



TOWN SEAL

tel: 781-631-1529

fax: 781-631-2617

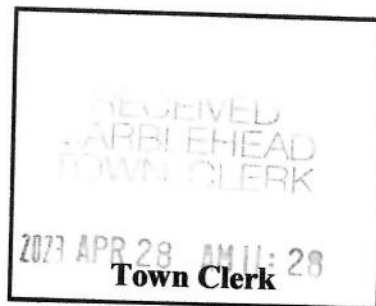
Revision Date: 12-02-20

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 1 Lafayette St.
Assessor Map(s) 71 Parcel Number(s) 29

OWNER INFORMATION

Signature [Signature] date 3/31/23
Name (printed) Stephanie Cunningham
Address 1 Lafayette St.
Phone Numbers: home (C) 207-712-6638 work _____
E-mail Stephanie9234@yahoo.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____
Name (printed) _____
Address _____
Phone Numbers: home _____ work _____
E-mail _____ fax _____

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

12x16 shed in backyard; sideyard setback.
on a lot with less than required area, frontage, front + side
setbacks.

- 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]

2. Town Clerk's stamp (upper right corner) 4-28-23

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

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

Project Address 1 LAFAYETTE ST. Map(s) / Parcel(s) 71/29
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"/>

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

Yes ☒ No ☐ (explain) _____

Building Official _____

Date 4-28-23

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 1 Lafayette St.

Map(s) / Parcel(s) 71/29

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

Area of features

footprint of accessory building(s)

footprint of building

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

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

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

other areas (explain) _____

Sum of features = B

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

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area >5' in height)

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

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

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

4th floor (12' or less in height)

attic (area >5' in height)

area under deck (if >5' in height)

roofed porch(es)

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

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

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

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

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

This worksheet applies 1. plan by/dated Nº STORE SURVEY 4-18-23

to the following plan(s): 2. plan by/dated STEPHANIE CUNNINGHAM 4-28-23

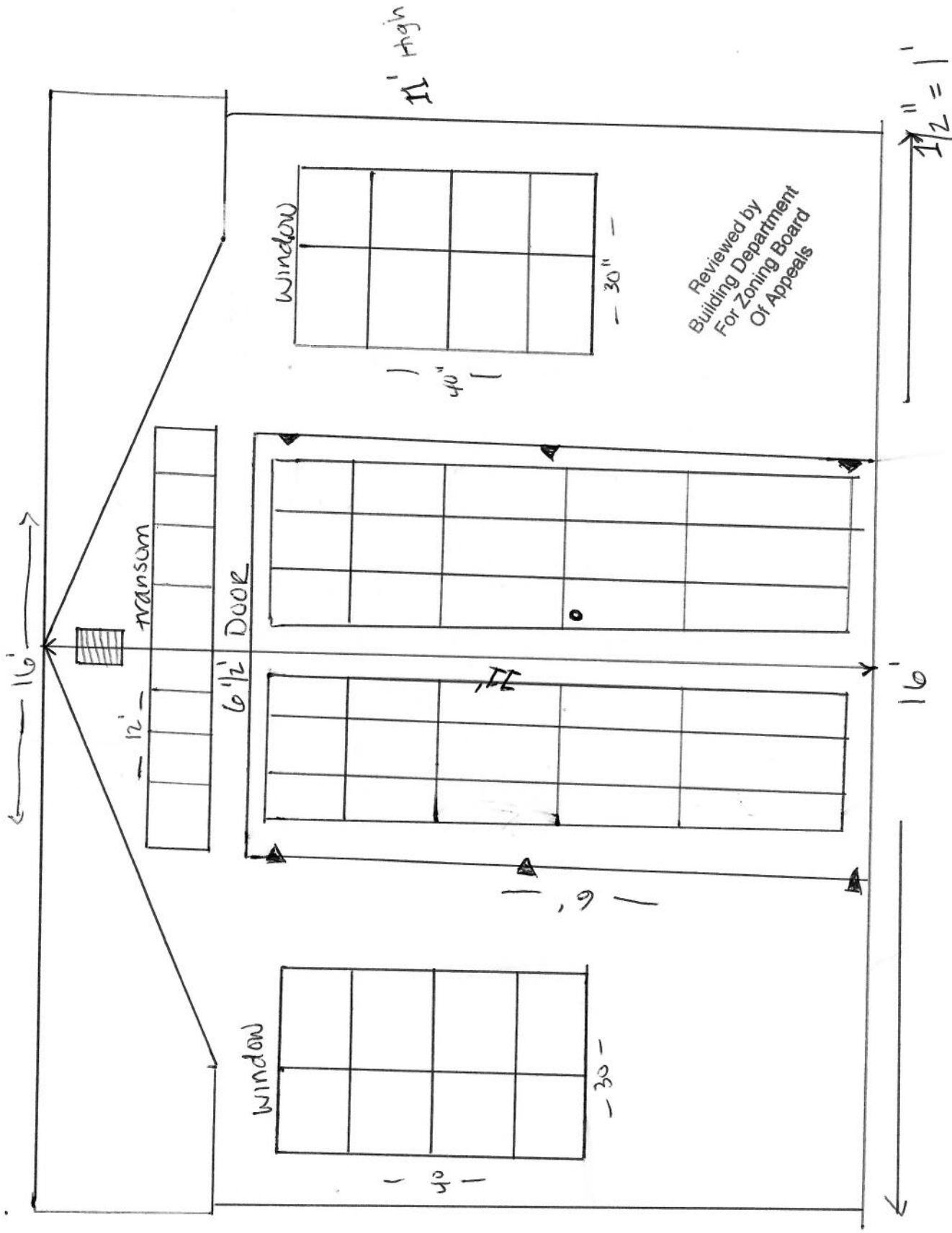
3. plan by/dated _____

Building Official [Signature]

Date 4-28-23

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Cunningham Shed
Front view
1 Lafayette St.

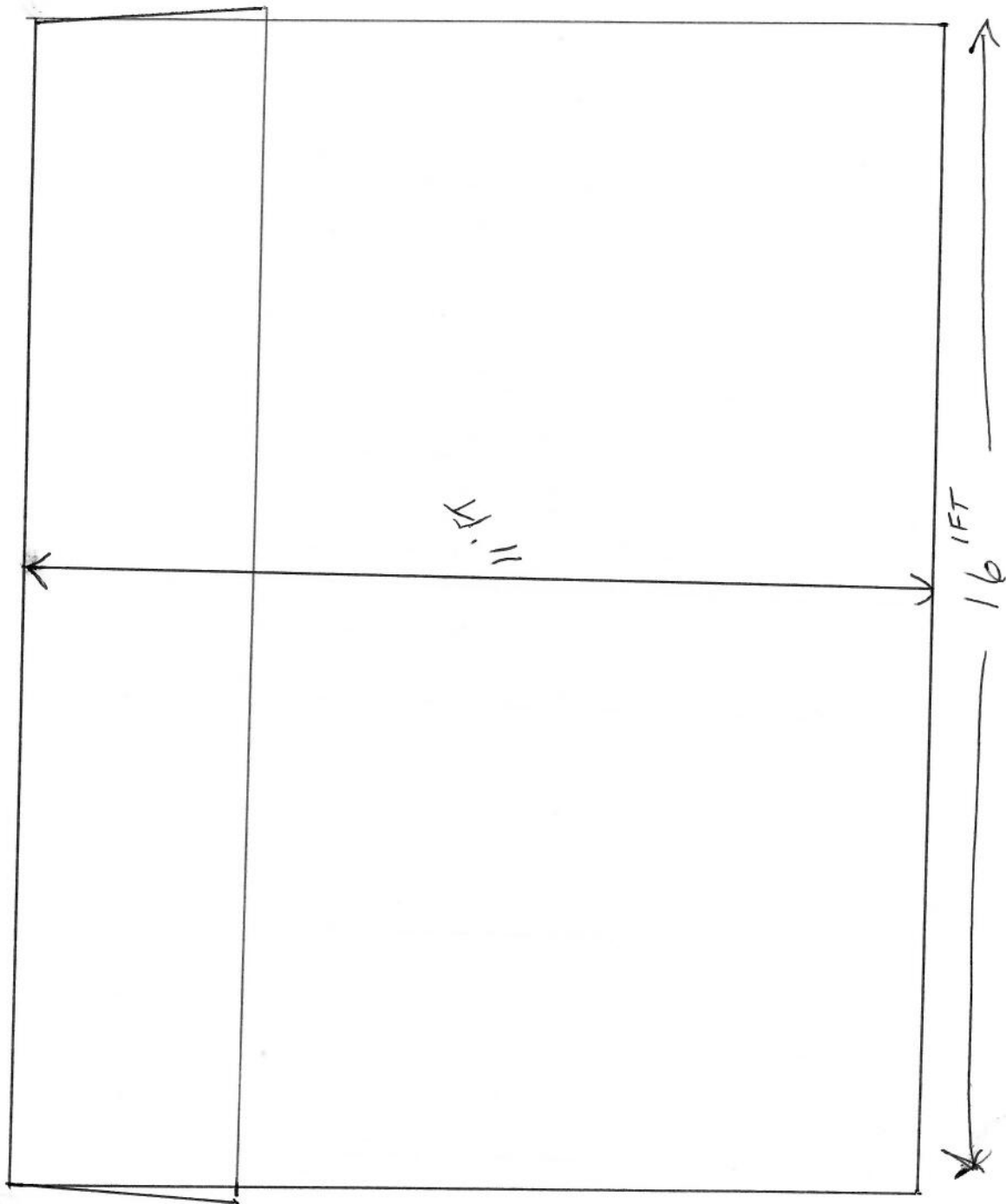


Lafayette St.

Cunningham Sked
REAR VIEW

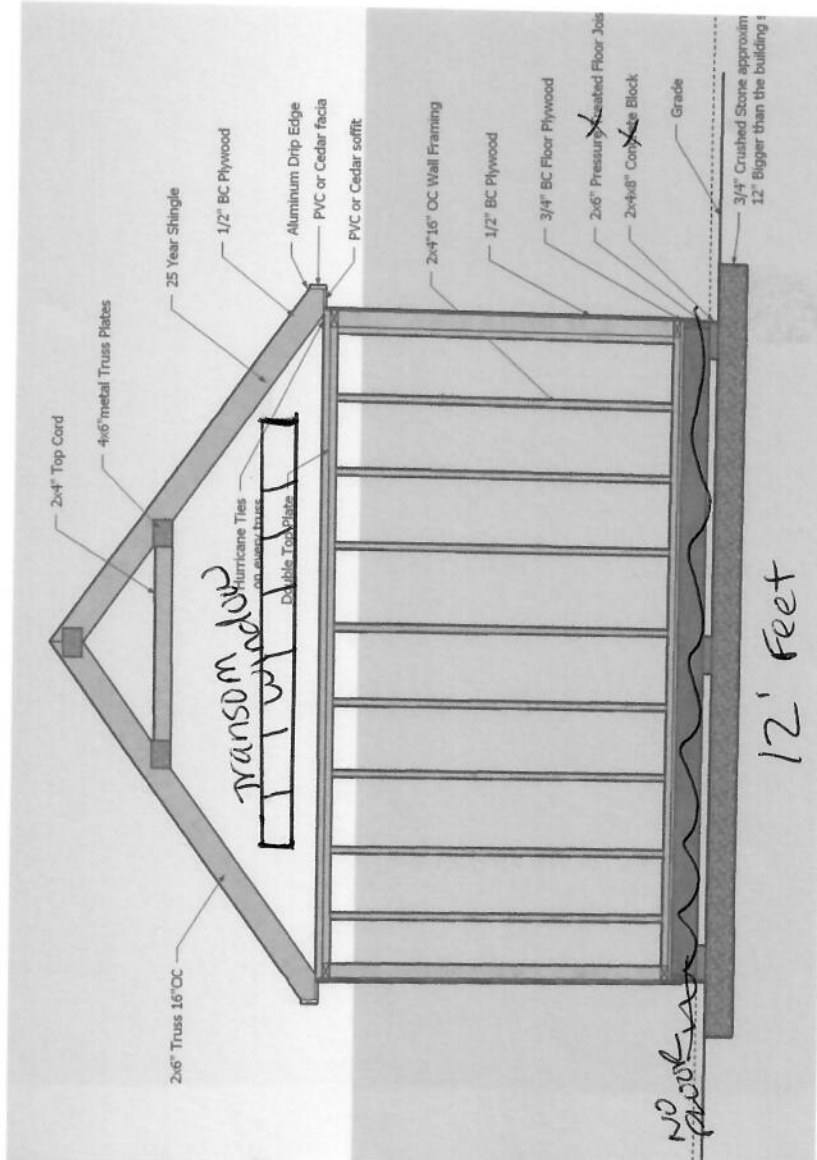
$\frac{1}{2}'' = 1'$

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Cunningham Shed
1 Lafayette St.

Left Side

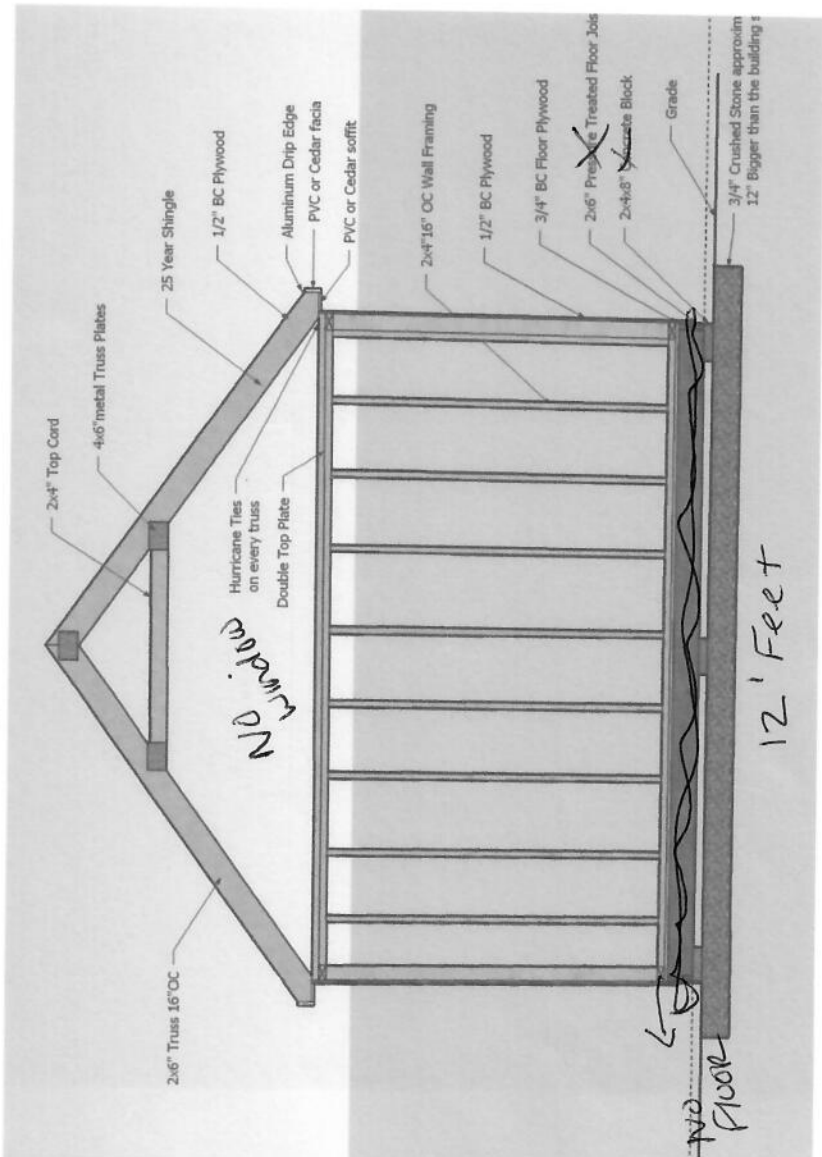


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Cunningham Steel.
 Lafayette St.

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Right Side



April 25, 2023

Attn: ZBA Marblehead

Re: 1 Lafayette Shed ZBA

Dear ZBA Board:

I am writing in support of the ZBA application for 1 Lafayette Street to add a shed to their property. As the direct abutter to this shed, we feel it is appropriate for the space and does not infringe on any aspect of our own property. All of the homes along that Lafayette corridor all have sheds, many properly ZBA'd and many in the setbacks/asking for relief.

In addition, we are pleased that Ms. Cunningham has plans for such a lovely looking shed, which will add value and beauty to her property and any section that our home also overlooks.

Best regards,

Two handwritten signatures in black ink. The first signature is cursive and appears to be 'Cristy Hebert'. The second signature is also cursive and appears to be 'Shawn Doughty'.

Cristy Hebert & Shawn Doughty
0 Lafayette Street

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For Zoning Board
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