



TOWN SEAL

tel: 781-631-1529

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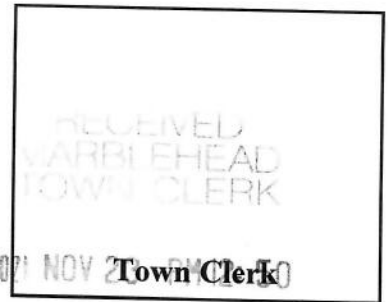
Revision Date: 12-14-15

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 89 Harbor Avenue

Assessor Map(s) 919 Parcel Number(s) 10

OWNER INFORMATION

Signature _____ date _____

Name (printed) George Pararas-Carayannis and Erin Pararas

Address 89 Harbor Avenue, Marblehead, MA 01945

Phone Numbers: home 617-283-5992

E-mail epararas@gmail.com

Reviewed by
Building Department
For Zoning Board
Of Appeals

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 11.22.21

Name (printed) George Pararas-Carayannis and Erin Pararas

Address c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945

Phone Numbers: work 781-631-7808

E-mail lynch@marbleheadlaw.com

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

Special Permit to amend prior Special Permit issued on June 12, 2007 to allow for installation of shower and living and sleeping quarters in second level of detached garage.

- 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) _____ 11-22-2021

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

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

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-14-2015

Project Address 89 Harbor Avenue Map(s) / Parcel(s) 919/10 _____

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 X No _____ (explain) _____

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)

X Lot Area - Less than required (§200-7 and Table 2)

_____ Lot Width - Less than required (§200-7)

X Frontage - Less than required (§200-7 and Table 2)

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

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

X 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(4) 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(4) 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) _____

X No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

Conservation Commission

Yes _____ No X

Historic District Commission

Yes _____ No X

Planning Board

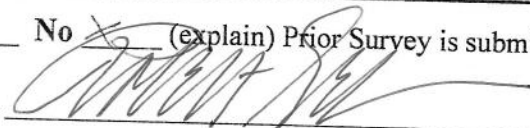
Yes _____ No X

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

Yes _____ No X (explain) Prior Survey is submitted without changes.

Building Official



Date 11-22-2021

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-14-2015

Project Address 89 Harbor Avenue Map(s) 919 / Parcel(s) 10

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	10,010	10,010
Area of features		
footprint of accessory building(s)	667	667
footprint of building	1,360	1,360
footprint of deck(s), porch(es), step(s), bulkhead(s)	635	635
number of required parking spaces <u>2</u> x (9' x 18' per space)	324	324
area of pond(s), or tidal area(s) below MHW		
other areas (explain) _____		
Sum of features = B	2,986	2,986
Net Open Area (NOA) = (A - B)	7,024	7,024

GROSS FLOOR AREA (GFA)

accessory structure(s)	1,167	1,167
basement or cellar (area >5' in height)	1,285	1,285
1st floor (12' or less in height) NOTE: [for heights exceeding	1,360	1,360
2nd floor (12' or less in height) 12' see definition	1,240	1,240
3rd floor (12' or less in height) of STORY §200-7]	1,219	1,219
4th floor (12' or less in height)		
attic (area >5' in height)		
area under deck (if >5' in height)		
roofed porch(es)	504	504
Gross Floor Area (GFA) = sum of the above areas	6,775	6,775

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	= 0
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	= 0 %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	= 1:1.03
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	= 1:1.03

This worksheet applies 1. plan by/dated RMO Associates/9/19/2006
To the following plan(s): 2. plan by/dated North Shore Survey /5/23/2008
3. plan by/dated _____

Building Official _____

Date 11-22-2021

Reviewed by
Building Department
For Zoning Board
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