



TOWN SEAL

tel: 781-631-1529

fax: 781-631-2617

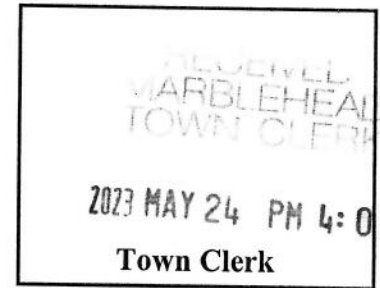
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 9R Spray Ave. Marblehead, MA - a/k/a 4 Bass Rock Lane
Assessor Map(s) 8 Parcel Number(s) 2-0

OWNER INFORMATION

Signature _____ date _____
Name (printed) Linda S. Garnitz, Trustee 4 Bass Rock Lane Nominee Trust
Address 9R Spray Avenue Marblehead, MA 01945
Phone Numbers: home _____ work see contact info below
E-mail _____ fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 05-24-2023
Name (printed) Matthew Wolverton, Law Offices of Lausier & Lausier, LLC
Address 2 Hooper Street Marblehead, MA 01945
Phone Numbers: home 781 631 8830 x 3 work 781 631 8830 x 3
E-mail matt@lausierlaw.com fax 781 631 8840

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

SEE ATTACHED DESCRIPTION

- 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]

2. Town Clerk's stamp (upper right corner) 5/24/23

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Page 2 of 3

Project Address 9R Spray Avenue **Map(s) / Parcel(s)** 8/2-0

B B1 BR CR SCR ECR GR SGR SR (SSR) ESR SESR HBR U SU

Yes ☒ **No** ☐ (explain) _____

No ☒ **Yes** ☐ (explain) _____

☒ **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**

<input type="checkbox"/>	Lot Area - Less than required (§200-7 and Table 2)
<input type="checkbox"/>	Lot Width - Less than required (§200-7)
<input type="checkbox"/>	Frontage - Less than required (§200-7 and Table 2)
<input checked="" type="checkbox"/>	Front Yard Setback - Less than required (Table 2)
<input type="checkbox"/>	Rear Yard Setback - Less than required (Table 2)
<input checked="" type="checkbox"/>	Side Yard Setback - Less than required (Table 2)
<input type="checkbox"/>	Height - Exceeds maximum allowed (§200-7 and Table 2)
<input type="checkbox"/>	Open Area - Less than required (§200-7, §200-15.B(2) and Table 2)
<input type="checkbox"/>	Parking - Less than required; undersized; tandem (§200-17 to §200-21) (circle all that apply)
<input checked="" type="checkbox"/>	Exceeds 10% Expansion Limits for Non-conforming Building (§200-30.D)
<input type="checkbox"/>	Other Non-conformities (explain) _____
<input type="checkbox"/>	No New Dimensional Non-conformities

Conservation Commission	Yes <u>✓</u>	No <u> </u>
Historic District Commission	Yes <u> </u>	No <u>X</u>
Planning Board	Yes <u>✓</u>	No <u> </u>

Yes ☒ No ☐ (explain)

Building Official  Date 5 24 23

Reviewed by
Building Department
For Zoning Board
Of Appeals

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 9R Spray Avenue Map(s) / Parcel(s) 8/2-0

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>6518</u>	<u>6518</u>
Area of features		
footprint of accessory building(s)	<u>0</u>	<u>0</u>
footprint of building	<u>1449</u>	<u>1439</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>0</u>	<u>0</u>
number of required parking spaces <u>2</u> x (9' x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) _____	<u>0</u>	<u>0</u>
Sum of features = B	<u>1773</u>	<u>1763</u>
Net Open Area (NOA) = (A - B)	<u>4745</u>	<u>4755</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>0</u>	<u>0</u>
basement or cellar (area >5' in height)	<u>0</u>	<u>0</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1449</u>	<u>1439</u>
2nd floor (12' or less in height) 12' see definition	<u>814</u>	<u>1065</u>
3rd floor (12' or less in height) of STORY §200-7]	<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>0</u>	<u>0</u>
Gross Floor Area (GFA) = sum of the above areas	<u>2263</u>	<u>2504</u>

Proposed total change in GFA = (proposed GFA - existing GFA) = 241

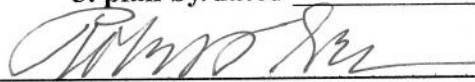
Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 10.6 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 2.10

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.90

This worksheet applies 1. plan by/dated Nº SHORE SURVEY
 to the following plan(s): 2. plan by/dated SALTSMAN BRENZEL
 3. plan by/dated APRIL 21, 2023

Building Official



Date 5/24/23

Reviewed by:
 Building Department
 For Zoning Board
 Of Appeals

PROJECT DESCRIPTION & RELIEF REQUESTED

9R Spray Avenue, Marblehead, MA 01945
Linda S. Garnitz

Reviewed by
Building Department
For Zoning Board
Of Appeals

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing the construction of a second floor addition to a pre-existing non-conforming single-family dwelling having less than required Front Yard Setback, Rear Yard Setback, and Side Yard Setback on a Lot having less than required Lot Area, Lot Width, Frontage and Parking located at **9R SPRAY AVENUE** in a **SHORELINE SINGLE RESIDENCE DISTRICT**. The proposed addition to the dwelling will be constructed partially within the Front Yard Setback and Side Yard Setback, will increase the Gross Floor Area by more than the allowed ten (10%) percent but otherwise conform to all other Dimensional Regulations.