



TOWN SEAL

tel: 781-631-1529

fax: 781-631-2617

Revision Date: 12-14-15

Town of Marblehead ZONING BOARD OF APPEALS

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

ZBA APPLICATION

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2017 JAN 11 PM 3:14
Town Clerk

Project Address 36 Jersey Street, Marblehead, MA 01945

Assessor Map(s) 127 Parcel Number(s) 25

OWNER INFORMATION

Signature _____ date _____

Name (printed) Timothy G. Donahue

Address 36 Jersey Street, Marblehead, MA 01945

Phone Numbers: home - - work 860-213-0035

E-mail tgd371@yahoo.com fax - -

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 01.09.22

Name (printed) Walter Jacob Architects LTD.

Address 3 Pleasant Street, Marblehead, MA 01945

Phone Numbers: home - - work 781-631-7440

E-mail walter@architectwaj.com fax - -

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

See attached page for project 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) _____ 1-5-2022

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

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

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-14-2015

Project Address 36 Jersey Street, Marblehead, MA 01945 **Map(s) / Parcel(s)** 127/25

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(4) 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(4) 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** 1-5-2022

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-14-2015

Project Address 36 Jersey Street, Marblehead, MA 01945

Map(s) / Parcel(s) 127/25

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 2 x (9' x 20' 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)

EXISTING

PROPOSED

±5,640 sf

±5,640 sf

±80 sf

±506 sf(80+426)

±967 sf

±1,145 sf(937+208)

±234 sf(163+39+31)

±248 sf(163+54+31)

±324 sq ft

±324 sq ft

0 sf

0 sf

0 sf

0 sf

±1,605 sf

±2,223 sf

±4,035 sf

±3,417 sf

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

±80 sf

±717 sf

±910 sf

±910 sf

±967 sf

±1,145 sf

±435 sf

±476 sf

0

0

0

0

0

0

0

0

±148 sf

±148 sf

±2,540 sf

±3396 sf

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

= 856

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

= 33.701 %

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

= 1.589

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

= 1.006

This worksheet applies 1. plan by/dated Walter Jacob Architects, LTD. (1.5.22)

to the following plan(s): 2. plan by/dated North Shore Survey Corp. (10.19.21)

3. plan by/dated _____

Building Official _____

Reviewed by
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Date 1-5-2022

Project Address 36 Jersey Street Marblehead, MA 01945

Assessor Map 127 Parcel Number 25

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Project Description and Relief Requested

This project includes the construction of a new 1 1/2 story detached garage at the rear of the house which encroaches on the side and rear setback on an existing non-conforming lot with less than required area, width, frontage, and tandem parking. The existing structure encroaches on the front and sideyard setbacks with an accessory structure that encroaches on the rear and sideyard setbacks. This project also includes the addition of a 1 story structure at the rear of the house and a new deck, which encroaches on the sideyard setback. Proposal exceeds the 10% expansion limits for non-conforming structures.