



TOWN SEAL
tel: 781-631-1529

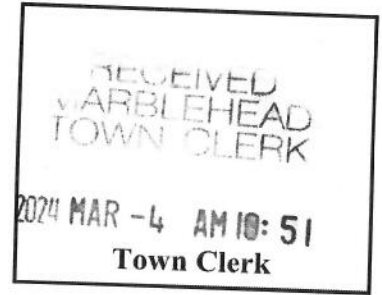
fax: 781-631-2617
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

PAGE 1 of 3



Project Address 2 Rockaway Street
Assessor Map(s) 133 Parcel Number(s) 59A-0

OWNER INFORMATION

Signature _____ date Feb. 28, 2024
Name (printed) John R. Coelho
Address 2 Rockaway 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 Feb. 28, 2024
Name (printed) Matthew Wolverton, Law Offices of Lausier & Lausier, LLC
Address 2 Hooper Street Marblehead, MA 01945
Phone Numbers: home 781 631 8830 x2 work same
E-mail matt@lausierlaw.com fax 781 631 8840

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

SEE DESCRIPTION ATTACHED

- 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).

Reviewed by
Building Department
For Zoning Board
Of Appeals

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature] 2-27-2024
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 2 Rockaway Street Map(s) / Parcel(s) 133/59A-0

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)
- _____ Lot Width - Less than required (§200-7)
- _____ Frontage - Less than required (§200-7 and Table 2)
- _____ 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)
- X Height - Exceeds maximum allowed (§200-7 and Table 2)
- X Open Area - Less than required (§200-7, §200-15.B(2) and Table 2)
- X 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)
- X 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 <u>X</u>	No _____
Planning Board	Yes _____	No <u>X</u>

**Reviewed by
Building Department
For Zoning Board
Of Appeals**

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

Yes X No _____ (explain) _____

Building Official _____



Date 2-27-2024

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

Project Address 2 Rockaway Street

Map(s) / Parcel(s) 133 - 59A

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

1758

1758

Area of features

footprint of accessory building(s)

0 SF

0 SF

footprint of building

821 SF

887 SF

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

126 SF

60 SF

number of required parking spaces 2 x (9'x18' per space)

324 SF

324 SF

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

0 SF

0 SF

other areas (explain) _____

0

0 SF

Sum of features = B

1271

1271 SF

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

487 SF

487 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area > 5' in height)

725 SF

725 SF

1st floor (12' or less in height) **NOTE:**

[for heights exceeding

821 SF

887 SF

2nd floor (12' or less in height)

12' see definition

790 SF

790 SF

3rd floor (12' or less in height)

of STORY ~200-7]

0

0 SF

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)

126 SF

60 SF

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

2462 SF

2462 SF

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

= 0 SF

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

= 0.00 %

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

= 0.20

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

= 0.20

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This worksheet applies

1. plan by/dated Bosworth Architect LLC

24-Feb-24

to the following plan(s):

2. plan by/dated North Shore Survey

5-Feb-24

3. plan by/dated _____

Building Official



Date 2-27-2024

PROJECT DESCRIPTION & RELIEF REQUESTED

2 Rockaway Street, Marblehead, MA 01945

John R. Coelho

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing the construction of an addition to a pre-existing non-conforming single-family residence having less than required Side Yard Setback, Rear Yard Setback, and exceeding the allowed Height, on a pre-existing non-conforming Lot having less than required Lot Area, Open Area and Parking, located at **2 ROCKAWAY STREET** in a **CENTRAL RESIDENCE DISTRICT**. The proposed construction consists of the enclosure of an existing porch and will be located partially within the Rear Yard Setback but will otherwise conform to all other Dimensional Regulations.

Reviewed by
Building Department
For Zoning Board
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