



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

2023 JUL 13 AM 8:14

Town Clerk

Project Address 10 Ames Road

Assessor Map(s) 26 Parcel Number(s) 24

### **OWNER INFORMATION**

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) Derek Peterson

Address 10 Ames Road, Marblehead, MA 01945

Phone Numbers: home 781-953-0077 work \_\_\_\_\_

E-mail dspeterson416@gmail.com fax \_\_\_\_\_

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

Signature [Signature] date 7-10-23

Name (printed) Derek Peterson

Address c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_ work 781-631-7808

E-mail lynch@marbleheadlaw.com fax \_\_\_\_\_

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

Specail Permit to construct an addition to the existing single-family dwelling

on a lot with less than the required lot area, frontage, front yard and side yard setbacks and rear yard setback.

The addition will exceed the allowed 10% expansion for a non-conforming building.

- 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) 7-12-23

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

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Project Address 10 Ames Road Map(s) / Parcel(s) 26/24

**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 X No \_\_\_\_\_ (explain) \_\_\_\_\_

**PROPOSED CHANGE OF USE**

No X Yes \_\_\_\_\_ (explain) \_\_\_\_\_

**PROPOSED CONSTRUCTION QUALIFIES AS "Building New"** (§200-7) Yes X No \_\_\_\_\_

**EXISTING DIMENSIONAL NON-CONFORMITIES** (check all that apply)

- X Lot Area - Less than required (§200-7 and Table 2)  
\_\_\_\_ Lot Width - Less than required (§200-7)  
X Frontage - Less than required (§200-7 and Table 2)  
X Front Yard Setback - Less than required (Table 2)  
X Rear Yard Setback - Less than required (Table 2)  
X 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)  
X Side Yard Setback - Less than required (Table 2)  
\_\_\_\_ Height - Exceeds maximum allowed (§200-7 and Table 2)  
X 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)  
X 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 X No \_\_\_\_\_ (explain) \_\_\_\_\_

Building Official  Date 7-12-23

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Revision Date: 12-02-2020

Project Address 10 Ames Road

Map(s) / Parcel(s) 26/24

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

Area of features

footprint of accessory building(s)

87

0

footprint of building

1,690

1,785

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

160

237

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

2,261

2,346

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

3,614

3,529

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

87

0

basement or cellar (area >5' in height)

1,136

1,095

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

1,690

1,785

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

0

1,682

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)

0

47

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

2,913

4,609

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 1,696

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 58.22% %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 1:1.24

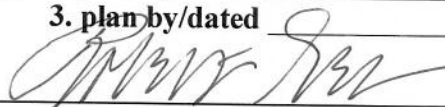
**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 1: .77

This worksheet applies 1. plan by/dated Tucker Architecture & Landscape / 6/22/2023

to the following plan(s): 2. plan by/dated Bartram Land Survey 6/22/23

3. plan by/dated

Building Official



Date 7-12-23

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