



TOWN SEAL

tel: 781-631-1529

fax: 781-631-2617

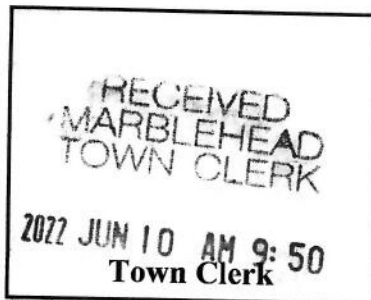
Revision Date: 12-02-20

Town of Marblehead ZONING BOARD OF APPEALS

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 23 SPARHAWK TERRACE

Assessor Map(s) 177 Parcel Number(s) 41

OWNER INFORMATION

Signature Robert M. Mitchell date JUNE 8, 2022

Name (printed) ROBERT M. MITCHELL

Address 23 SPARHAWK TERRACE

Phone Numbers: home _____ work 781-258-8326

E-mail BOBMITCHELL0626@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____

Name (printed) _____

Address _____

Phone Numbers: home _____ work _____

E-mail _____ fax _____

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

ADDITION OF AN EXTERIOR STAIR WITH LESS THAN REQUIRED
SIDE YARD SETBACK FOR A SINGLE FAMILY RESIDENCE ON A PRE-EXISTING
NON-CONFORMING LOT WITH LESS THAN REQUIRED FRONTAGE, REAR YARD AND
SIDE YARD SETBACK, AND EXCEEDING MAXIMUM BUILDING HEIGHT.

- 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] 6-8-2022
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

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 23 SPARHAWK TERRACE Map(s) / Parcel(s) 177/41

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 RESIDENCE

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

Yes ☒ No ☐ (explain)

PROPOSED CHANGE OF USE

No ☒ Yes ☐ (explain)

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

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)
☒ 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)
☐ 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 Non-conforming Building (§200-30.D)
☐ Other Non-conformities (explain)
☐ No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

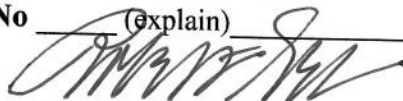
Conservation Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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

Yes ☒ No ☐ (explain)

Building Official



Date 6-8-2022

**Town of Marblehead
ZBA-APPLICATION**

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Revision Date: 12-02-2020

Project Address 23 SPARTANWICK TERRACE

Map(s) / Parcel(s) 177/41

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

7340

7340

Area of features

footprint of accessory building(s)

48

48

footprint of building

1176

1176

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

88

127

number of required parking spaces 2 x (9' x 18' per space)

324

324

area of pond(s), or tidal area(s) below MHW

-

-

other areas (explain) _____

Sum of features = B

1636

1714

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

5704

5626

GROSS FLOOR AREA (GFA)

accessory structure(s)

48

48

basement or cellar (area > 5' in height)

1144

1144

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

1176

1176

2nd floor (12' or less in height)

12' see definition

878

878

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)

39

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

3246

3285

Proposed total change in GFA = (proposed GFA - existing GFA)

= 39

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100

= 1 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA)

= 1.75

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

= 1.71

This worksheet applies 1. plan by/dated SITE PLAN BY BARTRAM LAND SURVEY, 5/27/22
to the following plan(s): 2. plan by/dated ARCH PLANS BY NILSSON + SIDEN ASSOC, EX-1-5, A1-7, 6/8/22
3. plan by/dated _____

Building Official _____

Reviewed by _____
Building Department
For Zoning Board
Of Appeals

Date 6-8-2022