



Town of Marblehead

ZONING BOARD OF APPEALS

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

TOWN SEAL

tel: 781-631-1529

fax: 781-631-2617

Revision Date: 12-02-20

ZBA APPLICATION

PAGE 1 of 3

Town Clerk

Project Address 5 Lafayette Street

Assessor Map(s) 71 Parcel Number(s) 27

OWNER INFORMATION

Signature _____ date 7.5.22

Name (printed) Michael Phelan

Address 11 Lafayette Street, Marblehead, MA 01945

Phone Numbers: home (781) 771-2336 work _____

E-mail phelan37@icloud.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Bruce Greenwald date 7.5.22

Name (printed) D. Bruce Greenwald, Architect

Address 32 High Street, Marblehead, MA 01945

Phone Numbers: home _____ work (617) 794-2234

E-mail bruce@brucegreenwald.com fax _____

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

Construction of additions and renovations to an existing single family residence with less than the required lot area and front yard setback (due to front steps). The new construction will be within the rear yard setback and front yard setback (due to front steps), and will exceed 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) _____
2. Town Clerk's stamp (upper right corner)

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

RECEIVED
JUL 19 2022

Project Address 5 Lafayette Street Map(s) / Parcel(s) 71-27**ZONING DISTRICT** (circle all that apply)B B1 BR CR SCR ECR GR SCR **(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 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) Frontage - Less than required (§200-7 and Table 2)X 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)X 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)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 XHistoric District Commission Yes No XPlanning Board Yes No X**DESIGN & SURVEY PLANS MEET ZBA-RULES & REGULATIONS** (Sections 3(A) and 3(C))Yes X No (explain) Building Official Date

Updated 7/5/22

ZBA-APPLICATION

Page 3 of 3

Revision Date: 12-02-2020

Project Address 5 Lafayette StreetMap(s) / Parcel(s) 71-27**NET OPEN AREA (NOA)****EXISTING****PROPOSED**

Lot area = A

8810

8810

Area of features

footprint of accessory building(s)

-

528

footprint of building

1018

1711

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

183

169

number of required parking spaces 2 x (9' x 18' per space)

324

324

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

other areas (explain) _____

Sum of features = B

1525

2732

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

7285

6078

GROSS FLOOR AREA (GFA)

accessory structure(s)

241

528

basement or cellar (area >5' in height)

777

1697

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

777

1711

2nd floor (12' or less in height)

12' see definition

631

631

3rd floor (12' or less in height)

of STORY §200-7]

-

-

4th floor (12' or less in height)

-

-

attic (area >5' in height)

-

226

(Garage)

area under deck (if >5' in height)

-

-

roofed porch(es)

60

92

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

2486

4885

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

= 2399

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

= 97 %

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

= 2.93

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

= 1.24

This worksheet applies 1. plan by/dated _____
to the following plan(s): 2. plan by/dated _____
3. plan by/dated _____

Building Official _____

Date _____

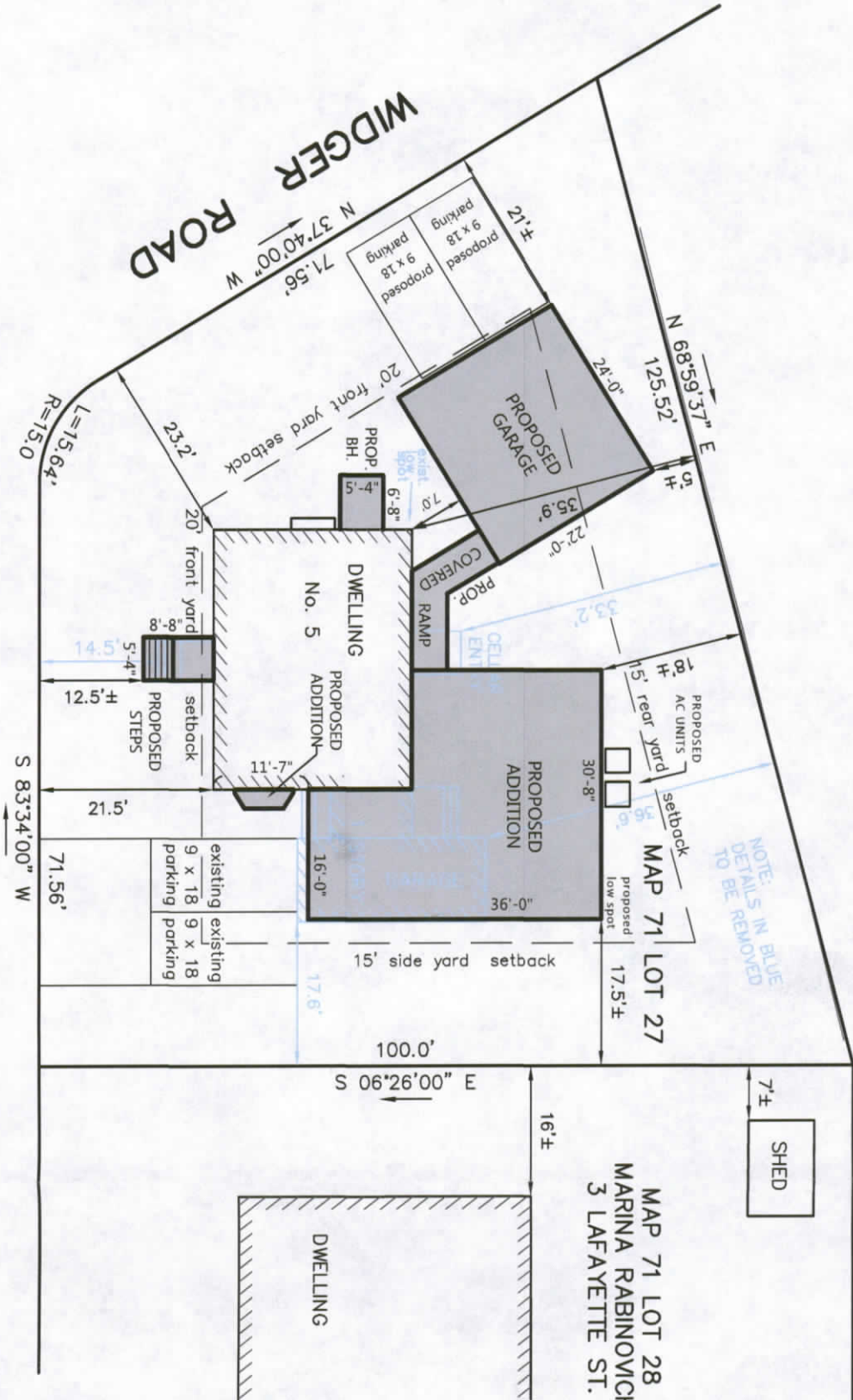
ZONING DISTRICT – SINGLE RESIDENCE

LOT AREA	REQUIRED	EXISTING	PROPOSED
FRONTAGE	100	158.76'	158.76'
FRONT	20	14.5'	12.5'±
SIDE	15	17.6'	17.5'±
REAR	15	33.2'	5'±
BLDG HEIGHT	35	25.2'±	25.8'±

*BUILDING HEIGHT INCREASES BECAUSE THE PROPOSED LOW SPOT IS LOWER THAN THE EXISTING LOW SPOT.

MAP 71 LOT 26
NORTHSHORE MEDICAL CENTER INC.
1 WIDGER RD.

LAFAYETTE STREET



MEDICAL OFFICE BUILDING



ZONING BOARD OF APPEALS PLAN
5 LAFAYETTE STREET
MARBLEHEAD

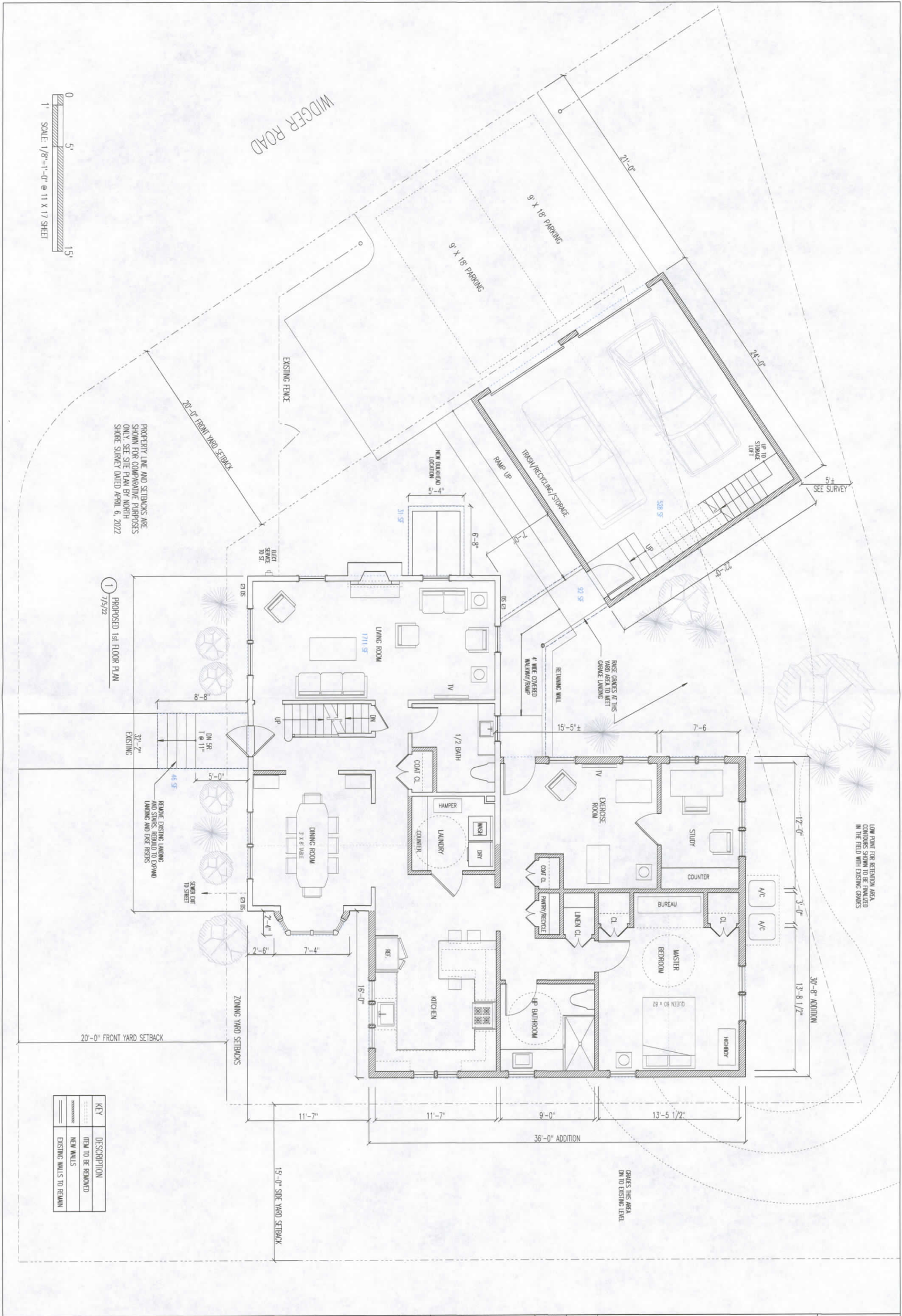
PROPERTY OF
MICHAEL PHELAN, TRUSTEE
SCALE 1"=20'
APRIL 6, 2022
NORTH SHORE SURVEY CORPORATION

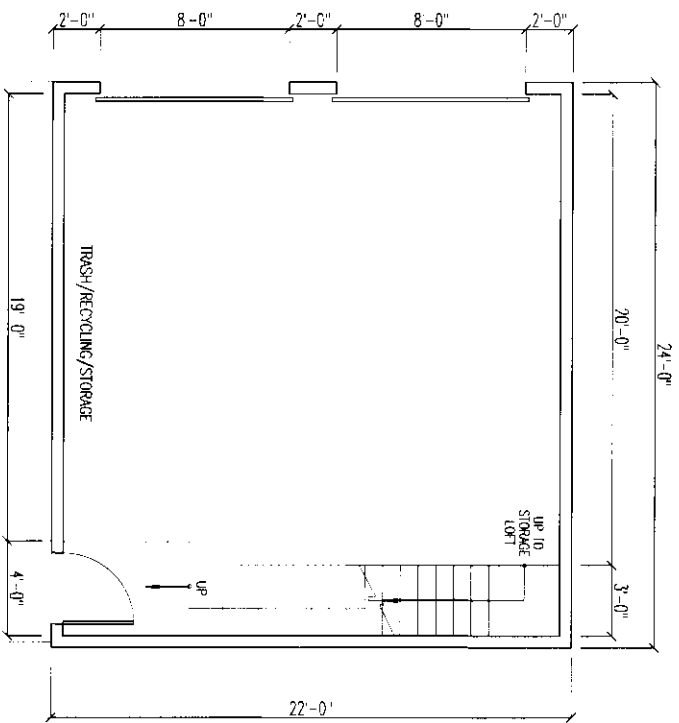
14 BROWN ST. – SALEM, MA
(978) 744-4800

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

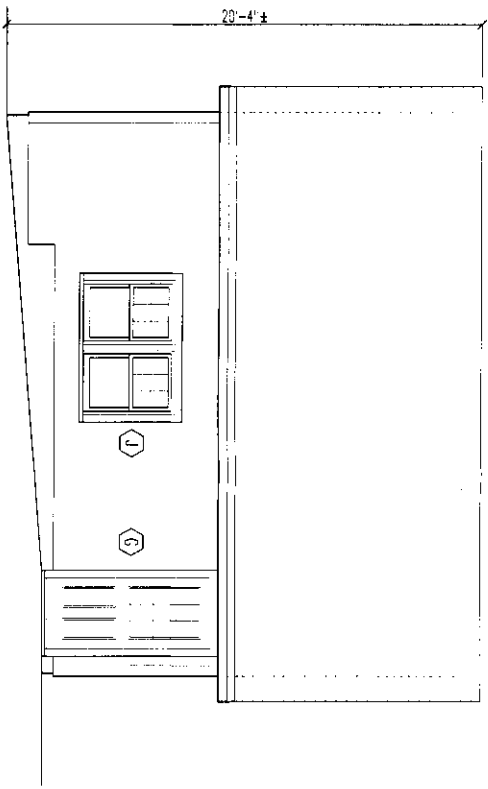
REVISED JULY 5, 2022

5315

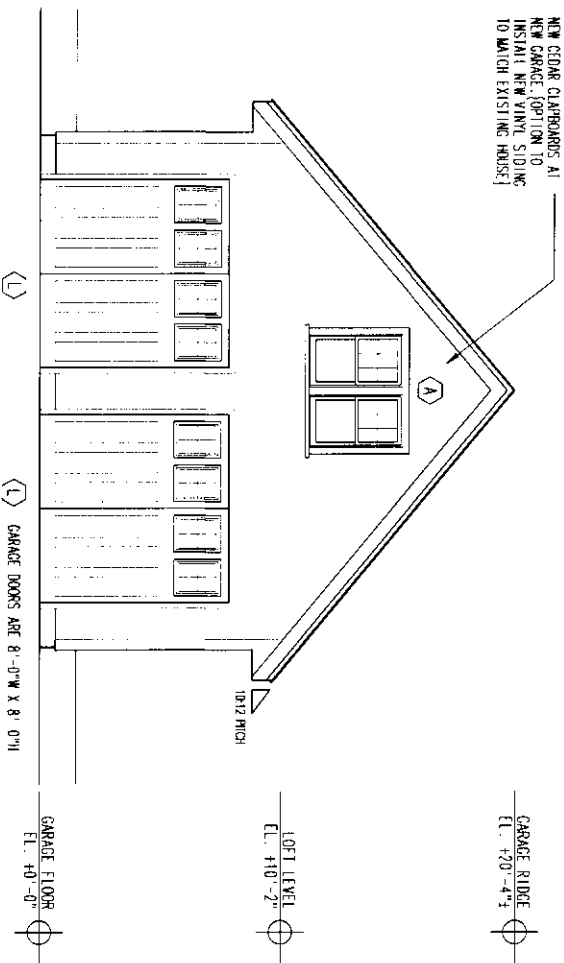




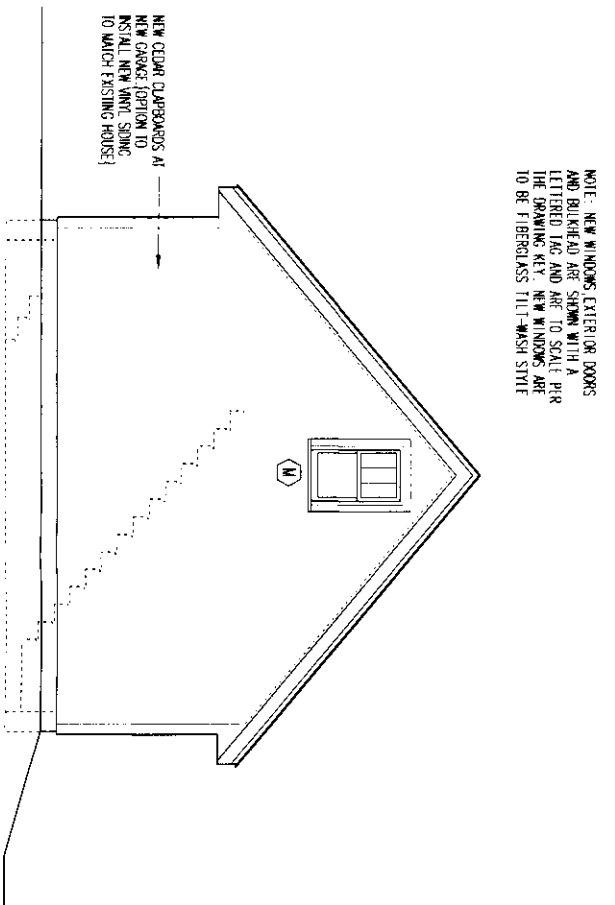
5 NEW GARAGE PLAN GRADE LEVEL
7/5/22



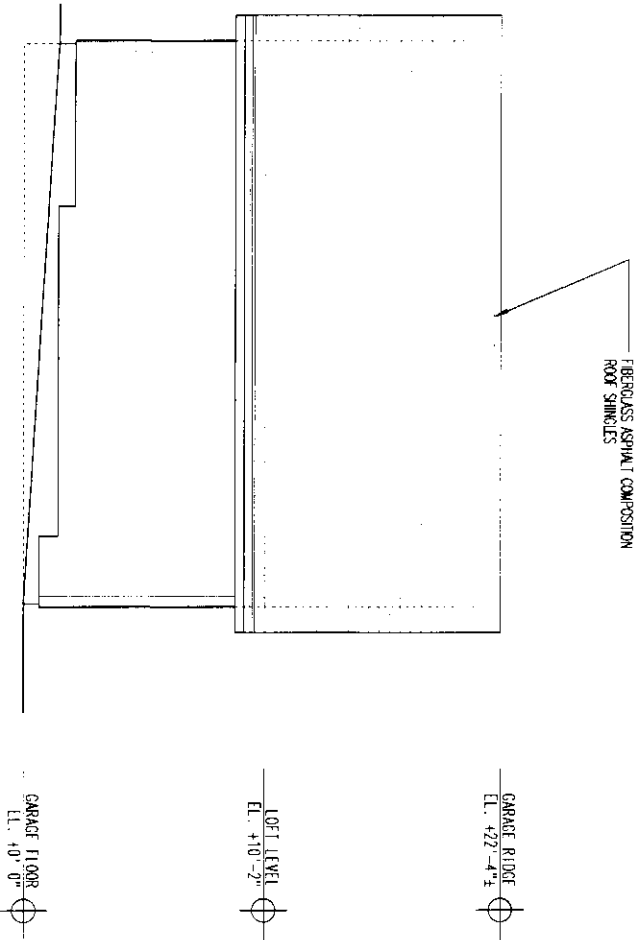
2 NEW GARAGE SOUTH SIDE ELEVATION
7/5/22



1 NEW GARAGE FRONT ELEVATION
7/5/22



3 NEW GARAGE REAR/EAST ELEVATION
7/5/22



4 NEW NORTH SIDE ELEVATION
7/5/22



DATE	REVISION	BY
3/14/22	ISSUED FOR OWNER'S REVIEW	DBG
3/21/22	ISSUED FOR SURVEY COORDINATION	DBG
4/12/22	ISSUED FOR ZBA REVIEW	DBG
7/5/22	UPDATED FOR ZBA REVIEW	DBG

PROPOSED CONDITIONS GARAGE ELEVATIONS		
PHELAN RESIDENCE RENOVATIONS		
SCALE: AS NOTED	DATE: 3/14/22	FILE NO: NEWLEV

D. BRUCE GREENWALD ARCHITECT
32 HIGH STREET MARBLEHEAD, MA 01945

PHELAN RESIDENCE
5 LAFAYETTE STREET
MARBLEHEAD, MA 01945

SHEET NO.

A-4