



TOWN SEAL
tel: 781-631-1529

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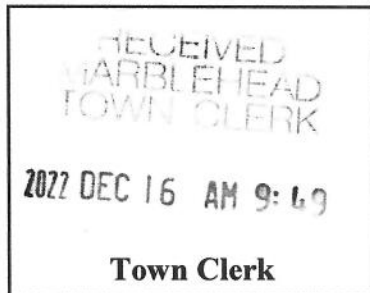
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

PAGE 1 of 3



Project Address 2 Charlotte Road

Assessor Map(s) 22 **Parcel Number(s)** 16

OWNER INFORMATION

Signature _____ **date** _____

Name (printed) Maria Parra-Orlandoni & Aaron Mauck

Address 2 Charlotte Rd, Marblehead, MA 01945

Phone Numbers: home _____ **work** 617.529.7327

E-mail maria.parra.orlandoni@gmail.com **fax** _____
aaronmauck@gmail.com

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ **date** _____

Name (printed) Walter Jacob Architects LTD.

Address 3 Pleasant Street, Marblehead, MA 01945

Phone Numbers: home _____ **work** 781.631.7440

E-mail walter@architectwaj.com **fax** _____

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

This project includes the demolition of an existing detached garage that encroaches on the side-
and rear-yard setbacks. This project also includes addition of a two story structure that exceeds
the 10% expansion limit encroaches on the side-yard setback on an existing non-conforming
building and on a non-conforming lot with less than the required lot area.

- **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)

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

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 2 Charlotte Rd **Map(s) / Parcel(s)** 22 / 16

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)
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- ☐ **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** 12-14-22

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 2 Charlotte Rd

Map(s) / Parcel(s) 22/16

NET OPEN AREA (NOA)

Lot area = A

EXISTING

± 7866 SF

PROPOSED

± 7866 SF

Area of features

footprint of accessory building(s)

374 SF

0 SF

footprint of building

1167 SF

2013 SF

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

219 SF

65 SF

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

324 SF

324 SF

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

other areas (explain) _____

Sum of features = B

2084 SF

2402 SF

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

5753 SF

5464 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

374 SF

0 SF

basement or cellar (area >5' in height)

747 SF

747 SF

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

1167 SF

2014 SF

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

746 SF

1546 SF

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

332 SF

332 SF

4th floor (12' or less in height)

attic (area >5' in height)

area under deck (if >5' in height)

roofed porch(es)

193 SF

0 SF

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

3559 SF

4639 SF

Proposed total change in GFA = (proposed GFA - existing GFA) = 1,080 SF

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 30.345 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1.6164

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.17

This worksheet applies 1. plan by/dated Walter Jacob Architects LTD. 12.13.22

to the following plan(s): 2. plan by/dated North Shore Survey 11.08.22

3. plan by/dated _____

Building Official _____

Date 12-14-22

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