



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

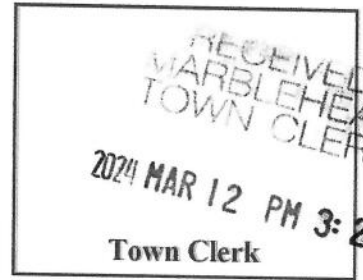
Revision Date: 12-02-20

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 6 Treat Road

Assessor Map(s) 63 Parcel Number(s) 63-33-0

OWNER INFORMATION

Signature Amelia Morrill date 3/12/24

Name (printed) Amelia Morrill

Address 6 Treat Road

Phone Numbers: home 401-480-8606 work _____

E-mail amelia.morrill@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____

Name (printed) _____

Address _____

Phone Numbers: home _____ work _____

E-mail _____ fax _____

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

With the bay bumpout: We're seeking additional usable interior space for our family. In order to make the proposed dining room bay usable, we would like to extend the existing line of the house. The existing site is small in terms of setbacks and is already non-confirming with nowhere to go. We are not proposing increasing the non-conformity in any substantial way. With the overhang: We're seeking a covered entry along the house, leading to the front door for weather protection and to denote which is the "front" of our house, which faces sideways on the lot.

- 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] 3-12-2024

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

Town of Marblehead
ZBA-APPLICATION

Revision Date: 12-02-2020

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Project Address 6 Treat Road

Map(s) / Parcel(s) 63-33-0

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) One-family dwelling

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

Yes No (explain)

PROPOSED CHANGE OF USE

No Yes (explain)

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes No

EXISTING 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)
- 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)
- 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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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

Yes No (explain)

Building Official

Date 3-12-2024

Town of Marblehead
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Revision Date: 12-02-2020

Project Address 6 Treat Road

Map(s) / Parcel(s) 63-33-0

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	7492	7492
Area of features		
footprint of accessory building(s)	144	144
footprint of building	1260	1322
footprint of deck(s), porch(es), step(s), bulkhead(s)		
number of required parking spaces <u>2</u> 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	1728	1790
Net Open Area (NOA) = (A - B)	5764	5702

GROSS FLOOR AREA (GFA)

accessory structure(s)	144	144
basement or cellar (area >5' in height)	675	675
1st floor (12' or less in height) <small>NOTE: [for heights exceeding</small>	520	582
2nd floor (12' or less in height) <small>12' see definition</small>	675	675
3rd floor (12' or less in height) <small>of STORY §200-7]</small>		
4th floor (12' or less in height)		
attic (area >5' in height)		
area under deck (if >5' in height)		
roofed porch(es)		
Gross Floor Area (GFA) = sum of the above areas	2014	2076

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	= 62
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA)	= 3 %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	= 2.86
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	= 2.75

This worksheet applies 1. plan by/dated Eck MacNeely Architects / 3/12/24
to the following plan(s): 2. plan by/dated Real Map Info / 3/12/24
3. plan by/dated _____

Building Official  Date 3-12-2024

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