



TOWN SEAL

tel: 781-631-1529

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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

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Project Address 15 Abbot Street

Assessor Map(s) 127 Parcel Number(s) 9

OWNER INFORMATION

Signature Debra Herman date 3-28-22

Name (printed) Craig and Debra Herman

Address 15 Abbot Street

Phone Numbers: home work 617-308-7527

E-mail craigaherman@gmail.com fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature D. Bruce Greenwald date 3-28-22

Name (printed) D. Bruce Greenwald

Address 32 High Street

Phone Numbers: home work 617-794-2234

E-mail bruce@brucegreenwald.com fax 617-639-4458

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

Construction of an addition to an existing non-conforming structure with less than the required lot area, frontage, front yard setback, side yard set-back, and exceeds the the required height limit. The proposed addition will be in the side yard setback and will exceed the required height limit.

- 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] 3-30-22

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

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

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Revision Date: 12-02-2020

Project Address 15 Abbot Street **Map(s) / Parcel(s)** 127-9

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 X No _____ (explain)

PROPOSED CHANGE OF USE

No X **Yes** _____ (explain)

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes No **X**

EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)

X **Lot Area** - Less than required (§200-7 and Table 2)

Lot Width - Less than required (§200-7)

X Frontage - Less than required (§200-7 and Table 2)

X **Front Yard Setback** - Less than required (Table 2)

Rear Yard Setback - Less than required (Table 2)

X	Side Yard Setback - Less than required (Table 2)
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X 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)

X **Side Yard Setback** - Less than required (Table 2)

X **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	No	X
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	Yes	No
Historic District Commission	Yes	No

	Yes	No
Planning Board	Yes	No

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes X No ~~(explain)~~

Building Official

Date 3-30-2022

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

Project Address 15 Abbot Street Map(s) / Parcel(s) 127-9

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>6322</u>	<u>6322</u>
Area of features		
footprint of accessory building(s)	<u>52</u>	<u>52</u>
footprint of building	<u>1080</u>	<u>1080</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>368</u>	<u>368</u>
number of required parking spaces <u>2</u> x (9' x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>-</u>	<u>-</u>
other areas (explain) _____	<u>-</u>	<u>-</u>
Sum of features = B	<u>1824</u>	<u>1824</u>
Net Open Area (NOA) = (A - B)	<u>4498</u>	<u>4498</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>52</u>	<u>52</u>
basement or cellar (area > 5' in height)	<u>956</u>	<u>956</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1080</u>	<u>1080</u>
2nd floor (12' or less in height) 12' see definition	<u>743</u>	<u>986</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>-</u>	<u>-</u>
4th floor (12' or less in height)	<u>-</u>	<u>-</u>
attic (area > 5' in height)	<u>-</u>	<u>-</u>
area under deck (if > 5' in height)	<u>190</u>	<u>190</u>
roofed porch(es)	<u>88</u>	<u>88</u>
Gross Floor Area (GFA) = sum of the above areas	<u>3109</u>	<u>3352</u>
<hr/>		
<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	=	<u>243</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	=	<u>7.8</u> %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	=	<u>1.45</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	=	<u>1.34</u>

This worksheet applies 1. plan by/dated D. BRUCE GREENWALD 1-7-22
 to the following plan(s): 2. plan by/dated Nº. SHORE SURVEY 3-8-22
 3. plan by/dated _____

Building Official  Date 3-30-22

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Building Department
For Zoning Board
Of Appeals



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