



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

2022 JUL 14 AM 10:43
Town Clerk

Project Address 61 Harbor Ave.

Assessor Map(s) 90 Parcel Number(s) 909 9 0

OWNER INFORMATION

Signature date 6/29/2022

Name (printed) Peter Spring and Alston Quade

Address 61 Harbor Ave. Marblehead, MA 01945

Phone Numbers: home _____ work _____

E-mail _____ fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature date 6/29/2022

Name (printed) Jeff Tucker

Address 59 Atlantic Ave Marblehead Ma 01945

Phone Numbers: home 781- 631- 3546 work _____

E-mail jeff@tuckerarch.com fax _____

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

Proposed renovation and addition to a pre existing non-conforming asscessory structure. The existing structure will recieve a new foundation and an art studio will be added. The proposed work will conintue to encroach upon the front-yard set back. Existing non-conformities include front and side yard set back.

- 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) 6-29-22

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 61 Harbor Ave.

Map(s) / Parcel(s) 90/ 909 9 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) Single Family

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 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 6-29-2022

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 61 Harbor Ave.

Map(s) / Parcel(s) 90/ 909 9 0

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

Area of features

footprint of accessory building(s)

1202

1354

footprint of building

4741

4741

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

278

278

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

324

324

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

0

0

other areas (explain) _____

0

0

Sum of features = B

6545

6697

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

41951

41799

GROSS FLOOR AREA (GFA)

accessory structure(s)

1674

1892

basement or cellar (area >5' in height)

4421

4421

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

3894

3894

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

2598

2598

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

1333

1333

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

roofed porch(es)

278

278

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

14198

14416

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

= 218

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

= 1.54 %

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

= 2.95

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

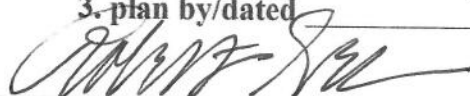
= 2.90

This worksheet applies 1. plan by/dated Nº SHORE SURVEY 6-13-2022

to the following plan(s): 2. plan by/dated TUCKER ARCHITECTURE 5-19-2022

3. plan by/dated _____

Building Official



Date 6-29-2022

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