. However, because the structure and the proposed change of use is located within the Side Yard Setback adjacent to a single-family dwelling, the Applicant can convert the Accessory Building to a conforming use only by first obtaining a Special Permit from the Zoning Board of Appeals pursuant to § 200-31 of the Zoning By-laws. The interior will be renovated and except for general renovation and restoration as shown on the Architectural Plans, no external dimensional changes will be made.

Reviewed by
Building Department
For Zoning Board
Of Appeals

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Date 10-12-2022

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 181 Washington Street

Map(s) / Parcel(s) 133/58-0

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

11,314

11,314

Area of features

footprint of accessory building(s)

0

0

footprint of building

1335

1335

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

0

0

number of required parking spaces 2 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

1659

1659

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

9655

9655

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area >5' in height)

1151

1151

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

1219

1219

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

1060

1060

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

0

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

3430

3430

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)

= 2.82

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)

= 2.82

This worksheet applies 1. plan by/dated Nº SHORE SURVEY 8-4-2022
 to the following plan(s): 2. plan by/dated EXISTING CONDITIONS 2-16-2022
 3. plan by/dated Nº SHORE SURVEY ANR 3-31-2022

Building Official

Date 10-12-2022

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 Building Department
 For Zoning Board
 Of Appeals