



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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Town Clerk

Project Address 5 Cloutman's Lane

Assessor Map(s) 158

Parcel Number(s) 39B

OWNER INFORMATION

Signature _____ date _____

Name (printed) Nathaniel Wysor

Address 5 Cloutman's Lane, Marblehead, MA 01945

Phone Numbers: home 781-990-3527 work _____

E-mail nwysor@comcast.net fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 7-6-22

Name (printed) Nathaniel Wysor

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 addition to an existing single family dwelling on a lot with less than the required lot frontage and lot width, subject to a prior special permit located in a single residence district.

- 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] 7-20-22

2. Town Clerk's stamp (upper right corner)

View Bylaws - (Chapter 200, Zoning) - online at: 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 5 Cloutman's Lane

Map(s) / Parcel(s) 158/39B

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 X No _____ (explain) _____

PROPOSED CHANGE OF USE

No X Yes _____ (explain) _____

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes _____ No X

EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)

_____ Lot Area - Less than required (§200-7 and Table 2)

X Lot Width - Less than required (§200-7)

X 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) _____

X No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

Conservation Commission Yes _____ No X

Historic District Commission Yes _____ No X

Planning Board Yes _____ No X

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

Yes X No _____ (explain) _____

Building Official _____

Date 7-20-22

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Project Address 5 Cloutman's Lane

Map(s) / Parcel(s) 158/39B

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	13,960	13,960
Area of features		
footprint of accessory building(s)	0	0
footprint of building	2,170	2,170
footprint of deck(s), porch(es), step(s), bulkhead(s)	182	182
number of required parking spaces <u>2</u> 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	2,676	2,676
Net Open Area (NOA) = (A - B)	11,284	11,284

GROSS FLOOR AREA (GFA)

accessory structure(s)	0	0
basement or cellar (area >5' in height)	1,588	1,588
1st floor (12' or less in height) NOTE: [for heights exceeding	2,170	2,170
2nd floor (12' or less in height) 12' see definition	1,496	1,937
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)	763	470
area under deck (if >5' in height)		
roofed porch(es)	153	153
Gross Floor Area (GFA) = sum of the above areas	6,170	6,318

Proposed total change in GFA = (proposed GFA - existing GFA) = 148

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 2.4 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1: 1.82

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1: 1.79

This worksheet applies 1. plan by/dated Susan Koelle Architect 6/27/2022

to the following plan(s): 2. plan by/dated Williams & Sparages 6/28/2022

3. plan by/dated _____

Building Official _____

Date 7-20-22

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