



TOWN SEAL
tel: 781-631-1529

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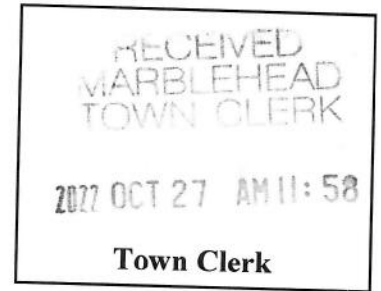
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 16 Liberty Road

Assessor Map(s) 156

Parcel Number(s) 13

OWNER INFORMATION

Signature _____

date _____

Name (printed) 16 Liberty LLC

Address 218 Willard Street, Suite 302, Quincy, MA 02169

Phone Numbers: home _____

work 315-525-2162

E-mail kmeola@citypointcapital.com

fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____

date 10/26/2022

Name (printed) 16 Liberty LLC

Address c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home _____

work 781-631-7808

E-mail lynch@marbleheadlaw.com

fax _____

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

Special Permit to construct an addition to the existing Single-Family dwelling

on a lot with less than the required side yard setback. The addition will exceed the allowed 10% expansion for a for a non-conforming building.

- 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]
10-26-22

Reviewed by
Building Department
For Zoning Board
Of Appeals

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 16 Liberty Road

Map(s) / Parcel(s) 156/13

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 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 10-26-22

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

Project Address 16 Liberty Road

Map(s) / Parcel(s) 156/13

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

10,319

10,399

Area of features

footprint of accessory building(s)

97

0

footprint of building

1,133

2,194

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

287

1,099

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

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

324

324

other areas (explain) _____

Sum of features = B

1,841

3,617

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

8,478

6,702

GROSS FLOOR AREA (GFA)

accessory structure(s)

97

0

basement or cellar (area >5' in height)

1,018

767

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

1,133

2,194

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

0

2,138

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)

0

0

roofed porch(es)

0

318

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

2,248

5,417

Proposed total change in GFA = (proposed GFA - existing GFA) = 3,169

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 140.97 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1: 3.77

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1:1.24

This worksheet applies 1. plan by/dated Tucker Architecture & Landscape / 10/25/2022

to the following plan(s): 2. plan by/dated Scott M. Cerrato PLS / 10/27/2022

3. plan by/dated _____

Building Official _____

Date 10-26-2022

Reviewed by
Building Department
For Zoning Board
Of Appeals