



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 OCT 19 PM 2:18

Town Clerk

Project Address 6 Atlantic Avenue

Assessor Map(s) 129 Parcel Number(s) 10 & 13

OWNER INFORMATION

Signature _____ date _____

Name (printed) Atlantic Mayflower Realty Trust

Address 6 Atlantic Avenue, Marblehead, MA 01945

Phone Numbers: home _____ work 781-608-3-57

E-mail julius@lokosrealty.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 10.12.23

Name (printed) JB Capital, LLC

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)

Grant of a Special Permit and/or Variance to allow for the change of the existing nonresidential use on the first floor to a combined nonresidential use on the first floor and six (6) dwelling units on the above two (2) floors located in the B 1 District.

- 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) 10-13-23

Reviewed by
Building Department
For Zoning Board
Of Appeals

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 6 Atlantic Avenue

Map(s) / Parcel(s) 129/10A & 13

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) nonresidential use

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes X No _____ (explain) _____

PROPOSED CHANGE OF USE

No _____ Yes X (explain) Combined nonresidential use with 6 residential units above

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)
- _____ 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)
- 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)

- 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)
- _____ 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)
- X 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 <u>X</u>	No _____

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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 10-13-23

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

Project Address 6 Atlantic Avenue

Map(s) / Parcel(s) 129/10A & 13

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	5,358	5,368
Area of features		
footprint of accessory building(s)	0	0
footprint of building	3,922	3,922
footprint of deck(s), porch(es), step(s), bulkhead(s)	0	0
number of required parking spaces <u>12</u> x (9' x 18' per space)	324	1,944
area of pond(s), or tidal area(s) below MHW	0	0
other areas (explain) _____	0	0
Sum of features = B	4,732	6,512
Net Open Area (NOA) = (A - B)	646	-1,144

GROSS FLOOR AREA (GFA)

accessory structure(s)	0	0
basement or cellar (area >5' in height)	0	0
1st floor (12' or less in height) NOTE: [for heights exceeding	3,922	3,922
2nd floor (12' or less in height) 12' see definition	3,581	3,585
3rd floor (12' or less in height) of STORY §200-7]	0	2,816
4th floor (12' or less in height)	0	0
attic (area >5' in height)	1,207	0
area under deck (if >5' in height)	0	0
roofed porch(es)	0	0
Gross Floor Area (GFA) = sum of the above areas	8,710	10,322

Proposed total change in GFA = (proposed GFA - existing GFA) = 1,612

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 18.5 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1: .15

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1: -52

This worksheet applies 1. plan by/dated Bloom Architecture/06/15/2023
to the following plan(s): 2. plan by/dated North Shore Survey 06/06/2023
3. plan by/dated _____

Building Official _____

Date 10-13-2023

Reviewed by
Building Department
For Zoning Board
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6 ATLANTIC AVE
7/13/23 20A SET

SHEET LIST	
A01	General Information
A02	Survey
A10	Demolition & Proposed Floor Plans
A11	Demolition & Proposed Floor Plans
A12	Demolition & Proposed Floor Plans
A21	Existing & Proposed Elevations
A22	Existing & Proposed Elevations
A23	Roofing

SCOPE OF WORK

THE SCOPE OF THE PROPOSED PROJECT IS TO CONVERT THE TWO-LEVEL FLORISS TO RESIDENTIAL USE, EXPANDING THE THIRD FLOOR, WHICH ADJACENTS IN THE FRONT AND A LOW-SLOPE ROOF IN THE REAR. THE COMMERCIAL STREET SIDE WILL BE REDUCED TO ACCOMMODATE A NEW PARKING AREA, ACCESSIBLE FROM THE ROAD.

THE NEW CONVERSION WILL CONFORM TO:

COMMERCIAL SPACE (B) IN: B

ONE (1) 20A, 644 sq. ft.
ONE (1) 20B, 644 sq. ft.
ONE (1) 20C, 1130 sq. ft.
ONE (1) 20D, 876 sq. ft.
ONE (1) 20E, 679 sq. ft.
ONE (1) 20F, 644 sq. ft.

6 PLANNING NOTES

PLANNING REVIEW COMMENTS:
7/13/23 20A SET - 13/2023
7/13/23 20B SET - 13/2023
7/13/23 20C SET - 13/2023
7/13/23 20D SET - 13/2023
7/13/23 20E SET - 13/2023
7/13/23 20F SET - 13/2023



AERIAL MAP VIEW



REAR VIEW



ATLANTIC AVE VIEW



NORTH-EAST APPROACH



SOUTH-EAST APPROACH

6 Atlantic Ave, Marblehead
OPEN AREA / GROSS FLOOR AREA WORKSHEET

District B1

	Required	Existing	Proposed	Notes
Min Lot Area (sq ft)	10,000 or 4,000/0.4	5368	NO CHANGE	existing non-conformity
Min Frontage (ft)	35	42.79	NO CHANGE	complies
Min Sideyard Front (ft)	NA	0.3	NO CHANGE	complies
Min Sideyard Rear (ft)	0	0	NO CHANGE	existing non-conformity
Min Open Area (sq ft)	NO CHANGE	33.4	NO CHANGE	existing non-conformity
Max Height (ft)	35	29.7	NO CHANGE	complies
OPEN AREA		Existing	Proposed	
Total lot area		5368	5368	
Area occupied by building		0	0	
Area occupied by accessory building(s)		3822	3822	
Area occupied by deck(s), porch(es), terrace(s), balcony(s), etc.		0	0	
Gross parking area(s) (sq ft) (per space)		162	162	note: no actual outdoor parking
Less porches		0	0	
Less total area(s) below M-W-W		0	0	
Other (typical)		0	0	
Sum of features		4084	4084	
NET OPEN AREA (NOA)		1284	1284	
GROSS FLOOR AREA (GFA)				
1st floor (12' or less in height)		0	0	
2nd floor (12' or less in height)		3822	3822	
3rd floor (12' or less in height)		3581	3584	
4th floor (12' or less in height)		2916	2916	
5th floor (12' or less in height)		1707	0	
Area under eave (if > 5' in height)		0	0	
Area under porch (if > 5' in height)		0	0	
TOTAL GROSS FLOOR AREA (GFA)		8710	10322	

REQUIRED MINIMUM OPEN AREA	29344
PROPOSED NET OPEN AREA	1284
PROPOSED TOTAL CHANGE IN GFA	1612
PROPOSED % CHANGE IN GFA	18.5%
Existing Ratio NOA/GFA	0.15
Proposed Ratio NOA/GFA	0.12

ZONING SET

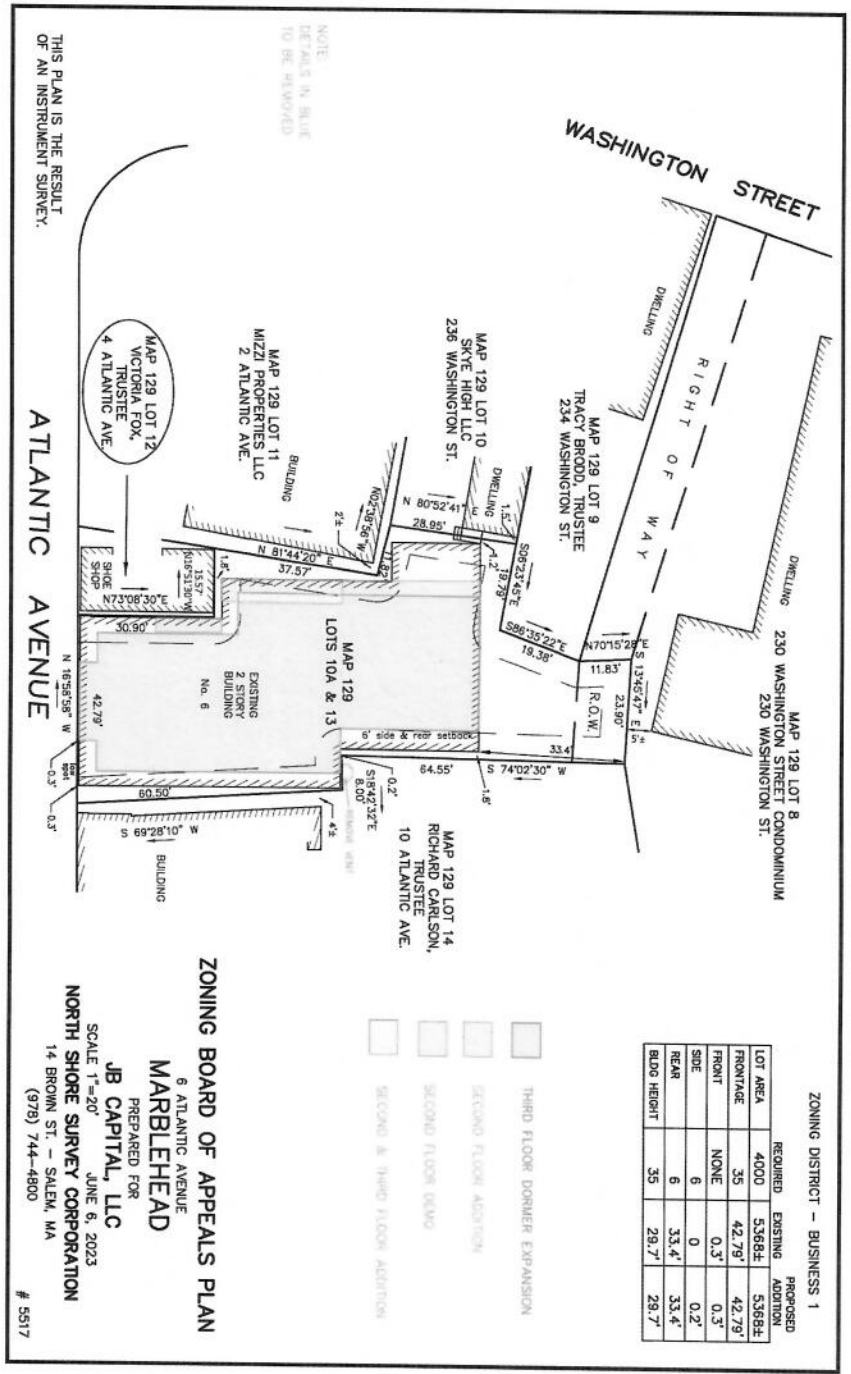
BLOOM
ARCHITECTURE
100 N. STATE ST. SUITE 100
BOSTON, MA 02109
617.661.1000

NOT FOR
CONSTRUCTION

ISSUE: ZONING SET
DATE: 6/15/23
SCALE:
General Information

ZONING DISTRICT - BUSINESS 1				
		REQUIRED	EXISTING	PROPOSED
				ADDITION
LOT AREA	4000	5,368.4	5,368.4	
FRONTAGE	35	42.79'	42.79'	
FRONT	NONE	0.3'	0.3'	
SIDE	6	0	0.2'	
REAR	6	33.4'	33.4'	
BUILD HEIGHT	35	29.7'	29.7'	

- ☐ THIRD FLOOR DORMER EXPANSION
- ☐ SECOND FLOOR ADDITION
- ☐ SECOND FLOOR DEMO
- ☐ SECOND & THIRD FLOOR ADDITION





1 Existing Front View

ZONING SET



2 Proposed Front View

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CONSTRUCTION

BLOOM
ARCHITECTURE
204 South Street, Suite 101
Boston, MA 02111
617.452.1000

ISSUE: ZONING SET
DATE: 6/19/23
SCALE:
Rendering

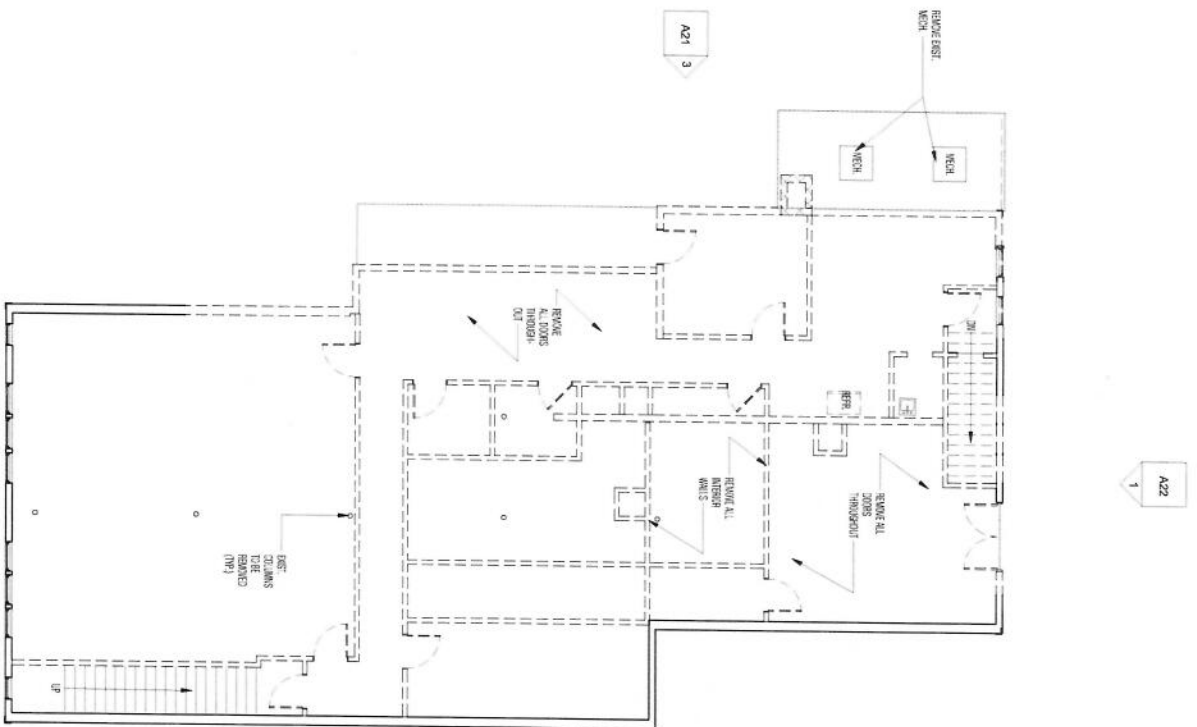
ALANITAM



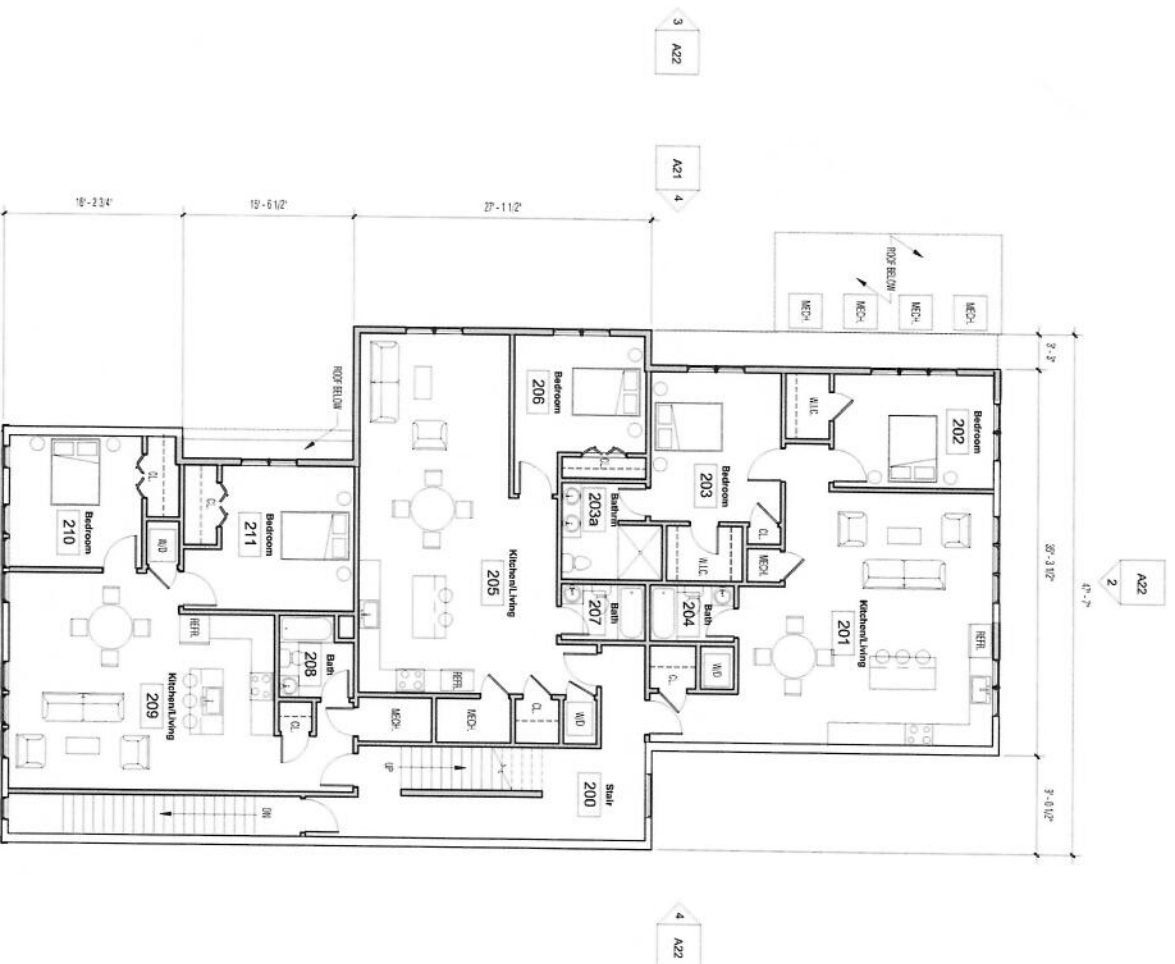
2
A21



ISSUE: ZONING SET
DATE: 6/15/23
SCALE: 1/8" = 1'-0"



1 Second Floor Demolition Plan
 1/8" = 1'-0"



2 Second Floor Proposed Plan
 1/8" = 1'-0"

NOT FOR
 CONSTRUCTION

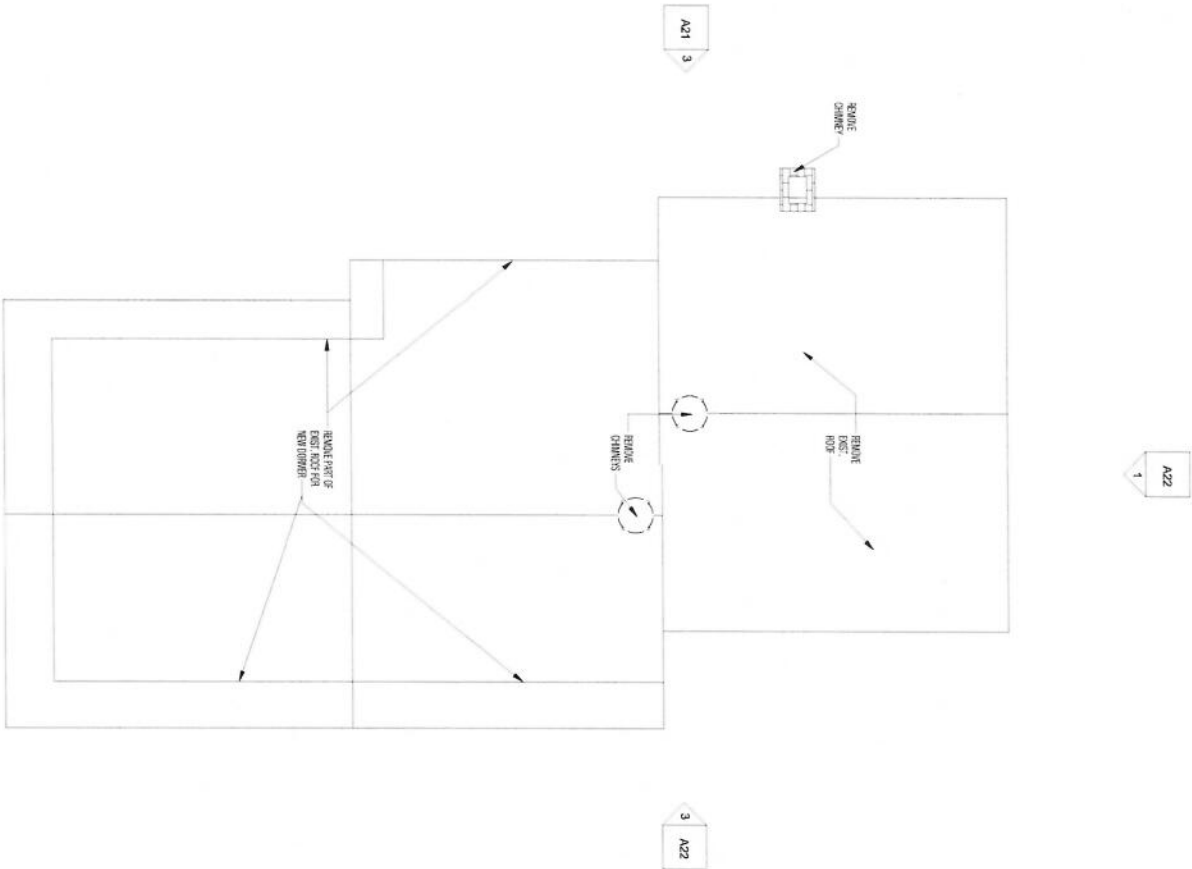
BLOOM
 ARCHITECTURE
 194 Newbury Street, Suite 100, Boston, MA 02116
 617.638.1000 | bloomarchitect.com

ZONING SET

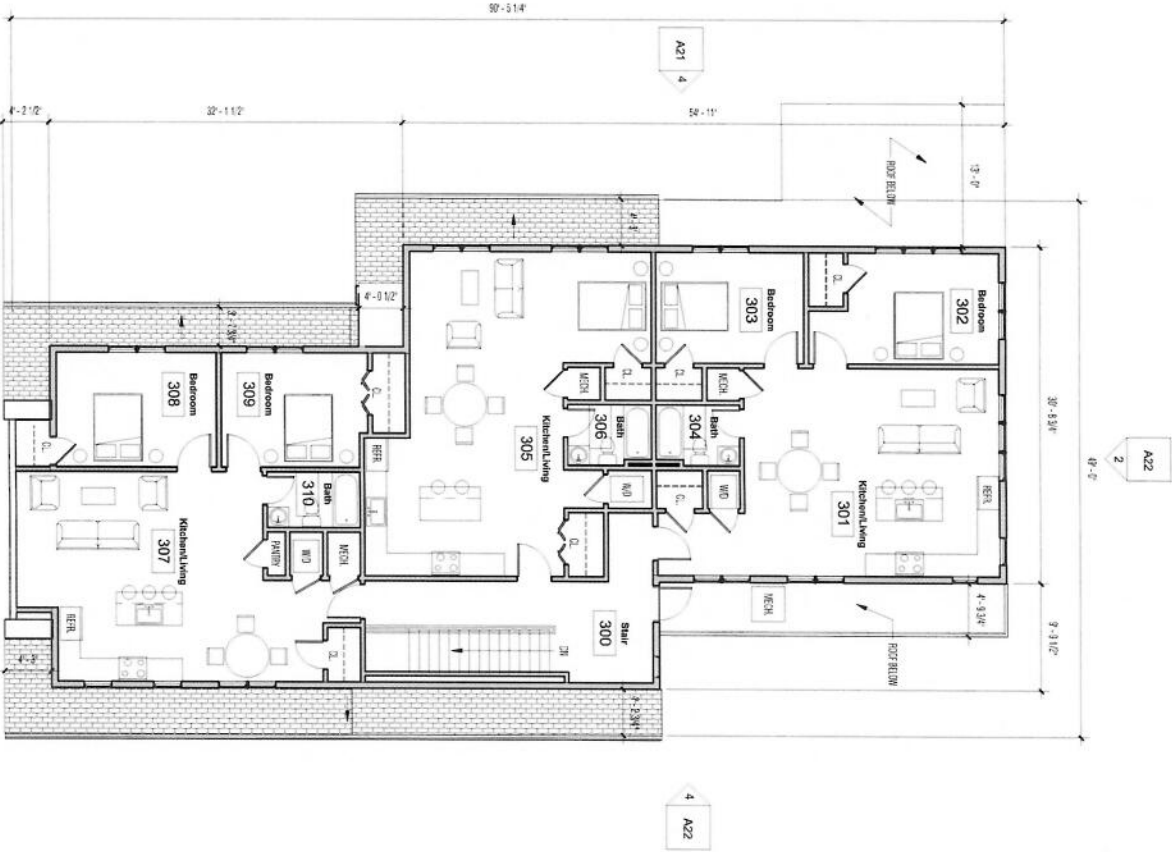
ISSUE: ZONING SET
 DATE: 6/15/23
 SCALE: 1/8" = 1'-0"

Demolition &
 Proposed Floor Plans

A11



1 Roof Demolition Plan
1/8" = 1'-0"



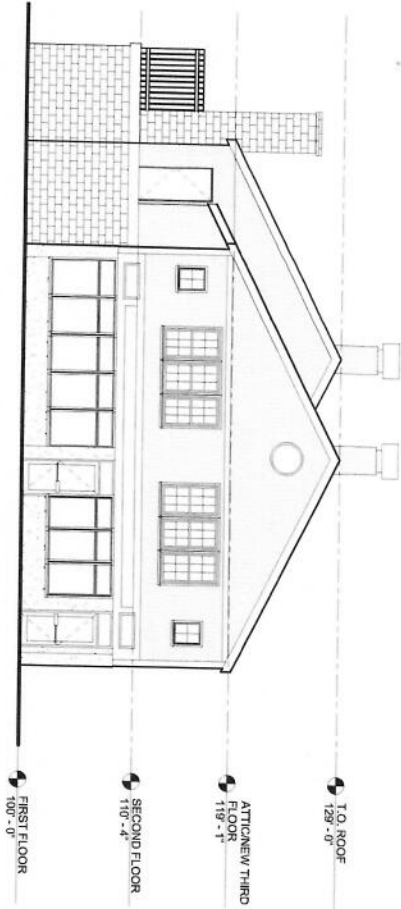
2 Third Floor Proposed Plan
1/8" = 1'-0"

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CONSTRUCTION

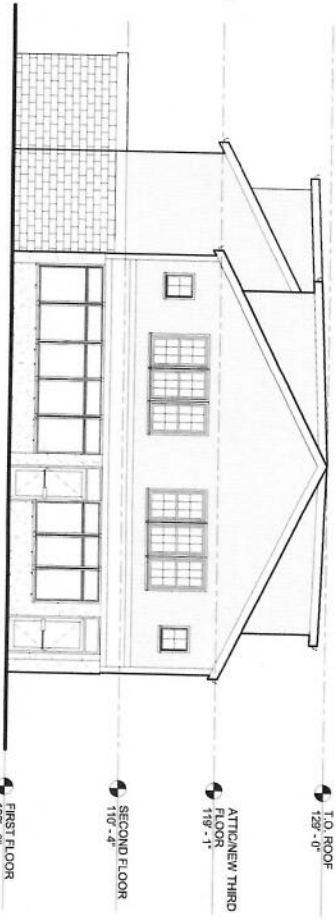
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ARCHITECTURE
2000 River Street Boston MA 02119
617-459-1000 BLOOMARCHITECTURE.COM

ZONING SET

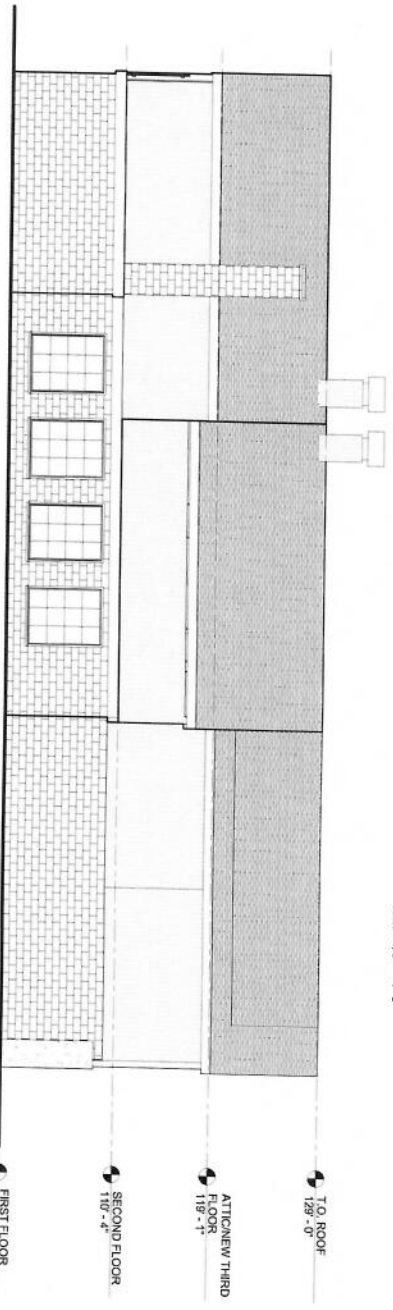
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SCALE: 1/8" = 1'-0"
Demolition &
Proposed Floor Plans



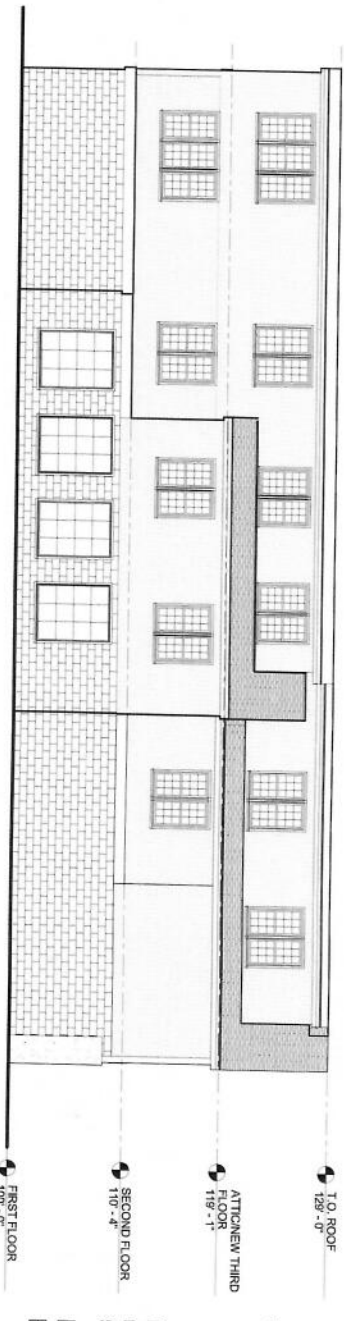
1 Existing Front (West) Elevation
1/8" = 1'-0"



2 Proposed Front (West) Elevation
1/8" = 1'-0"



3 Existing Left (North) Elevation
1/8" = 1'-0"



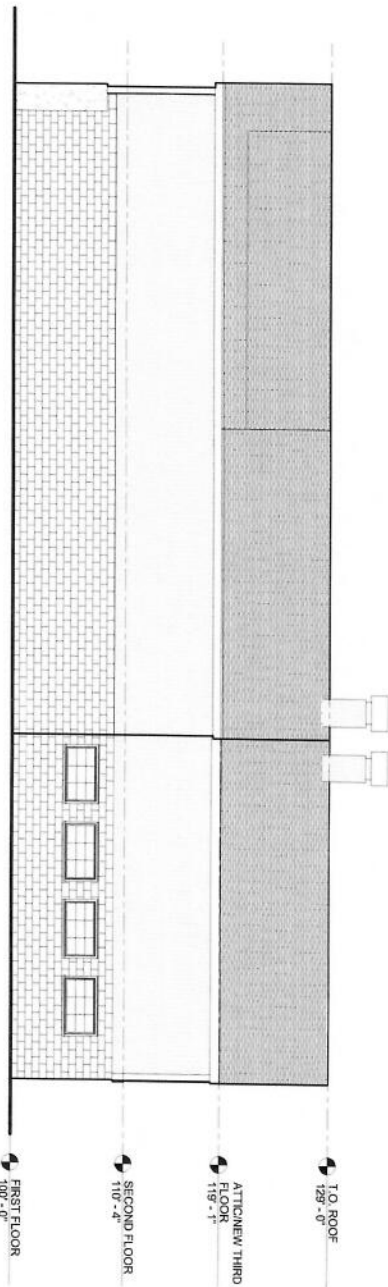
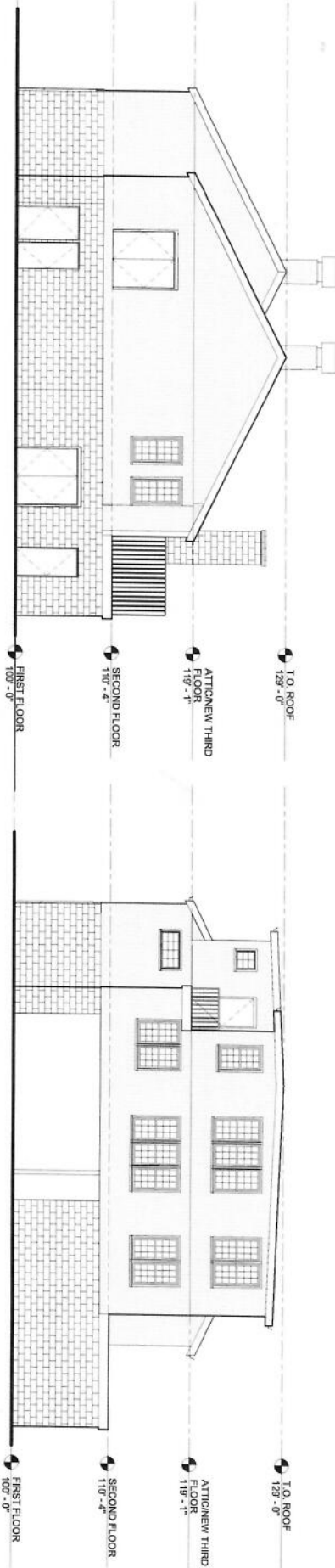
4 Proposed Left (North) Elevation
1/8" = 1'-0"

BLOOM
ARCHITECTURE
706 Irving Street, Suite 100, Methuen, MA 01844
603.428.1000
bloomarchitect.com

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ISSUE: ZONING SET
DATE: 6/15/23
SCALE: 1/8" = 1'-0"

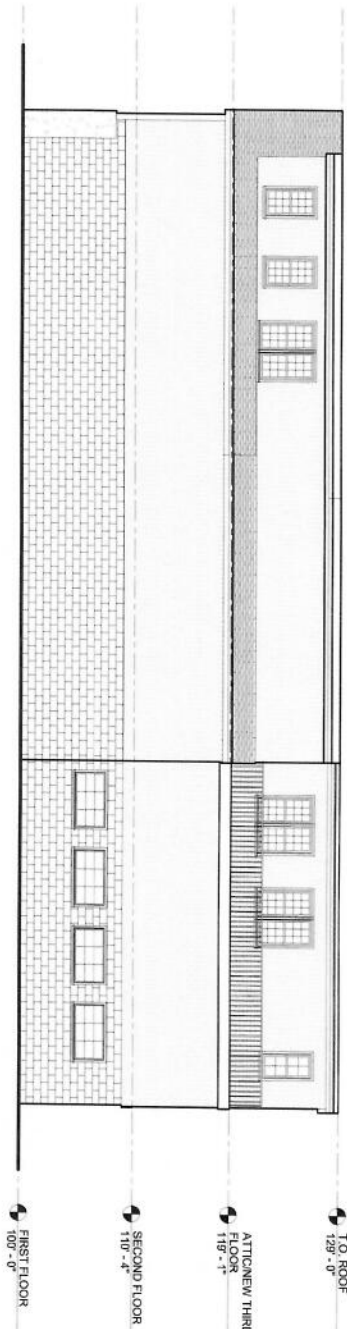
Existing & Proposed Elevations



ZONING SET

BLOOM
ARCHITECTURE
P.O. Box 2011, Middletown, MA 01930
617.639.6000

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CONSTRUCTION



SSIE: ZONING SET
DATE: 6/15/23
SCALE: 1/8" = 1'-0"
Existing & Proposed
Elevations