



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

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2021 DEC 22 AM 9:55

Town Clerk

Project Address 25 CIRCLE ST.

Assessor Map(s) 165, 166 Parcel Number(s) 74A, 7

OWNER INFORMATION

Signature [Signature] date December 7, 2021
Name (printed) Millicent Armstrong
Address 25 circle street MHD 01945
Phone Numbers: home 617 448 1644 work _____
E-mail millicent.armstrong@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 12.07.2021
Name (printed) THOMAS SALTSMAN
Address 535 ALBANY STREET - BOSTON MA. 02118
Phone Numbers: home _____ work 617. 293. 7419
E-mail tom@saltsmanbrenzel.com fax 617. 350. 7882

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

NEW EXPANSIONS EXCEEDING 10% EXPANSION LIMIT ON A LOT
WITH NON CONFORMING SIDE YARD 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) [Signature] 12-8-2021
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: 12-02-2020

Project Address 25 CIRCLE ST. Map(s) / Parcel(s) 165-74A
166-7

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 ☒ 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)
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☐ 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 type="checkbox"/>	No <input checked="" type="checkbox"/>

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes ☒ No ☐ (explain) _____

Building Official [Signature] Date 12-8-2021

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Revision Date: 12-02-2020

Project Address 25 CIRCLE ST.

Map(s) / Parcel(s) 165 / 74A
166 / 7

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

20,745

20,745

Area of features

footprint of accessory building(s)

NA

NA

footprint of building

1,696

1,983

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

40

371

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

324

324

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

NA

NA

other areas (explain) _____

NA

NA

Sum of features = B

2,060

2,678

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

18,685

18,067

GROSS FLOOR AREA (GFA)

accessory structure(s)

NA

NA

basement or cellar (area >5' in height)

1,292

1,804

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

1,696

1,983

2nd floor (12' or less in height)

12' see definition

1,276

1,276

3rd floor (12' or less in height)

of STORY §200-7]

NA

NA

4th floor (12' or less in height)

NA

NA

attic (area >5' in height)

748

748

area under deck (if >5' in height)

16

240

roofed porch(es)

NA

197

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

5,028

6,248

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

= 1,220

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

= 24 %

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

= 3.7

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

= 2.9

This worksheet applies 1. plan by/dated LEBLANC SURVEY ASSOCIATES 11.12.2021
to the following plan(s): 2. plan by/dated SALTSMAN BRENZEL 12.07.2021

3. plan by/dated _____

Reviewed by _____

Building Department

For Zoning Board

Of Appeals

Building Official [Signature]

Date 12-8-2021