



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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RECEIVED
 MARBLEHEAD
 TOWN CLERK
 2024 MAR 13 PM 3:41
 Town Clerk

Project Address 53 Pickwick RD

Assessor Map(s) _____ Parcel Number(s) 30 50 0

OWNER INFORMATION

Signature [Handwritten Signature] date 3/11/24

Name (printed) Robert Simowelli

Address 53 PICKWICK ROAD MARBLEHEAD, MA 01945

Phone Numbers: home 781-639-1266 work 617-957-7957

E-mail RSSIMO@AOL.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)

Addition of single story 400 sqft on back of house

- 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).

Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Handwritten Signature] 3-13-2024
2. Town Clerk's stamp (upper right corner)

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

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Revision Date: 12-02-2020

Project Address 53 PICKWICK ROAD Map(s) / Parcel(s) 30-50

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>6,098</u>	<u>6,098</u>
Area of features		
footprint of accessory building(s)	<u>0</u>	<u>0</u>
footprint of building	<u>1,326</u>	<u>1,726</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>43</u>	<u>43</u>
number of required parking spaces _____ x (9'x 18' per space)	<u>1</u>	<u>1</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) _____	<u> </u>	<u> </u>
Sum of features = B	<u>1,369</u>	<u>1,769</u>
Net Open Area (NOA) = (A - B)	<u>4,729</u>	<u>4,329</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u> </u>	<u> </u>
basement or cellar (area >5' in height)	<u>974</u>	<u>974</u>
1st floor (12' or less in height) <small>NOTE: [for heights exceeding</small>	<u>1,326</u>	<u>1,726</u>
2nd floor (12' or less in height) <small>12' see definition</small>	<u>0</u>	<u>0</u>
3rd floor (12' or less in height) <small>of STORY §200-7]</small>	<u>0</u>	<u>0</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area >5' in height)	<u>0</u>	<u>0</u>
area under deck (if >5' in height)	<u>0</u>	<u>0</u>
roofed porch(es)	<u>52</u>	<u>52</u>
Gross Floor Area (GFA) = sum of the above areas	<u>2,352</u>	<u>2,752</u>

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	= <u>400</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA)	= <u>17</u> %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	= <u>2.01</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	= <u>1.57</u>

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This worksheet applies 1. plan by/dated DONOHUE SURVEY 3-11-2024
 to the following plan(s): 2. plan by/dated _____
 3. plan by/dated _____

Building Official [Signature] Date 3-13-2024

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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 HOME

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 No
Historic District Commission Yes No
Planning Board Yes No

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

Yes No (explain) _____

Building Official [Signature] Date 3-13-2024