



TOWN SEAL  
tel: 781-631-1529

fax: 781-631-2617

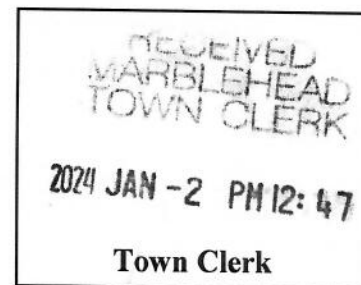
Revision Date: 12-02-20

# 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 10 Naugus Avenue

Assessor Map(s) 157 Parcel Number(s) 41

### **OWNER INFORMATION**

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) Richard Jordan

Address 8 Roydon Road, Marblehead, MA 01945

Phone Numbers: home 781-733-0280 work \_\_\_\_\_

E-mail annmarie.jordan@yahoo.com fax \_\_\_\_\_

### **APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature \_\_\_\_\_ date 12/15/23

Name (printed) Richard Jordan

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 a single-family dwelling on a lot with less than the required lot area and side yard setback located in the Shoreline 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) \_\_\_\_\_

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

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

Reviewed by  
Building Department  
Zoning Board  
Of Appeals

**Town of Marblehead**  
**ZBA-APPLICATION**  
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Revision Date: 12-02-2020

Project Address 10 Naugus Avenue Map(s) / Parcel(s) 157/41

**ZONING DISTRICT** (circle all that apply)

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

**CURRENT USE** (explain) vacant land with garage

**CURRENT USE CONFORMS TO ZONING** (Article IV, Table 1)

Yes ☒ No ☐ (explain) \_\_\_\_\_

**PROPOSED CHANGE OF USE**

No ☐ Yes ☒ (explain) Construct Single -Family Dwelling

**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 checked="" type="checkbox"/>	No <input 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 12-19-2023

**Town of Marblehead**  
**ZBA-APPLICATION**  
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Revision Date: 12-02-2020

Project Address 10 Naugus Avenue

Map(s) / Parcel(s) 157/41

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

8,550	8,550
641	0
0	2,512
0	171
324	324
0	0
0	0
965	3,007
7,585	5,543

**GROSS FLOOR AREA (GFA)**

641	0
0	1,042
0	2,512
0	1,850
0	0
0	0
0	0
0	0
0	139
641	5,543

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 4,902

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 765 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 1:11.83

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

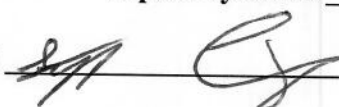
This worksheet applies 1. plan by/dated Tucker Architecture 11/09/2023

to the following plan(s): 2. plan by/dated Williams Sparages 10/30/2023

3. plan by/dated \_\_\_\_\_

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 Building Department  
 For Zoning Board  
 Of Appeals

Building Official



Date 12-19-2023