



TOWN SEAL
tel: 781-631-1529

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

Town of Marblehead ZONING BOARD OF APPEALS

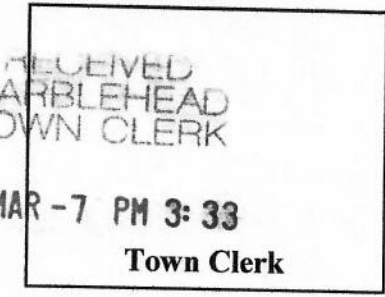
Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

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2024 MAR -7 PM 3: 33

Town Clerk



Project Address 31 Jersey Street, Marblehead

Assessor Map(s) 127 Parcel Number(s) 32

OWNER INFORMATION

Signature [Signature] date March 7th 2024

Name (printed) Hugh & Brenda Greville

Address 31 Jersey St, Marblehead, MA. 01945

Phone Numbers: home 978 395 1695 work _____

E-mail hughgreville@gmail.com 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)

To construct a set of stairs from the rear deck to the rear garden within the sideyard setback on a lot that has less than required area, width and frontage. The existing residence and garage are within the frontage and sideyard setback. There are two 9' x 18' parking spaces

- 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] 3-7-2024
2. Town Clerk's stamp (upper right corner)

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

Town of Marblehead
ZBA-APPLICATION

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Project Address 31 Jersey St, Marblehead, MA. 01945

Map(s) / Parcel(s) 127/32

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU

CURRENT USE (explain) Private 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) Garage and shed are within the sideyard 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 <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 3-7-2024

Town of Marblehead
ZBA-APPLICATION

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Project Address 31 Jersey Street, Marblehead, MA 01945 Map(s) / Parcel(s) 127/32

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

7500 SF

Area of features

footprint of accessory building(s)

410

410

footprint of building

1428

1428

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

214

250

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

2176

2210

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

5124

5088

GROSS FLOOR AREA (GFA)

accessory structure(s)

410

446

basement or cellar (area >5' in height)

1044

1044

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

1428

1428

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)

274

274

area under deck (if >5' in height)

338

338

roofed porch(es)

34

34

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

3528

3564

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

= 36

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

= 1

%

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

= 1.45

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

= 1.43

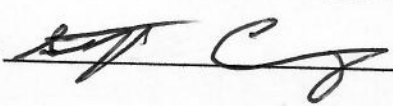
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This worksheet applies 1. plan by/dated Norde East Survey February 16th 2024

to the following plan(s): 2. plan by/dated _____

3. plan by/dated _____

Building Official



Date 3-7-2024