



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

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2021 DEC 22 PM 12:39

Town Clerk

Project Address 8 May Street

Assessor Map(s) 12 Parcel Number(s) 32

OWNER INFORMATION

Signature _____ date _____

Name (printed) Joseph Breed

Address 8 May Street Marblehead MA 01945

Phone Numbers: home _____ work _____

E-mail _____ fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 12/22/2021

Name (printed) Jeff Tucker

Address 59 Atlantic Ave Marblehead Ma 01945

Phone Numbers: home 781- 631- 3546 work _____

E-mail jeff@tuckerarch.com fax _____

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

Building addition with in the Side Yard Set Back on a lot with less than required Lot Area, Lot Width, Lot Frontage, and Front Yard Set Back.

- 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] 12/22/2021

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

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: 12-14-2015

Project Address 8 May Street

Map(s) / Parcel(s) 12/32

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 Residence

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

Yes _____ No ☒ (explain) Located in side yard set back

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(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) _____
- ☐ No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes <input checked="" type="checkbox"/>	No _____
Historic District Commission	Yes _____	No <input checked="" type="checkbox"/>
Planning Board	Yes _____	No <input checked="" type="checkbox"/>

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

Yes ☒ No _____ (explain) _____

Building Official _____

Date 12-22-2021

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ZBA-APPLICATION
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Project Address 8 May Street

Map(s) / Parcel(s) 12 / 32

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

7850

7850

Area of features

footprint of accessory building(s)

0

0

footprint of building

1631

1644

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

214

206

number of required parking spaces _____ x (9' x 20' per space)

324

324

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

other areas (explain) _____

2169

2174

Sum of features = B

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

5681

2174

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area >5' in height)

994

994

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

1631

1644

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

878

878

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

0

0

4th floor (12' or less in height)

0

0

attic (area >5' in height)

0

0

area under deck (if >5' in height)

0

0

roofed porch(es)

0

0

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

3503

3516

Proposed total change in GFA = (proposed GFA - existing GFA) = 13

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 0.37 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1.62

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.61

This worksheet applies 1. plan by/dated N.° SHORE SURVEY 10-28-2021

to the following plan(s): 2. plan by/dated TUCKER ARCHITECTURE 11-19-2021

3. plan by/dated _____

Building Official _____

Date 12-22-2021