



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

RECEIVED
MARBLEHEAD
TOWN CLERK

2023 JUL 26 PM 5:15

Town Clerk

Project Address 267 Humphrey Street Marblehead, MA 01945

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

OWNER INFORMATION

Signature _____ date _____

Name (printed) Alimenti Properties, LLC

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

Phone Numbers: home _____ work see contact info below

E-mail _____ fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date July 26, 2023

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

Address 2 Hooper Street Marblehead, MA 01945

Phone Numbers: home 781 631 8830 x3 work same

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

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

SEE ATTACHED DESCRIPTION

- 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]

2. Town Clerk's stamp (upper right corner) 7/26/23

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

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Building Official  Date 7/26/23

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

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 SF

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

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

= 0 SF

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

= 0.00 %

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

1.44

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

1.44

This worksheet applies

1. plan by/dated North Shore Survey

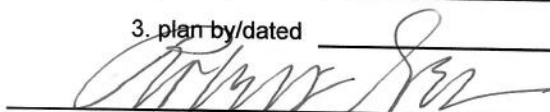
to the following plan(s):

2. plan by/dated Bosworth Architect LLC

16-Jun-23

3. plan by/dated _____

Building Official



Date 7/26/23

Reviewed by
Building Department
For Zoning Board
Of Appeals

July 26, 2023

Reviewed by
Building Department
For Zoning Board
Of Appeals

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.