



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

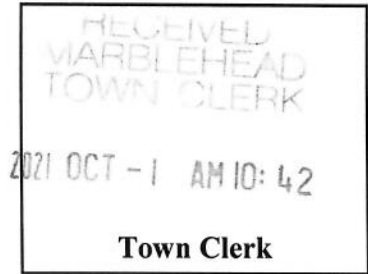
Revision Date: 12-02-20

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 267 Humphrey Street

Assessor Map(s) 3 Parcel Number(s) 1-0

OWNER INFORMATION

Signature _____ date September 30, 2021

Name (printed) Alimenti Properties, LLC

Address c/o Mr. Jerry's Vinninv Square Swampscott, MA 01907

Phone Numbers: home 781-258-9715 work _____

E-mail _____ fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 10-1-2021

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

Address 1 Essex Street Marblehead, MA 01945

Phone Numbers: home _____ work 781-631-8830

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] 10/1/21

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

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

PROJECT DESCRIPTION & RELIEF REQUESTED

The Applicants request that the Zoning Board of Appeals issue a Special Permit under the Zoning By-laws allowing the change of use of a portion of the premises located at 267 Humphrey Street from a pre-existing non-conforming use as a personal service establishment to a conforming use as a private non-profit educational corporation as defined under MGL c. 40A § 3.

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Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 267 Humphrey Street Map(s) / Parcel(s) 3/1-0

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU

CURRENT USE (explain) SEE ATTACHED DESCRIPTION

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

Yes No X (explain) SEE ATTACHED DESCRIPTION

PROPOSED CHANGE OF USE

No Yes X (explain) SEE ATTACHED DESCRIPTION

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)
X Frontage - Less than required (§200-7 and Table 2)
X Front Yard Setback - Less than required (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)
X 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)
X No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

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

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

Yes No ✓ (explain) CHANGE OF USE ~ NO CONSTRUCTION RES.

Building Official  Date 10/1/21

Town of Marblehead
ZBA-APPLICATION

Page 3 of 3

Revision Date: 12-02-2020

Project Address 267 Humphrey Street Map(s) / Parcel(s) 3/1

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 7 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) = 0

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 0 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 0.91 %

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 0.91 %

This worksheet applies 1. plan by/dated CAI TECHNOLOGIES ~ MHD GIS 10/1/21
to the following plan(s): 2. plan by/dated MARBLEHEAD PATRIOT PROPERTIES ~ WEB
3. plan by/dated N^OSHORE CHILDREN THEATER ~ JEFF TUCKER ~ 9/19/2021

Building Official [Signature] Date 10/1/2021

| <u>EXISTING</u> | | <u>PROPOSED</u> |
|-----------------|---------------|-----------------|
| <u>7500</u> | | <u>7500</u> |
| <u>0</u> | | <u>0</u> |
| <u>1911</u> | | <u>1911</u> |
| <u>282</u> | <u>1</u> | <u>282</u> |
| <u>1134</u> | <u>ONLY</u> | <u>1134</u> |
| <u>0</u> | | <u>0</u> |
| <u>0</u> | | <u>0</u> |
| <u>3327</u> | <u>USE</u> | |
| <u>4173</u> | <u>OF</u> | |
| <u>0</u> | <u>CHANGE</u> | <u>0</u> |
| <u>1206</u> | | <u>1206</u> |
| <u>1911</u> | | |
| <u>1132</u> | | |
| <u>0</u> | | <u>0</u> |
| <u>0</u> | | <u>0</u> |
| <u>136</u> | | |
| <u>0</u> | | <u>0</u> |
| <u>200</u> | | <u>200</u> |
| <u>4585</u> | | |

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267 Humphrey St

Marblehead, MA

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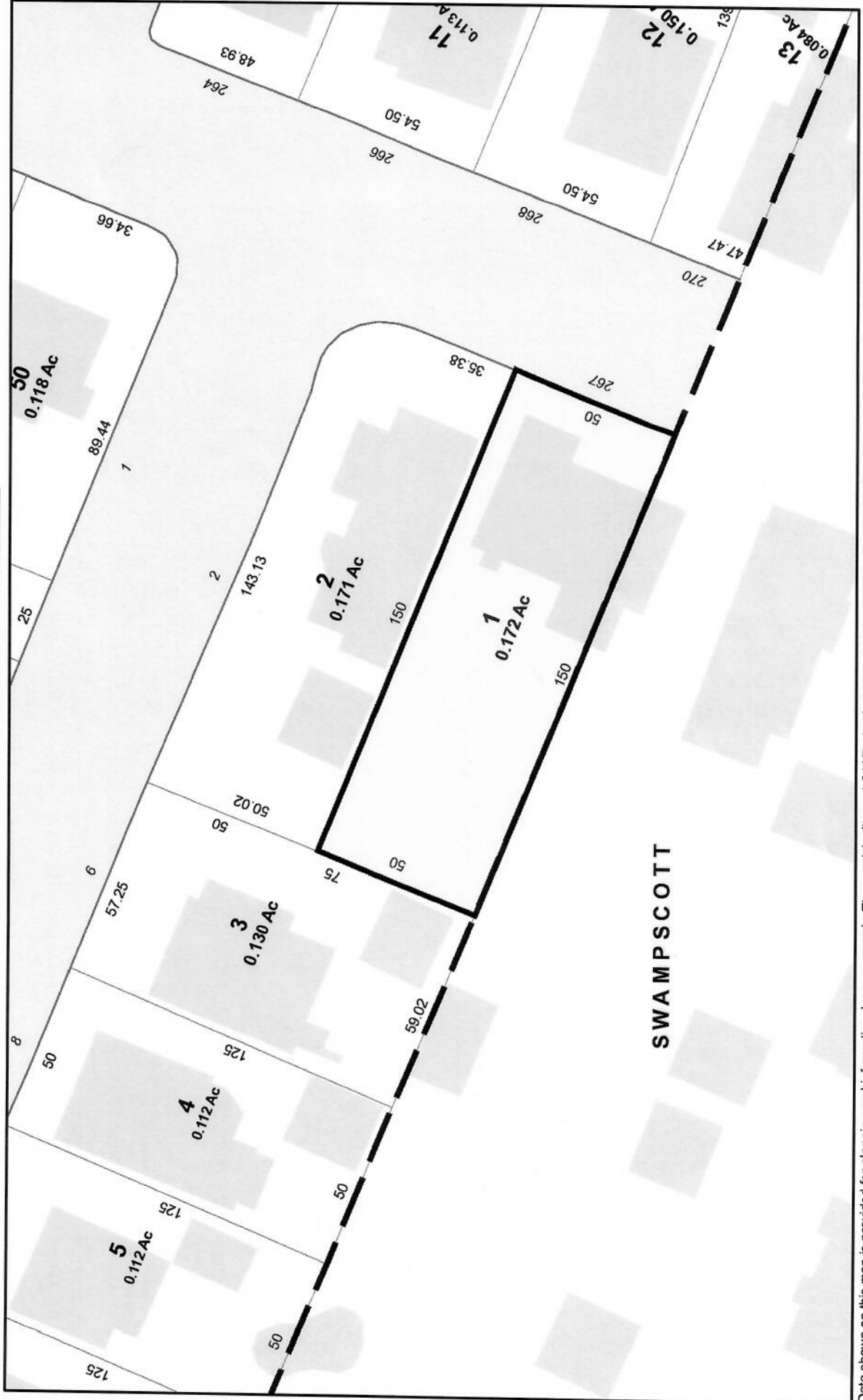
CAI Technologies
Precise Mapping Geospatial Solutions

October 1, 2021

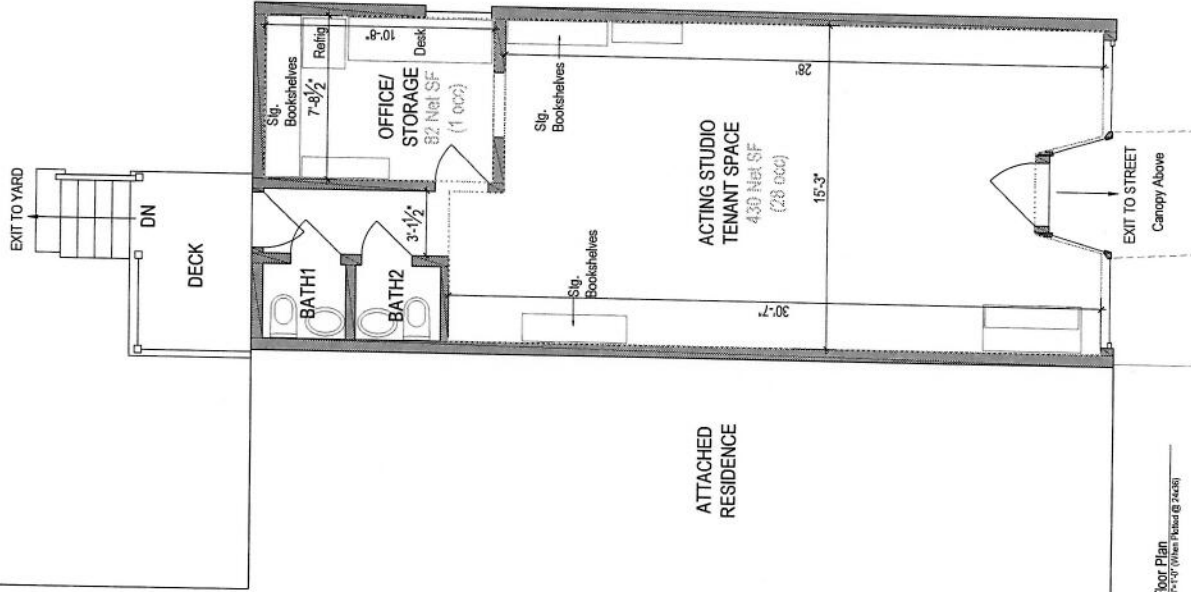
1 inch = 40 Feet



www.cai-tech.com



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North Shore Children's Theater Tenant Space
 Building Code Use Group: B (Business) per IBC 303.1.1
 Construction Type: Unknown (assume Type VB)
 Occupancy Loads: 29 occupants (430 SF / 15 SF Net Unconcentrated
 Tables/Chairs = 28 occ + 82 SF / 300 SF Net Accessory Storage Areas = 1
 occ)

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① First Floor Plan
 Scale: 3/8" = 1'-0" (When Printed @ 24x36)

JEFF
TUCKER

REVISION DATE
 2021 09 19

NOT FOR CONSTRUCTION

North Shore Children's Theater
 Tenant Space
 267 Humphrey Street
 Marblehead, MA

