

Town of Marblehead

ZONING BOARD OF APPEALS

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

MEULIVED VARBLEHEAD TOWN CLERK

1023 JUL 26 PM 5: 15

Town Clerk

tel: 781-631-1529

fax: 781-631-2617 Revision Date: 12-02-20

ZBA APPLICATION

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Project Address_	267 Humph:	rey Street M	arblehead, M	MA 01945
Assessor Map(s)_	3	Parcel Nur	nber(s) 1-0	
OWNER INFORM				
Signature				_ date
Name (printed) Al	imenti Pro	perties, LLC		
				scott, MA 01907
Phone Numbers: h	iome		work se	ee contact info below
E-mail			fax	
Address 2 Phone Numbers: h E-mail ma	tthew Wolve Hooper Stre nome 781 631 tt@lausierl	erton, Law Of eet Marblehea . 8830 x3 .aw.com	fices of Land, MA 01945work_s	date July 26, 2023
		SEE ATTACHED	DESCRIPTIO	N
o the signed o current sur	ierk's stamp and s and stamped appli	submit 12 copies of d ication (3 pages); er than 90 days) as p	each of the following	ent by calling 781-631-2220. ng to the Town Engineer's Office: stered Professional Land Surveyor;

- the project design plans as required;
- o 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).

	- LTG	G	
REQUIRE	D SIGNATURES	. 8.	Buildevia
1. Building Commissioner (pages 1, 2 and 3)	MM	F/122-	For 20 Den by
2. Town Clerk's stamp (upper right corner)	7/26/23		Appending Board
			9/0 '0

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

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Project Address 267 Humphrey Street Map(s) / Parcel(s) 3/1-0					
ZONING DISTRICT (circle all that apply)					
TOTAL CONTRACTOR OF THE PROPERTY OF THE PROPER					
B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU					
CURRENT USE (explain) mixed commercial and residential					
CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)					
Yes No _X (explain) owner obtained a special permit to allow use					
PROPOSED CHANGE OF USE					
No Yes X (explain) seeking a special permit to convert commercial					
unit to residential use					
PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes No _X					
EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)					
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)					
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					
10 New Dimensional Non-conformities					
ADDITIONAL HEARINGS REQUIRED					
Conservation Commission Yes No x					
Historic District Commission Yes No X					
ADDITIONAL HEARINGS REQUIRED Conservation Commission Yes No X Historic District Commission Yes No X Planning Board Yes No X DESIGN & SURVEY PLANS MEET ZDA DANS NO X					
DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))					
Yes No(explain)					
Building Official Date 7/26/23					

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Project Address 267 Humphrey Street Map(s) / Parcel(s) 157 /10 NET OPEN AREA (NOA) **EXISTING PROPOSED** Lot area = A 11250 11250 Area of features footprint of accessory building(s) 32 SF 32 SF footprint of building 1860 SF 1860 SF footprint of deck(s), porch(es), step(s), bulkhead(s) 389 SF 389 SF number of required parking spaces 6 x (9'x18' per space) 972 SF 972 SF area of pond(s), or tidal area(s) below MHW 0 SF 0 SF other areas (explain) 0 0 SF Sum of features = B 3253 3253 SF Net Open Area (NOA) = (A - B) 7997 SF 7997 GROSS FLOOR AREA (GFA) accessory structure(s) 32 32 basement or cellar (area > 5' in height) 1860 SF 1860 SF 1st floor (12' or less in height) NOTE: [for heights exceeding 1860 SF 1860 SF 2nd floor (12' or less in height) 12' see definition 1186 SF 1186 SF 3rd floor (12' or less in height) of STORY ~200-7] 412 412 SF 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 SF roofed porch(es) 201 SF 201 SF Gross Floor Area (GFA) = sum of the above areas 5551 SF 5551 SF <u>Proposed total change in GFA</u> = (proposed GFA - existing GFA) Brilding Department 0 SF Percent change in GFA = (proposed total change in GFA / existing GFA) x 100 Cor Zoning Board 0.00 % Existing Open Area Ratio = (existing NOA / existing GFA) 1.44 <u>Proposed Open Area Ratio</u> = (proposed NOA / proposed GFA) 1.44 This worksheet applies 1. plan by/dated North Shore Survey July 26, 2023 to the following plan(s): 2. plan by/dated Bosworth Architect LLC 16-Jun-23 3. plan by/dated **Building Official**

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PROJECT DESCRIPTION & RELIEF REQUESTED

267 Humphrey Street Marblehead, MA 01945

Alimenti Properties, LLC

The Applicant requests that the Zoning Board of Appeals issue a Special Permit for use and dimension under the Zoning By-laws pursuant to § 200-30B(2) allowing a change of use from a combined residential and non-residential building, a pre-existing non-conforming use, to a use as a converted dwelling as defined in 200-11A(1)(d) of the Zoning By-laws, consisting of three residential dwelling units, on the property having less than the required Lot Frontage, Lot Width, Front Yard Setback and Side Yard Set Back located at **267 HUMPHREY STREET** in a **SINGLE RESIDENCE DISTRICT**. There is no dimensional relief requested.