



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

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MARBLEHEAD
TOWN CLERK

2022 APR 27 AM 11:13

Town Clerk

Project Address 27 TIDE WINDS TERRACE

Assessor Map(s) 121 Parcel Number(s) 17

OWNER INFORMATION

Signature _____ date _____

Name (printed) STEPHEN & CAROLINE TOMPKINS

Address 27 TIDE WINDS TERRACE, MARBLEHEAD

Phone Numbers: home 781.631.6018 work _____

E-mail SPTOMPKINS@COMCAST.NET fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 4-26-2022

Name (printed) VERONICA HOBSON / TAPROOT DESIGN INC.

Address 37 BIRCH ST. MARBLEHEAD MA 01945

Phone Numbers: home _____ work 781.864.2304

E-mail VERONICA@TAPROOT-DESIGN.COM fax _____

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

- SEE ATTACHED -

- 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)

Reviewed by
Building Department
For Zoning Board
Of Appeals
4-27-2022

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 27 TIDE WINDS TERR. Map(s) / Parcel(s) 121/17

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 [Signature]

Date 4-27-2022

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

Project Address 27 TIDE WINDS TERR.

Map(s) / Parcel(s) 121 / 17

NET OPEN AREA (NOA)

Lot area = A

Area of features

footprint of accessory building(s)

footprint of building

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

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

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

other areas (explain) _____

Sum of features = B

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

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area > 5' in height)

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

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

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

4th floor (12' or less in height)

attic (area > 5' in height)

area under deck (if > 5' in height)

roofed porch(es)

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

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

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

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

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

This worksheet applies 1. plan by/dated TAPROOT DESIGN INC. 4.25.22

to the following plan(s): 2. plan by/dated N. SHORE SURVEY CORP. 3-2-2022

3. plan by/dated _____

Building Official _____

Date 4-27-2022

EXISTING

PROPOSED

6670 #

6670 #

0

0

1247

1247

425

425

360

360

0

0

0

0

2032 #

2032 #

4638 #

4638 #

0

0

1117

1117

1247

1247

0

1124

0

0

0

0

32

32

314

314

0

0

3554 #

3834 #

+ 280 #

7.9 %

1.31

1.21

Reviewed by
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For Zoning Board
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ZONING BOARD OF APPEALS

Applicant: Stephen & Caroline Tompkins

Address: 27 Tide Winds Terrace (Map 121, Parcel 17)

District: Single Residence

Relief: We are requesting a Special Permit to construct a second floor addition to a home that currently exceeds the left side setback by 3'+/- and the right setback by 3'+/-. The home sits on a lot with less than the required lot area, width, and frontage.

The proposed addition will exceed the right side setback by the same 3'+/-

With a net increase of 280 sf, the proposed structure would increase the overall GFA by 7.9% and reduce the NOA from 1.31 to 1.21.

Proposal: The proposal before the board involves the second floor addition of a new primary bedroom and closet over an existing single car garage. The addition will align with the rear and right side bearing walls but will set back approximately 3.5' from the front.

With the exception of the right side yard setback, the addition conforms to all other Zoning requirements.

Reviewed by
Building Department
For Zoning Board
Of Appeals
RSE
4-27-22

Reviewed by
Building Department
For Zoning Board
Of Appeals

