



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

2022 JAN 26 AM 9:50

Town Clerk

Project Address 23 Pickwick Road

Assessor Map(s) 31 Parcel Number(s) 47

OWNER INFORMATION

Signature _____ date _____

Name (printed) Matthew and Amanda Velluto

Address 23 Pickwick Road, Marblehead, MA

Phone Numbers: home (617) 480-5695 work _____

E-mail mvelluto@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 1/25/2022

Name (printed) Jeffrey M. Tucker AIA, ASLA

Address 59 Atlantic Avenue, Marblehead, MA

Phone Numbers: home _____ work (781) 631-3546

E-mail jeff@tuckerarch.com fax _____

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

We seek a special permit for dimension for a new 1 story addition to be constructed within the sideyard setback on a lot with less than the required lot area, lot width and lot frontage.

- 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

Reviewed by
Building Department
For Zoning Board
Of Appeals

1. Building Commissioner (pages 1, 2 and 3) [Signature] 1-26-2022
2. Town Clerk's stamp (upper right corner)

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

Town of Marblehead
ZBA-APPLICATION

Page 2 of 3

Revision Date: 12-02-2020

Project Address 23 Pickwick Road

Map(s) / Parcel(s) 31/47

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)

- X Lot Area - Less than required (§200-7 and Table 2)
X Lot Width - Less than required (§200-7)
X 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)
_____ 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)
_____ 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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For Zoning Board
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DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))

Yes ✓ No _____ (explain) _____

Building Official _____

Date 1-26-2022

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 23 Pickwick Road

Map(s) / Parcel(s) 31/47

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

6817

6817

Area of features

footprint of accessory building(s)

0

0

footprint of building

1477

1546

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

26

52

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

1827

1922

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

4990

4895

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area > 5' in height)

782

782

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

1477

1546

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

825

825

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)

226

226

area under deck (if > 5' in height)

0

0

roofed porch(es)

0

0

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

3310

3379

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

= 69

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

= 2.08

%

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

= 1.51

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

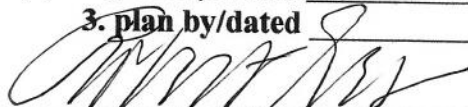
= 1.45

This worksheet applies 1. plan by/dated North Shore Survey - 1/18/2022

to the following plan(s): 2. plan by/dated Tucker Architecture and Landscape - 1/25/2022

3. plan by/dated _____

Building Official



Date 1-26-2022

Reviewed by
Building Department
For Zoning Board
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