Town of Marblehead
ZONING BOARD OF APPEALS
Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617
Revision Date: 12-02-20

ZBA APPLICATION
PAGE 1 of 3

MARBLEHEAD
TOWN CLERK
2023 AUG -2 AM 10: 26
Town Clerk

Project Address ___1 Gregory Street___

Assessor Map(s) ___130___   **Parcel Number(s)** ___76___

OWNER INFORMATION

Signature _____ date ___7/29/23___

Name (printed) ___Ashley and Tom McMahon___

Address ___1 Gregory Street, Marblehead, MA 01945___

Phone Numbers: home ___(518) 598-3581___   **work** _____

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: home _____   **work** ___(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 will be within the ~~side~~ REAR 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 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) _____
   8-2-23
2. **Town Clerk's stamp** (upper right corner)

Reviewed by Building Department For Zoning Board Of Appeals

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

Project Address __1 Gregory Street__   **Map(s) / Parcel(s)** __130-76__

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 __X__   No _____ (explain) _____

PROPOSED CHANGE OF USE

No __X__   Yes _____ (explain) _____

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes _____ No __X__

EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)
- __X__ **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)
- __X__ **Rear Yard Setback** - Less than required (Table 2)
- __X__ **Side Yard Setback** - Less than required (Table 2)
- __X__ **Height** - Exceeds maximum allowed (§200-7 and Table 2)
- __X__ **Open Area** - Less than required (§200-7, §200-15.B(2) and Table 2)
- __X__ **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)
- __X__ **Rear Yard Setback** - Less than required (Table 2)
- __X__ **Side Yard Setback** - Less than required (Table 2)
- _____ **Height** - Exceeds maximum allowed (§200-7 and Table 2)
- __X__ **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 _____	No __X__
Historic District Commission	Yes __X__	No _____
Planning Board	Yes _____	No __X__

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

Yes __X__   No _____ (explain) _____

Building Official _____   **Date** __8-2-23__

Project Address ___1 Gregory Street___   **Map(s) / Parcel(s)** ___130-76___

NET OPEN AREA (NOA)

	EXISTING	PROPOSED
Lot area = A	1580	1580
Area of features		
footprint of accessory building(s)		
footprint of building	618	618
footprint of deck(s), porch(es), step(s), bulkhead(s)	216	216
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	1158	1158
Net Open Area (NOA) = (A - B)	422	422

GROSS FLOOR AREA (GFA)

	EXISTING	PROPOSED
accessory structure(s)		
basement or cellar (area >5' in height)	618	618
1st floor (12' or less in height) NOTE: [for heights exceeding	618	618
2nd floor (12' or less in height) 12' see definition	618	618
3rd floor (12' or less in height) of STORY §200-7]	-	-
4th floor (12' or less in height)	-	-
attic (area >5' in height)	279	358
area under deck (if >5' in height)	-	-
roofed porch(es)	-	-
Gross Floor Area (GFA) = sum of the above areas	2133	2212

Proposed total change in GFA = (proposed GFA - existing GFA) = ___79___

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = ___3.7___ %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = ___.198___

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = ___.191___

Reviewed by Building Department For Zoning Board Of Appeals April 24, 2023

This worksheet applies   1. plan by/dated _Nº SHORE SURVEY_
to the following plan(s):   2. plan by/dated _D. BRUCE GREENWALD_   _7-29-2023_
3. plan by/dated _____

Building Official _[signature]_   **Date** _8-2-23_