

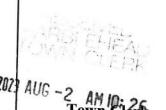
tel: 781-631-1529 fax: 781-631-2617

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



Project Address 1 Gregory Street
Assessor Map(s) 130 Parcel Number(s) 76
OWNER INFORMATION
Signature date 7/29/25
Name (printed) Ashley and Tom McMahon
Address 1 Gregory Street, Marblehead, MA 01945
Phone Numbers: home(518) 598-3581work
E-mail ashley.jordan83@gmail.com fax
APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)
Signature date 7/29/23
Name (printed) D. Bruce Greenwald, Architect
Address 32 High Street, Marblehead, MA 01945
Phone Numbers: homework(617) 794-2234
E-mail bruce@brucegreenwald.com fax (781) 639-4458
PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary)
Construction of a dormer addition to an existing single family dwelling with less than the
required lot area, side and rear yards, less than the required parking, less than the
required open space, and exceeds the height limit. The new construction in the second construction in
side yard setback and further reduce the open space.
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 E.

- ollowing to the Town Engineer's Office: the signed and stamped application (3 pages);
 - o 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).

<u>KEQUIRED</u>	SIGNATURES
	1 11 1

- 1. Building Commissioner (pages 1, 2 and 3)
- 2. Town Clerk's stamp (upper right corner)

8-2-23

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

Town of Marblehead <u>ZBA-APPLICATION</u> Page 2 of 3

Revision Date: 12-02-2020

Project Address 1 Gregory Street Man(s) / Parcel(s) 120 76
ZONING DISTRICT (circle all that apply) Map(s) / Parcel(s) 130-76
ECR GR SGR SR SSR ESR SESR HBR U SU
<u>CURRENT USE</u> (explain) Single Family Residence
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_
X Lot Area Loss there will 10000 (check all that apply)
Lot Ai ca - Less than redilired (8700-7 and Table 2)
Lot width - Less than required (8200-7)
Frontage - Less than required (8200-7 and Table 2)
Front Yard Setback - Less than required (Toble 2)
Rear Yard Setback - Less than required (Toble 2)
Side Yard Setback - Less than required (Table 2)
Height - Exceeds maximum allowed (\$200-7 and Table 2)
Vpen Area - Less than required (\$200.7, \$200.15 D(2))
Talking t Less than required lundersized tendom (\$200.17 + \$200.01)
- CADIAILI
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 (8200-7)
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 R(2) and Table 2)
I alking - Less than required; undersized; tandem (\$200, 17 to \$200, 21) (; t , t)
To 70 Expansion Limits for Non-conforming Duilding (2000 00 -
other roll of inities (explain)
No New Dimensional Non-conformities
ADDITIONAL HEARINGS REQUIRED
ADDITIONAL HEARINGS REQUIRED Conservation Commission Historic District Commission Yes X No X No X Solid Political Politics And A Politics And
Historic District Commission Yes No X No No No No No No
Planning Board Yes X No X No X Ves X No X
ADDITIONAL HEARINGS REQUIRED Conservation Commission Yes No X Historic District Commission Yes X No Planning Board Yes No X DESIGN & SURVEY PLANS MEET -ZBA-RULES & REGULATIONS (Sections 3(A) and 3(C))
Yes X No (explain) (Sections 3(A) and 3(C))
Building Official MMNY M. Data 8-2-23

Town of Marblehead <u>ZBA-APPLICATION</u> Page 3 of 3

Revision Date: 12-02-2020

Area of features footprint of accessory building(s) footprint of building footprint of deck(s), porch(es), step(s), bulkhead(s) area of pond(s), or tidal area(s) below MHW other areas (explain) Sum of features = B Net Open Area (NOA) = (A - B) Area of footprint of deck(s), porch(es), step(s), bulkhead(s) accessory structure(s) basement or cellar (area >5' in height) Ist floor (12' or less in height) Ard floor (12' or less in height) Area under deck (if >5'	Project Address 1 Gregory Street	_ Map(s) / Parcel(s)_	130-76
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2 -1 1 11	the following plan(s): 2. plan by/dated D. BRUCE GREENWING 3. plan by/dated	ALD 7-	29-2023
	uilding Official	Date 8-2	-23