



TOWN SEAL
tel: 781-631-1529

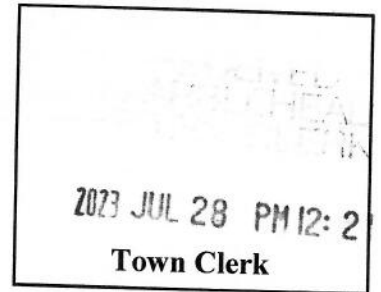
fax: 781-631-2617
Revision Date: 12-02-20

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 45 Beacon Street

Assessor Map(s) 186

Parcel Number(s) 8

OWNER INFORMATION

Signature

date

Name (printed) Jennie and Jon Putnam

Address 45 Beacon St, Marblehead, MA 01945

Phone Numbers: home 781.576.9112

work

E-mail mrsjcpotnam@gmail.com

fax

Jon.Putnam@competitiondynamics.com

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature

date 07.27.23

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 eli@architectwaj.com

fax

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

This project includes the demolition of an existing 1 story detached garage that encroaches on the front-, side-, and waterfront setback and the construction of a new 1 1/2 story garage that encroaches on the front-, side-, and waterfront setback on an existing conforming lot on which the existing primary structure exceeds the maximum height.

- 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)

7-28-23

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 45 Beacon Street

Map(s) / Parcel(s) 186/8

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR SR **SSR** ESR SESR HBR U SU

CURRENT USE (explain) One-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) Waterfront setback in Shoreline District
- ☐ 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) Waterfront setback in Shoreline District
- ☐ No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Historic District Commission	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Planning Board	Yes <input checked="" type="checkbox"/>	No <input 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 7-28-23

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 45 Beacon Street

Map(s) / Parcel(s) 186/8

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

± 27,500 SF

± 27,500 SF

Area of features

footprint of accessory building(s)

421 SF

400 SF

footprint of building

1,963 SF

1,963 SF

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

680 SF

781 SF

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

324 SF

324 SF

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

N/A

N/A

other areas (explain) _____

Sum of features = B

3,385 SF

3,468 SF

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

24,115 SF

24,032 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

421 SF

750 SF

basement or cellar (area >5' in height)

1,963 SF

1,963 SF

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

1,857 SF

1,857 SF

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

1,821 SF

1,821 SF

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

985 SF

985 SF

4th floor (12' or less in height)

attic (area >5' in height)

area under deck (if >5' in height)

roofed porch(es)

664 SF

781 SF

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

7,711 SF

8,157 SF

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

= 446 SF

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

= 5.7839 %

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

= 3.1273

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

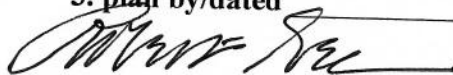
= 2.9462

This worksheet applies 1. plan by/dated Walter Jacob Architects, LTD. / 07.24.23

to the following plan(s): 2. plan by/dated North Shore Survey Corp. / 07.11.23

3. plan by/dated _____

Building Official



Date 7-28-23

Reviewed by
Building Department
For Zoning Board
Of Appeals