



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

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2022 MAR -8 AM 10:19
Town Clerk

Project Address 27 ROSE AVE

Assessor Map(s) 24 Parcel Number(s) 33

OWNER INFORMATION

Signature [Signature] date 3/4/22

Name (printed) Gregory McDonough

Address 27 ROSE AVE Marblehead, MA 01945

Phone Numbers: home 865-385-3662 work _____

E-mail gmcDonou@gmail.com fax _____

Reviewed by
Building Department
For Zoning Board
Of Appeals

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Thomas Rice date 3/4/22

Name (printed) Thomas Rice

Address 70 Tedesco St Marblehead, MA 01945

Phone Numbers: home 978 239-4914 work Same

E-mail triccine@comcast.net fax NA

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

Addition to an existing single family house in side yard set back, which exceeds the 10% expansion limit on a lot having less than the required lot area, Frontage, and side yard set backs

- 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] 3-2-22

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

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

Town of Marblehead
ZBA-APPLICATION

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Project Address 27 ROSE AVE Map(s) / Parcel(s) 24/33

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 [Signature] Date 3-2-2022

Town of Marblehead
ZBA-APPLICATION

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Project Address 27 ROSE AVE

Map(s) / Parcel(s) 24/33

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>8615</u>	<u>8615</u>
Area of features		
footprint of accessory building(s)	<u>—</u>	<u>—</u>
footprint of building	<u>1642</u>	<u>1900</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>85</u>	<u>85</u>
number of required parking spaces <u>2</u> x (9'x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>—</u>	<u>—</u>
other areas (explain) _____	<u>—</u>	<u>—</u>
Sum of features = B	<u>2051</u>	<u>2309</u>
Net Open Area (NOA) = (A - B)	<u>6564</u>	<u>6306</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>—</u>	<u>—</u>
basement or cellar (area >5' in height)	<u>884</u>	<u>884</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1642</u>	<u>1900</u>
2nd floor (12' or less in height) 12' see definition	<u>918</u>	<u>1457</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>—</u>	<u>—</u>
4th floor (12' or less in height)	<u>—</u>	<u>—</u>
attic (area >5' in height)	<u>408</u>	<u>408</u>
area under deck (if >5' in height)	<u>—</u>	<u>—</u>
roofed porch(es)	<u>16</u>	<u>16</u>
Gross Floor Area (GFA) = sum of the above areas	<u>3868</u>	<u>4665</u>

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	= <u>797</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	= <u>20.6</u> %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	= <u>1.69</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	= <u>1.35</u>

This worksheet applies 1. plan by/dated N° SHORE SURVEY 1-20-2022
to the following plan(s): 2. plan by/dated WM FRANGOS ARCHITECT 2-12-2022
3. plan by/dated PATRIOT PROPERTIES - WEB

Building Official [Signature] Date 3-2-2022

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