



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

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2022 MAR -7 PM 2:31

Town Clerk

Project Address 31 Ralph Road

Assessor Map(s) 41 Parcel Number(s) 16

OWNER INFORMATION

Signature _____ date _____

Name (printed) Robert and Killeen Miller

Address 31 Ralph Road, Marblehead, MA 01945

Phone Numbers: home 731-239-7248 work _____

E-mail robertmiller01970@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 2/25/22

Name (printed) Robert and Killeen Miller

Address c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home _____ work 781-631-7808

E-mail lynch@marbleheadlaw.com fax _____

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

Special Permit to construct an additon to an existing nonconforming single family dwelling on a lot with less than the required lot frontage and side yard setback.

- 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) 3-7-2022

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 31 Ralph Road

Map(s) / Parcel(s) 41/16

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 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)
☐ 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"/>

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 _____

Date 3-7-2022

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Revision Date: 12-02-2020

Project Address 31 Ralph Road

Map(s) / Parcel(s) 41/16

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

11,497

11,497

Area of features

footprint of accessory building(s)

0

0

footprint of building

1,417

1,432

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

153

388

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

324

324

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

0

0

other areas (explain) _____

0

0

Sum of features = B

1,894

2,244

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

9,605

9,353

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area >5' in height)

1,156

1,156

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

1,414

1,429

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

1,268

1,268

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)

313

313

area under deck (if >5' in height)

0

0

roofed porch(es)

0

268

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

4,151

4,434

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

= 283

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

= 6.88

%

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

= 1:2.3

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

= 1: 2.1

This worksheet applies 1. plan by/dated Susan Koelle Architect 2/16/2022

to the following plan(s): 2. plan by/dated North Shore Survey Corporation / 2/7/22

3. plan by/dated _____

Building Official _____

Date 3-7-2022