



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

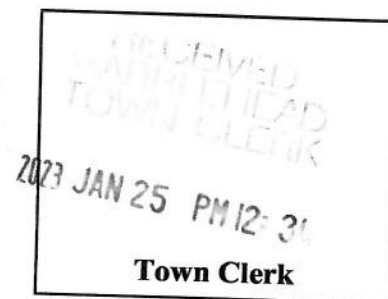
Revision Date: 12-02-20

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 49 Cloutman's Lane

Assessor Map(s) 179 Parcel Number(s) 31

OWNER INFORMATION

Signature B. Lim date Jan 25 2023

Name (printed) Bing and Heidi Lim

Address 49 Cloutman's Lane

Phone Numbers: home work (781) 484-7127

E-mail blimngm15@gmail.com fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature D. Bruce Greenwald date 1.25.23

Name (printed) D. Bruce Greenwald, Architect

Address 32 High Street, Marblehead, MA 01945

Phone Numbers: home work (617) 794-2234

E-mail bruce@brucegreenwald.com fax

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

Renovations and additions to an existing non conforming use and non conforming structure that exceeds the required height limit and an accessory structure within the side yard setback.

The proposed new construction will be in the front yard setback and will exceed the required height limit.

REQUEST FOR A SPECIAL PERMIT OR VARIANCE

- 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)

MMT-25-23

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 49 Cloutman's Lane

Map(s) / Parcel(s) 179-31

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) Two Family

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes _____ No X (explain) Existing Grandfathered Use

PROPOSED CHANGE OF USE

No X Yes _____ (explain) _____

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes _____ No X

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)

X Side Yard Setback - Less than required (Table 2)

X Height - Exceeds maximum allowed (§200-7 and Table 2)

_____ Open Area - Less than required (§200-7, §200-15.B(2) and Table 2)

X 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)

X Front Yard Setback - Less than required (Table 2)

_____ Rear Yard Setback - Less than required (Table 2)

_____ Side Yard Setback - Less than required (Table 2)

X 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 _____ No X

Historic District Commission

Yes _____ No X

Planning Board

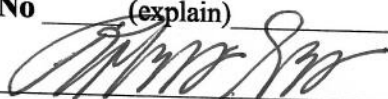
Yes _____ No X

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

Yes X No _____ (explain) _____

Building Official



Date 1-25-23

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

Project Address 49 Cloutman's Lane

Map(s) / Parcel(s) 179-31

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

16,805

16,805

Area of features

footprint of accessory building(s)

487

487

footprint of building

2421

2421

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

146

373

number of required parking spaces 4 x (9' x 18' per space)

720

720

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

other areas (explain) _____

Sum of features = B

3774

4001

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

13,031

12,804

GROSS FLOOR AREA (GFA)

accessory structure(s)

487

487

basement or cellar (area >5' in height)

2151

2151

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

2421

2421

2nd floor (12' or less in height)

12' see definition

2224

2224

3rd floor (12' or less in height)

of STORY §200-7]

1884

1884

4th floor (12' or less in height)

attic (area >5' in height)

area under deck (if >5' in height)

roofed porch(es)

146

373

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

9313

9540

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

= 227

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

= 2.4 %

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

= 1.40

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

= 1.34

This worksheet applies 1. plan by/dated

to the following plan(s): 2. plan by/dated

3. plan by/dated

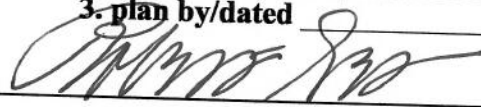
N. SHORE SURVEY

D. BRUCE GREENWALD

JAN. 12, 2023

JAN. 17, 2023

Building Official



Date 1-25-2023

Reviewed by
Building Department
For Zoning Board
Of Appeals

**Zoning Board of Appeals Application:
Project Description and Demolition**

Reviewed by
Building Department
For Zoning Board
Of Appeals

Proposed Modifications to 49 Cloutman's Lane, Marblehead, MA
For Bing and Heidi Lim
1/17/23

Zoning District:	Single Residence
Relief:	Special Permit to construct additions and modifications to an existing non-conforming two-family residence use with an accessory structure within the side yard setback and dwelling that exceeds the required height limit, with tandem parking. The new construction will be partially in the front yard set-back and exceed the required height limitation.
Proposal:	The proposal is to remove and rebuild the existing front porch, add a new porch, and add a new extended partial roof as a turret. These changes are intended to emulate previously existing roof and porch structures. These changes are shown in the attached drawings, dated 1/17/23.
Existing/new:	Existing non-conformities will be maintained. The new porch will extend slightly into the front yard. The required height limitation will be exceeded by the new turret. The open space will be slightly reduced.
Demolition:	Demolition is to include removal of the existing front porch and some windows.
Construction:	New construction will include the turret addition over the existing tower location, add a new porch, replace windows, and add a new dormer on the east side. These modifications are shown in the attached drawings.
As-of-Right	Renovation work within the existing house and window/door replacements.
Prior Approvals	None required.

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Previous view during Victorian era prior to fire damage



Current view from northwest

49 Cloutman's Lane