



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

RECEIVED  
MARBLEHEAD  
TOWN CLERK

## ZBA APPLICATION

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2022 JUL -6 PM 1:32  
Town Clerk

Project Address 22 PITMAN ROAD

Assessor Map(s) 154 Parcel Number(s) 25

### OWNER INFORMATION

Signature Lisa Gery date 7/6/22

Name (printed) Lisa Gery

Address 22 Pitman Road

Phone Numbers: home cell 781-883-2977

E-mail lisagery@verizon.net fax

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

Signature  date

Name (printed)

Address

Phone Numbers: home  work

E-mail  fax

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

Replace existing non-conforming shed with new smaller shed in the rear and side yard setback on a lot with less than the required area, frontage, rear, and side yard setbacks.

- 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) 7-6-22

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

Town of Marblehead  
**ZBA-APPLICATION**

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Project Address 22 PITMAN RD. Map(s) / Parcel(s) 154/25

**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) EXISTING SHED IN SIDE + REAR SETBACK

☐ 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 ☐ No ☒

Historic District Commission

Yes ☐ No ☒

Planning Board

Yes ☐ No ☒

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

Yes ☒ No ☐ (explain)

7-6-22

**Town of Marblehead**  
**ZBA-APPLICATION**

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Revision Date: 12-02-2020

Project Address 22 PITMAN ROAD

Map(s) / Parcel(s) 154/25

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

Area of features

footprint of accessory building(s)

footprint of building

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

number of required parking spaces 2 x (9'x 18' per space)

area of pond(s), or tidal area(s) below MHW

other areas (explain) \_\_\_\_\_

Sum of features = B

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

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

basement or cellar (area >5' in height)

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

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

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

4th floor (12' or less in height)

attic (area >5' in height)

area under deck (if >5' in height)

roofed porch(es)

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

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

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) = -0.82 %

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

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

This worksheet applies 1. plan by/dated Nº SHORE SURVEY  
to the following plan(s): 2. plan by/dated LISA GERY  
3. plan by/dated \_\_\_\_\_

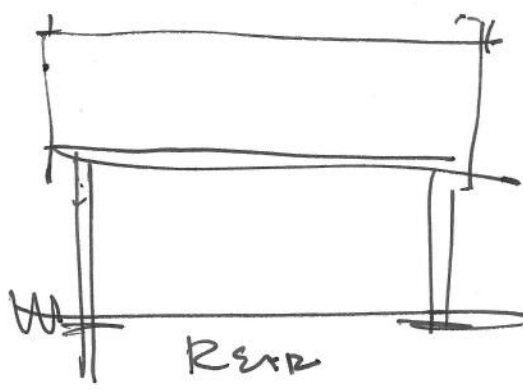
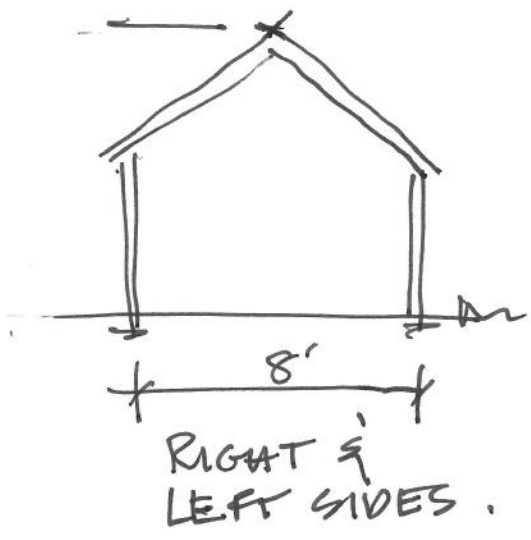
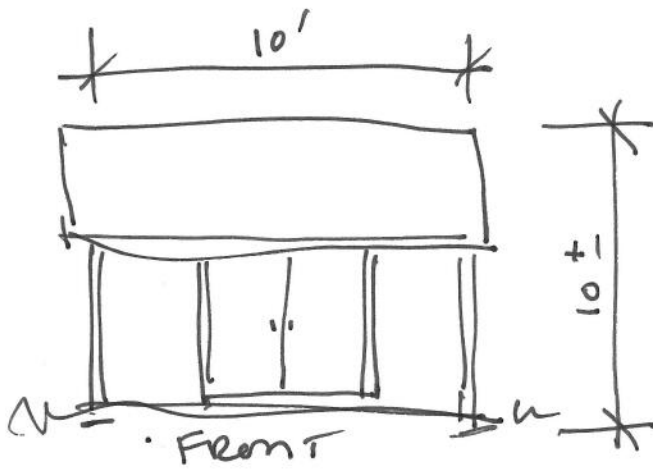
JUNE 28, 2022  
7-6-2022

Building Official

Date 7-6-22

Reviewed by  
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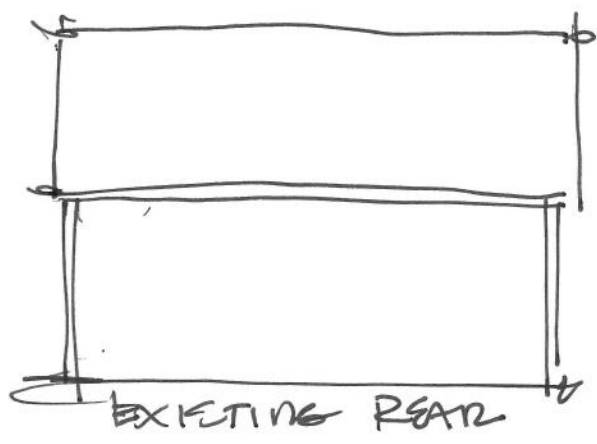
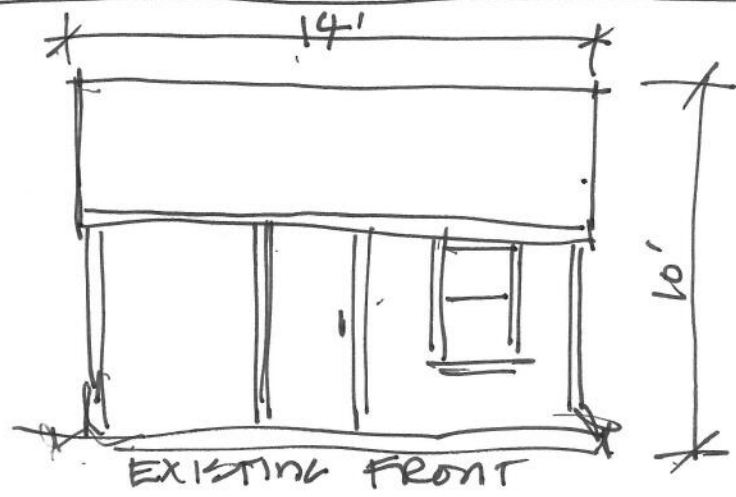
154/25



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PROPOSED SHED  
22 PITMAN RD.  
7-6-22       $\frac{3}{16}'' = 1' \pm$

*Yusef Mung*



EXISTING SHED TO BE  
REMOVED

7-6-22       $\frac{3}{16}'' = 1' \pm$