



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 DEC 21 PM 12:54

Town Clerk

Project Address 6 Cleveland Road

Assessor Map(s) 48 Parcel Number(s) 55

### OWNER INFORMATION

Signature [Signature] date 12/20/22

Name (printed) Richard R. Gable and Christina S. Gable

Address 14 Monroe Road, Marblehead MA

Phone Numbers: home 781 631 5548 work

E-mail christygable@gmail.com fax

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

Signature [Signature] date 12-21-22

Name (printed) Paul Muldoon, AIA - Muldoon Architects llc

Address 571 rt.-28, Harwich Port, MA 02646

Phone Numbers: home  work 774 237 9671

E-mail paul@muldoonarch.com fax

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

The existing non-conforming structure is a single-family dwelling on a non-conforming lot. The existing lot includes 7,246 sq.ft. where 10,000 sq.ft. is required. The existing home sits 8.7' from the South East property line where 15' is required.

The proposed scope of work includes a lower-level garage addition with storage above, first floor renovations and a second-floor addition. The proposed renovations and additions will exceed the 10% expansion limits for Non-conforming buildings. The percentage of increase GFA will be 58% with the vast majority of this increase seen on the second-floor level. The home will sit at 10.3' off the South East property line where 15' is required.

- 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] 12-21-22

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

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

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

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Revision Date: 12-02-2020

Project Address 6 Cleveland Road Map(s) / Parcel(s) 48/55

**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  Date 12-21-22

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

Project Address 6 Cleveland Road

Map(s) / Parcel(s) 48/55

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

7,246

7,246

Area of features

footprint of accessory building(s)

0

0

footprint of building

1431

1665

<sup>234</sup>

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

231

255

<sup>24</sup>

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

1986

2244

<sup>258</sup>

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

5260

5002

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

0

0

basement or cellar (area >5' in height)

1102

1401

<sup>299</sup>

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

1432

1367

<sup>-64</sup>

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

0

1157

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

4th floor (12' or less in height)

attic (area >5' in height)

0

132

area under deck (if >5' in height)

roofed porch(es)

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

2534

4057

<sup>1523</sup>

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

= 1523

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

= 60.1 %

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

= 2.08

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

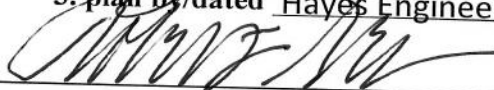
= 1.22

This worksheet applies 1. plan by/dated Muldoon Architects llc - 12/16/22

to the following plan(s): 2. plan by/dated Hayes Engineering Inc. (Proposed) - 12/16/22

3. plan by/dated Hayes Engineering Inc. (Existing) - 12/16/22

Building Official



Date 12-21-22

Reviewed by  
Building Department  
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