



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

RECEIVED
MARBLEHEAD
TOWN CLERK

2023 DEC 19 PM 2:40

Town Clerk

Project Address 124 Front Street

Assessor Map(s) 166 Parcel Number(s) 45

OWNER INFORMATION

Signature Deborah G. Clarke date Dec. 18, 2023

Name (printed) Deborah G. Clarke

Address 124 Front Street Marblehead, MA 01945

Phone Numbers: home _____ work see contact info below

E-mail _____ fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date Dec. 18, 2023

Name (printed) Matthew Wolverton Law Offices of Lausier & Lausier LLC

Address 2 Hooper Street Marblehead, MA 01945

Phone Numbers: home 781 631 8830 x3 work same

E-mail matt@lausierlaw.com fax 781 631 8840

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

SEE ATTACHED DESCRIPTION

- 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] 12-19-2023

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

Page 2 of 3

Project Address 124 Front Street **Map(s) / Parcel(s)** 166/44

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

Yes ☒ **No** (explain)

No **x** **Yes** (explain)

No Existing Dimensional Non-conformities

No New Dimensional Non-conformities

Yes **No** (explain)

Date 12-19-2023

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 124 Front Street **Map(s) / Parcel(s)** 166 / 44

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>3635</u>	<u>3635</u>
Area of features		
footprint of accessory building(s)	<u>177</u>	<u>237</u>
footprint of building	<u>844</u>	<u>880</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>28</u>	<u>28</u>
number of required parking spaces <u>2</u> x (9' x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) _____	<u>0</u>	<u>0</u>
Sum of features = B	<u>1373</u>	<u>1469</u>
Net Open Area (NOA) = (A - B)	<u>2262</u>	<u>2166</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>177</u>	<u>237</u>
basement or cellar (area >5' in height)	<u>390</u>	<u>390</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>714</u>	<u>750</u>
2nd floor (12' or less in height) 12' see definition	<u>530</u>	<u>542</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>0</u>	<u>0</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area >5' in height)	<u>0</u>	<u>0</u>
area under deck (if >5' in height)	<u>0</u>	<u>0</u>
roofed porch(es)	<u>130</u>	<u>130</u>
Gross Floor Area (GFA) = sum of the above areas	<u>1941</u>	<u>2049</u>

Proposed total change in GFA = (proposed GFA - existing GFA) = 108

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 5.56 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1:1.17

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1:1.06

This worksheet applies 1. plan by/dated Graham Salzberg Res. Design/12/13/2023

to the following plan(s): 2. plan by/dated North Shore Survey/10/17/2023

3. plan by/dated _____

Building Official  **Date** 12-19-2023

Reviewed by
Building Department
For Zoning Board
Of Appeals

Reviewed by
Building Department
For Zoning Board
Of Appeals

PROJECT DESCRIPTION & RELIEF REQUESTED

124 Front Street Marblehead, MA 01945

Deborah G. Clarke

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-laws allowing construction of an addition to a pre-existing non-conforming single-family dwelling having less than required side yard and rear yard Setback and the construction of an accessory structure (shed) located within the side yard Setback on a Lot having less than the required Lot Area and Parking located at **124 FRONT STREET** in a **SHORELINE CENTRAL RESIDENCE DISTRICT**.

Reviewed by
Building Department
For Zoning Board
Of Appeals