



TOWN SEAL
tel: 781-631-1529

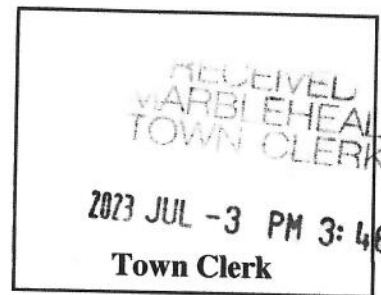
fax: 781-631-2617
Revision Date: 12-02-20

Town of Marblehead ZONING BOARD OF APPEALS

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 42 GALLISON AVENUE
Assessor Map(s) 46 Parcel Number(s) 26

OWNER INFORMATION

Signature [Signature] date 6/29/2023
Name (printed) Mark Cruickshank
Address 42 Gallison Ave.
Phone Numbers: home 617 791-0444 work same
E-mail kerric.a.cruickshank@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)

SEE ATTACHED

- 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) 6-30-23

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Town of Marblehead
ZBA-APPLICATION

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Project Address 42 GALLISON AVE Map(s) / Parcel(s) 400 / 20

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 checked="" type="checkbox"/>	No <input 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 6/30/23

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 42 GALLISON AVE.

Map(s) / Parcel(s) 46/26

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

14,600 #

14,600 #

Area of features

footprint of accessory building(s)

0

0

footprint of building

1698

1698

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

229

229

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

324

324

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

0

0

other areas (explain) _____

0

0

Sum of features = B

2251 #

2251 #

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

12,349 #

12,349 #

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area >5' in height)

458

458

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

1698

1698

2nd floor (12' or less in height)

12' see definition

1758

1719

3rd floor (12' or less in height)

of STORY §200-7]

0

0

4th floor (12' or less in height)

0

0

attic (area >5' in height)

0

0

area under deck (if >5' in height)

0

0

roofed porch(es)

229

300

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

4143 #

4175 #

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

= + 32 #

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100

= 0.77 %

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

= 2.98

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

= 2.96

This worksheet applies to the following plan(s):

1. plan by/dated

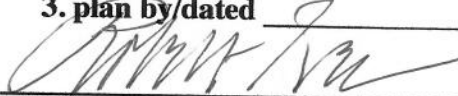
TAPROOT DESIGN INC. 6.28.23

2. plan by/dated

NORTH STARR SURVEY 6.9.23

3. plan by/dated

Building Official



Date 6/30/23

Reviewed by
Building Department
For Zoning Board
Of Appeals

ZONING BOARD OF APPEALS

Applicant: Mark & Kerrie Cruickshank

Address: 42 Gallison Avenue (Map 46, Parcel 26)

District: Shoreline Single Residence

Relief: A Special Permit to construct additions to an existing single-family dwelling that currently exceeds the left side yard setback by 19.0' and right side yard setback by 3.9'. The lot has less than the required lot width and frontage.

The proposed second floor additions will exceed the left side yard setback by 5.0' +/- and right side yard setback by 1.0' +/-.

With a net increase of 32 sf, the proposed structure would increase the overall GFA by 0.77% and decrease the Open Area Ratio from 2.98 to 2.96.

Proposal: The proposal before is to expand 2 existing shed dormers at the second floor level, allowing for additional head clearance in a bedroom and the hallway.

We are also proposing to remove portions of 2 walls at the Eastern corner of the home, leaving the roof intact, to convert interior space to an exterior porch.

There is not expansion of the footprint of the home, no neighbor sightlines will be impacted, and increased GFA is less than 1% of the total. This project will be before the Conservation Commission on July 13th with a request for a Minor Activity Permit approval.

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For Zoning Board
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