



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 PAGE 1 of 3

2024 FEB -8 PM 2: 54

RECEIVED
MARBLEHEAD
TOWN CLERK
Town Clerk

Project Address 77 Jersey st

Assessor Map(s) 125

Parcel Number(s) 48

OWNER INFORMATION

Signature _____ date 2-7-24

Name (printed) Elizabeth Kelley

Address 77 Jersey st

Phone Numbers: home _____ work 617-777-9435

E-mail 77jerseymhd@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Brigitte Fortin  date 2-7-24

Name (printed) Brigitte Fortin

Address 55 Beach st

Phone Numbers: home _____ work 617-838-8682

E-mail bfortin425@msn.com fax _____

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

The applicant is asking for sideyard setback relief to build a one story addition to an existing single family dwelling. Other work includes a new deck and reconfiguration of interior spaces. The property is non-conforming, having less than required lot area, lot width, frontage, front yard and sideyard setbacks. The addition will be located partially within the left side setback. The addition will exceed the 10% expansion limit for non-conforming structure.

- 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)

 2-8-2024

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

Reviewed by
Building Department
for Zoning Board
of Appeals

Town of Marblehead
ZBA-APPLICATION

Revision Date: 12-02-2020

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Project Address 77 Jersey st Map(s) / Parcel(s) 125 / 48

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)
- 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"/>

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

Yes No (explain) _____

Building Official [Signature] Date 2-8-2024

Town of Marblehead
ZBA-APPLICATION

Project Address 77 Jersey st

Map(s) / Parcel(s) 125 / 48

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	7,428	7,428
Area of features		
footprint of accessory building(s)	301.5	301.5
footprint of building	1,079	1,369
footprint of deck(s), porch(es), step(s), bulkhead(s)	298	206
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	-	-
other areas (explain) _____	-	-
Sum of features = B	2,002.5	2,200.5
Net Open Area (NOA) = (A - B)	5,421.5	5,227.5

GROSS FLOOR AREA (GFA)

accessory structure(s)	301.5	301.5
basement or cellar (area >5' in height)	1,079	1,369
1st floor (12' or less in height) <small>NOTE: [for heights exceeding</small>	1,079	1,369
2nd floor (12' or less in height) <small>12' see definition</small>	820	820
3rd floor (12' or less in height) <small>of STORY §200-7]</small>	-	-
4th floor (12' or less in height)	-	-
attic (area >5' in height)	142	142
area under deck (if >5' in height)	-	-
roofed porch(es)	48	48
Gross Floor Area (GFA) = sum of the above areas	3,469.5	4,049.5

Proposed total change in GFA = (proposed GFA - existing GFA) = 580

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 16.7

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 2.1

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.8

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This worksheet applies 1. plan by/dated _____
to the following plan(s): 2. plan by/dated _____
3. plan by/dated _____

Building Official [Signature]

Date 2-8-2024