



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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Town Clerk

Project Address 55 Beach st

Assessor Map(s) 92 Parcel Number(s) lot 2

OWNER INFORMATION

Signature [Signature] date 9/15/21

Name (printed) Brigitte Fortin & Michael Janko

Address 55 Beach st, Marblehead

Phone Numbers: home _____ work 617-838-8682

E-mail bfortin425@msn.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)

The owner is seeking a special permit to add a 1 story addition and a covered porched within the side setback of an existing non-conforming structure. The additional square footage will be over 10% of existing if combined with a previously permitted addition.

- 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)

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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Revision Date: 12-02-2020

Project Address 55 Beach st Map(s) / Parcel(s) 92 lot 2

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)

- ☐ 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 _____	No <u>X</u>
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes _____	No <u>X</u>

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

Yes ✓ No _____ (explain) _____

Building Official [Signature] Date 9-17-21

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

Project Address 55 Beach st

Map(s) / Parcel(s) 92 lot 2

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

10,418

10,418

Area of features

footprint of accessory building(s)

footprint of building

1,542

1,685

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

447

460

number of required parking spaces 2 x (9' x 18'²⁰ per space)

360

360

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

other areas (explain) _____

Sum of features = B

2,349

2,505

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

8,069

7,913

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area >5' in height)

1,153

1,153

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

1,154

1,685

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

1,378

1,378

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

4th floor (12' or less in height)

attic (area >5' in height)

50

50

area under deck (if >5' in height)

346

346

roofed porch(es)

108

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

4,472

4,720

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

= 248

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

= 5.5 %

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

= 1.8

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

= 1.67

This worksheet applies 1. plan by/dated N^o SHORE SURVEY 9-2-2021

to the following plan(s): 2. plan by/dated B. FORTIN 9-15-2021

3. plan by/dated _____

Building Official _____

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Date 9-17-2021