



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

2023 JUN 20 AM 9:25

Town Clerk

Project Address 95 NAVGUS AVE
Assessor Map(s) 177 Parcel Number(s) 7

OWNER INFORMATION

Signature [Signature] date 6/7/23
Name (printed) Scott P. Krugel
Address 95 Navgus Ave Marblehead, MA 01945
Phone Numbers: home 781-771-7527 work _____
E-mail scottkrugel@comcast.net fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 6/7/2023
Name (printed) MICHAEL KEHN
Address 243 GREEN STREET MARBLEHEAD MA
Phone Numbers: home 781 254-1669 work _____
E-mail MRKEHN@gmail.com fax _____

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

1. INCREASE SIZE OF ^{EXISTING} 1ST FLOOR SIDE + REAR DECK
2. ADD ROOF OVERHANG TO FRONT DOOR
ADDING IN FRONT, REAR, SIDE YARD SETBACK WHICH FURTHER REDUCES OPEN AREA ON PREEXISTING DWELLING HAVING LESS THAN REQUIRED LOT AREA, FRONTAGE, FRONT, REAR, SIDE YARD + OPEN AREA
NON-CONFORMITIES.

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

[Signature]
6/16/23

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Town of Marblehead
ZBA-APPLICATION

Revision Date: 12-02-2020

Page 2 of 3

Project Address 95 NAUGUS AVE Map(s) / Parcel(s) 177 LOT 7

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 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 [Signature] Date 6-16-23

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 95 NAVIGUS AVE

Map(s) / Parcel(s) 177 LOT 7

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

Area of features

footprint of accessory building(s)

4465

4465

footprint of building

0

0

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

980

980

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

462.5

606

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

324

324

other areas (explain) _____

0

0

Sum of features = B

0

0

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

1766.5

1910

2698.5

2555

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area >5' in height)

750

750

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

980

980

2nd floor (12' or less in height)

12' see definition

980

980

3rd floor (12' or less in height)

of STORY §200-7]

0

0

4th floor (12' or less in height)

0

0

attic (area >5' in height)

0

0

area under deck (if >5' in height)

150

293.5

roofed porch(es)

0

40

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

2860

3043.5

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

= 183.5

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

= 6.42 %

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

= .94

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

= .839

This worksheet applies 1. plan by/dated SCOTT J. GOLDEN

6-12-23

to the following plan(s): 2. plan by/dated LEBLANC SURVEY ASS'N

5-15-23

3. plan by/dated _____

Building Official _____

Date 6-16-23