



TOWN SEAL  
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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**

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Town Clerk

**Project Address** 1 Stacey Street, Marblehead, MA 01945

**Assessor Map(s)** 165 **Parcel Number(s)** 78

### **OWNER INFORMATION**

**Signature** \_\_\_\_\_ **date** \_\_\_\_\_

**Name (printed)** M/R Rockett Management Co. Inc.

**Address** 57 Wharf St, Suite 2E, Salem, MA 01970

**Phone Numbers: home** \_\_\_\_\_ **work** 978.740.6900

**E-mail** kmitchell@mrrockett.com

**fax** \_\_\_\_\_

### **APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

**Signature** \_\_\_\_\_ **date** 8/30/23

**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 addition of a second story structure that exceeds the 10% expansion limit on an existing non-conforming one-story auto repair garage. The existing building encroaches on the rear yard setback and the existing lot has less than the required open area, lot width, and parking.

- *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) \_\_\_\_\_

8/30/23

**View Bylaws - (Chapter 200, Zoning) - online at: [www.marblehead.org](http://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 1 Stacey St Map(s) / Parcel(s) 165/78

**ZONING DISTRICT** (circle all that apply)

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

**CURRENT USE** (explain) Automotive Repair Garage

**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 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 8/30/23

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

Project Address 1 Stacey St

Map(s) / Parcel(s) 165/78

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

**Area of features**

footprint of accessory building(s)

7,783 SF

7,783 SF

footprint of building

0 SF

0 SF

3,744 SF

3,744 SF

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

0 SF

0 SF

number of required parking spaces 13 x (9' x 18' per space)

2,106 SF

2,592 SF

\*16 req'd  
spaces for  
proposed

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

other areas (explain) \_\_\_\_\_

Sum of features = B

5,850 SF

6,336 SF

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

1,933 SF

1,447 SF

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

0 SF

0 SF

basement or cellar (area >5' in height)

0 SF

0 SF

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

3,744 SF

3,744 SF

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

0 SF

1,136 SF

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)

3,744 SF

4,880 SF

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

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

= 1,136 SF

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

= 30.3418 %

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

= 0.5163

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

= 0.2965

This worksheet applies 1. plan by/dated Walter Jacob Architects LTD. 08/30/23

to the following plan(s): 2. plan by/dated North Shore Survey Corp. 08/16/23

3. plan by/dated \_\_\_\_\_

Building Official \_\_\_\_\_

Date 8/30/23

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