



TOWN SEAL
tel: 781-631-1529

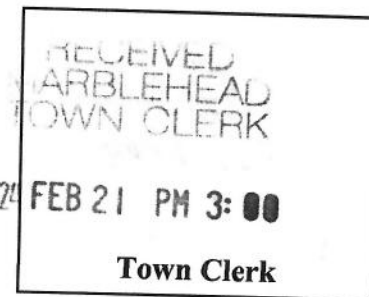
fax: 781-631-2617
Revision Date: 12-02-20

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 5 KIMBALL STREET

Assessor Map(s) 923 Parcel Number(s) 5

OWNER INFORMATION

Signature [Signature] date 1/30/2024

Name (printed) KEVIN & KATHLEEN WALKER

Address 5 KIMBALL STREET

Phone Numbers: home 617-259-6287 work 617-254-6287

E-mail krwalker@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____

Name (printed) THOMAS SALTSMAN

Address 535 ALBANY STREET, BOSTON, MA 02118

Phone Numbers: home 617-293-7419 work 617-350-7883

E-mail TOM@SALTSMANBRENZEL.COM fax _____

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

Replace an existing accessory building on a lot with non-conforming Lot Area,

Lot Width, Frontage, Height, Open Area, and Front/Rear/Side setbacks.

New Construction will have a non-conforming Front and Side setback.

- 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).

Reviewed by
Building Department
For Zoning Board
Of Appeals

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature] 2-21-2024
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: 12-02-2020

Project Address 5 KIMBALL STREET Map(s) / Parcel(s) 923 / 5

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 DWELLING

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

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

Yes No (explain) _____

Building Official [Signature] Date 2-21-2024

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 5 KIMBALL STREET

Map(s) / Parcel(s) 923 / 5

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

7,113

7,113

Area of features

footprint of accessory building(s)

362

518

footprint of building

1,858

2,043

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

449

349

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

324

324

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

N/A

N/A

other areas (explain) _____

N/A

N/A

Sum of features = B

2,993

3,234

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

4,120

3,879

GROSS FLOOR AREA (GFA)

accessory structure(s)

362

518

basement or cellar (area >5' in height)

1,231

1,231

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

1,858

2,043

2nd floor (12' or less in height) 12' see definition

1,541

1,541

3rd floor (12' or less in height) of STORY §200-7]

N/A

N/A

4th floor (12' or less in height)

N/A

N/A

attic (area >5' in height)

591

591

area under deck (if >5' in height)

410

310

roofed porch(es)

N/A

N/A

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

5,993

6,234

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

241

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) = 4.01 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = .68

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = .62

This worksheet applies 1. plan by/dated GAIL L. SMITH, 02/06/2024

to the following plan(s): 2. plan by/dated SALTSMAN BRENZEL, 02/19/2024

3. plan by/dated _____

Building Official _____

Date 2-21-2024

Reviewed by
Building Department
For Zoning Board
Of Appeals