



TOWN SEAL
tel: 781-631-1529

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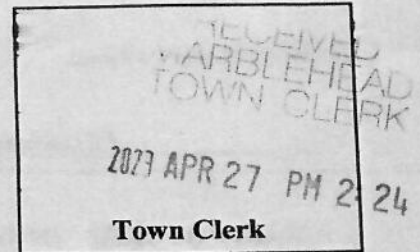
Revision Date: 12-02-20

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 17 Seaview Avenue

Assessor Map(s) 4 Parcel Number(s) 5

OWNER INFORMATION

Signature *Danielle Johnson* date 4/26/23

Name (printed) Danielle Johnson

Address 17 Seaview Avenue Marblehead, MA

Phone Numbers: home _____ work _____

E-mail djohnson27@verizon.net fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature *Jeffrey M. Tucker* date 4/25/2023

Name (printed) Jeffrey M. Tucker AIA, ASLA

Address 56 Atlantic Avenue Marblehead, MA

Phone Numbers: home _____ work (781) 631-3546

E-mail jeff@TuckerArch.com fax _____

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

Request to construct a new addition to a non-conforming structure. The new addition will be constructed within the sideyard setback and will exceed 10% of the existing gross floor area.

The existing structure is non-conforming as it sits within both sideyard setbacks.

The existing lot is non conforming in lot width and lacks sufficient frontage.

- 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]*

2. Town Clerk's stamp (upper right corner) 4-26-23

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

Town of Marblehead
ZBA-APPLICATION

Revision Date: 12-02-2020

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Project Address 17 Seaview Avenue Map(s) / Parcel(s) 4/5

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 Residence

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 (circle all that apply) (§200-17 to §200-21)
- ☐ 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 4-26-23

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

Project Address 17 Seaview Avenue

Map(s) / Parcel(s) 4/5

NET OPEN AREA (NOA)

| | <u>EXISTING</u> | <u>PROPOSED</u> |
|--|------------------------|------------------------|
| Lot area = A | <u>11,099</u> | <u>11,099</u> |
| Area of features | | |
| footprint of accessory building(s) | <u>0</u> | <u>0</u> |
| footprint of building | <u>1446</u> | <u>2022</u> |
| footprint of deck(s), porch(es), step(s), bulkhead(s) | <u>208</u> | <u>157</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>0</u> | <u>0</u> |
| other areas (explain) _____ | <u>0</u> | <u>0</u> |
| Sum of features = B | <u>1978</u> | <u>2503</u> |
| Net Open Area (NOA) = (A - B) | <u>9121</u> | <u>8596</u> |

GROSS FLOOR AREA (GFA)

| | | |
|--|-------------|-------------|
| accessory structure(s) | <u>0</u> | <u>0</u> |
| basement or cellar (area >5' in height) | <u>1211</u> | <u>1795</u> |
| 1st floor (12' or less in height) NOTE: [for heights exceeding | <u>1446</u> | <u>2022</u> |
| 2nd floor (12' or less in height) 12' see definition | <u>0</u> | <u>0</u> |
| 3rd floor (12' or less in height) of STORY §200-7] | <u>0</u> | <u>0</u> |
| 4th floor (12' or less in height) | <u>0</u> | <u>0</u> |
| attic (area >5' in height) | <u>0</u> | <u>0</u> |
| area under deck (if >5' in height) | <u>0</u> | <u>0</u> |
| roofed porch(es) | <u>39</u> | <u>39</u> |
| Gross Floor Area (GFA) = sum of the above areas | <u>2696</u> | <u>3856</u> |

Proposed total change in GFA = (proposed GFA - existing GFA) = 1160

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 43.03 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 3.38

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 2.23

This worksheet applies 1. plan by/dated Tucker Architecture 4/26/23

to the following plan(s): 2. plan by/dated PFS Land Surveying 3/28/23

3. plan by/dated _____

Building Official _____

Date 4-26-23

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For Zoning Board
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