



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

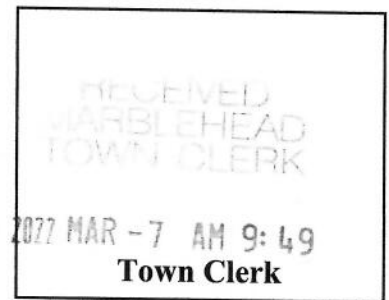
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 42 Lee Street

Assessor Map(s) 130 Parcel Number(s) 45

OWNER INFORMATION

Signature _____ date _____

Name (printed) 54 Lee LLC

Address 28 Summerbell Ave, Centerville, MA 02632

Phone Numbers: home _____ work 203.321.6252

E-mail 54leemarlehead@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 03.01.22

Name (printed) Walter Jacob Architects, LTD.

Address 3 Pleasant St, Marblehead, MA 01945

Phone Numbers: home _____ work 781.631.7440

E-mail walter@architectwaj.com fax _____

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

This application addresses items as built which are different from the approved ZBA plans. This includes deviations from the approved roof deck and parking.

- 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] 3-4-22

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Town of Marblehead
ZBA-APPLICATION

Page 2 of 3

Revision Date: 12-02-2020

Project Address 42 Lee Street

Map(s) / Parcel(s) 130/45

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 (§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"/>

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

Yes ☐ No ☐ (explain) _____

Building Official _____

Date 3-4-2022

Reviewed by
Building Department
For Zoning Board
Of Appeals

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 42 Lee Street

Map(s) / Parcel(s) 130/45

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

Area of features

footprint of accessory building(s)

2683 ±

2683 ±

0 SF

0 SF

footprint of building

851 SF

851 SF

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

97 SF

97 SF

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

360 SF

324 SF

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

0 SF

0 SF

other areas (explain) _____

0 SF

0 SF

Sum of features = B

1308 SF

1272 SF

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

1375 SF

1411 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

0 SF

0 SF

basement or cellar (area >5' in height)

842 SF

842 SF

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

851 SF

851 SF

2nd floor (12' or less in height)

12' see definition

837 SF

837 SF

3rd floor (12' or less in height)

of STORY §200-7]

768 SF

768 SF

4th floor (12' or less in height)

0 SF

0 SF

attic (area >5' in height)

0 SF

0 SF

area under deck (if >5' in height)

38 SF

38 SF

roofed porch(es)

0 SF

0 SF

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

3336 SF

3336 SF

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

= NO CHANGE

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

= NO CHANGE%

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

= 0.412170

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

= 0.422961

This worksheet applies 1. plan by/dated Walter Jacob Architects LTD. / 03.01.22 + 05.24.18

to the following plan(s): 2. plan by/dated North Shore Survey Corp. / 02.28.22 + 04.13.2018

3. plan by/dated _____

Building Official _____

Date 3-4-22