



TOWN SEAL
tel: 781-631-1529

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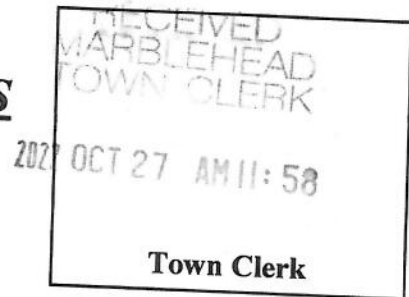
Revision Date: 12-02-20

Town of Marblehead ZONING BOARD OF APPEALS

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 14 Ballast Lane

Assessor Map(s) 915

Parcel Number(s) 14

OWNER INFORMATION

Signature _____

date _____

Name (printed) Scott and Kristen Edgcomb

Address 59 Naugus Avenue, Marblehead, MA 01945

Phone Numbers: home 508-331-1630

work _____

E-mail sedgcomb5@gamil.com

fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____

date 10/26/22

Name (printed) Scott and Kristen Edgcomb

Address c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home _____

work 781-361-7808

E-mail lynch@marbleheadlaw.com

fax _____

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

Special Permit to remove the existing non conforming single-family and construct
a new single -family dwelling which will exceed the allowed 10% expansion

for a non conforming structure on a lot with less than the reuquired lot frontage and lot area

Located in the Expanded 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)

10-26-22

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 14 Ballast Lane

Map(s) / Parcel(s) 915/14

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 ☒ 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 _____

Date 10-26-22

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

Project Address 14 Ballast Lane

Map(s) / Parcel(s) 915/14

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

16,640

16,640

Area of features

footprint of accessory building(s)

-

-

footprint of building

1,560

3,499

footprint of deck(s), porch(es), step(s), bulkhead(s)

564

1,019

number of required parking spaces 2 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

2,448

4,842

Net Open Area (NOA) = (A - B)

14,192

11,798

GROSS FLOOR AREA (GFA)

accessory structure(s)

-

-

basement or cellar (area >5' in height)

1,687

2,672

1st floor (12' or less in height) NOTE: [for heights exceeding

1,560

3,499

2nd floor (12' or less in height) 12' see definition

1,532

2,688

3rd floor (12' or less in height) of STORY §200-7]

-

-

4th floor (12' or less in height)

-

-

attic (area >5' in height)

250

522

area under deck (if >5' in height)

298

-

roofed porch(es)

260

512

Gross Floor Area (GFA) = sum of the above areas

5,587

9,893

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

= 4,306

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

= 77 %

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

= 2.54

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

= 1.19

This worksheet applies 1. plan by/dated Susan Koelle Architect 10/23/2022

to the following plan(s): 2. plan by/dated North Shore Survey 9/30/2022

3. plan by/dated _____

Building Official _____

Date 10-26-22

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For Zoning Board
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