



TOWN SEAL  
tel: 781-631-1529

fax: 781-631-2617

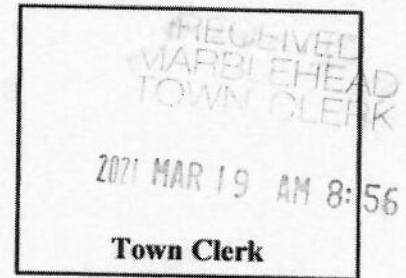
Revision Date: 12-02-20

# **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 73 Jersey Street

Assessor Map(s) 126

Parcel Number(s) 20

### **OWNER INFORMATION**

Signature [Signature]

date 3-17-21

Name (printed) Tristan W. Benoit

Address 73 Jersey Street, Marblehead MA 01945

Phone Numbers: home 617-549-5974

work 617-549-5974

E-mail tbenoit@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)

I am seeking permission to build a 8x14 shed. The proposed location would run parallel to the property line shared with 75 Jersey Street and 3 feet in from the property line thus within the sideyard setback. It would be a gray antique saltbox style shed constructed by Reeds Ferry Sheds. Building Specs and pictures are 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).

### **REQUIRED SIGNATURES**

1. Building Commissioner (pages 1, 2 and 3) [Signature]

3-17-2021

2. Town Clerk's stamp (upper right corner)

View Bylaws - (Chapter 200, Zoning) - online at:

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

**Town of Marblehead**  
**ZBA-APPLICATION**  
Page 2 of 3

Revision Date: 12-02-2020

Project Address 73 Jersey Street

Map(s) / Parcel(s) 126/20

**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 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**

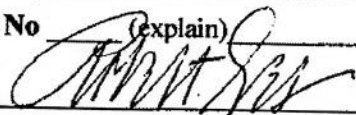
Conservation Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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Building Department  
For Zoning Board  
Of Appeals

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

Building Official



Date 3-17-2021

**Town of Marblehead**  
**ZBA-APPLICATION**  
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 73 JERSEY ST.

Map(s) / Parcel(s) 126/20

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

Area of features

footprint of accessory building(s)

footprint of building

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

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

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

other areas (explain) \_\_\_\_\_

Sum of features = B

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

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

basement or cellar (area >5' in height)

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

2nd floor (12' or less in height)

12' see definition

3rd floor (12' or less in height)

of STORY §200-7]

4th floor (12' or less in height)

attic (area >5' in height)

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area under deck (if >5' in height)

roofed porch(es)

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

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

= 112

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

= 3.09 %

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

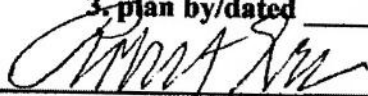
= 3.07

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

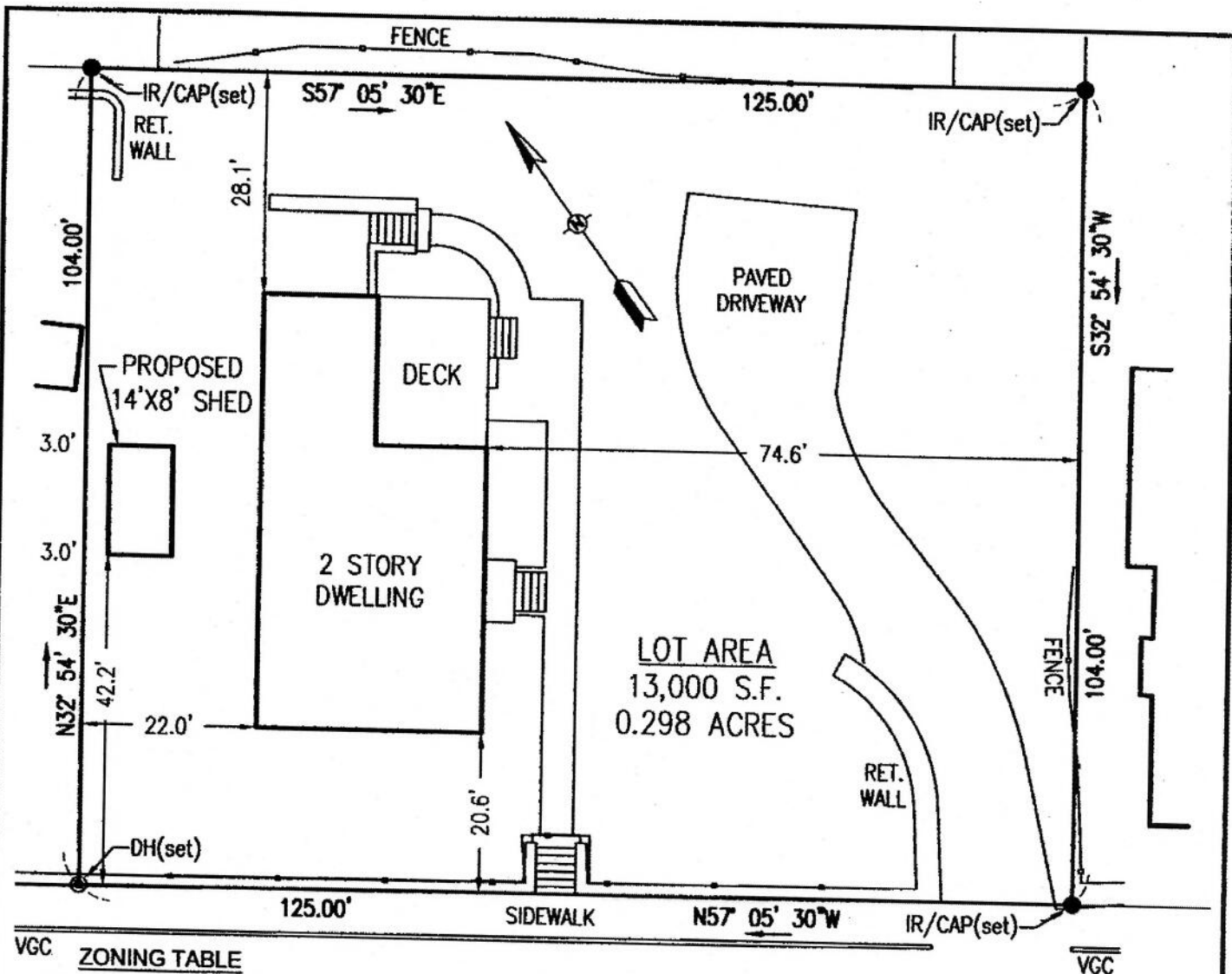
= 2.94

This worksheet applies 1. plan by/dated HAWTHORNE LAND SURVEYING 3/16/21  
 to the following plan(s): 2. plan by/dated REEDS FERRY PHOTO 3/17/21  
 3. plan by/dated \_\_\_\_\_

Building Official



Date 3-17-2021



# **ZONING TABLE**

ZONING DISTRICT: SR (SINGLE RESIDENCE)

## **DIMENSIONAL REGULATIONS**

MIN. LOT FRONTAGE:	100 S.F.
MIN. LOT AREA:	10,000 S.F.
MIN. OPEN AREA:	3,632 S.F.
EXIST. OPEN AREA:	9,857 S.F.
PROP. OPEN AREA:	9,745 S.F.

## **MIN. SETBACK REGULATIONS**

FRONT YARD:	20 FEET
SIDE YARD:	15 FEET
REAR YARD:	15 FEET

# **JERSEY STREET**

REFERENCES:

ESRD DEED BOOK 35416 PAGE 464

**PLAN SCALE**  
1 inch = 20 ft.

IR/CAP(set)

DH(set)

STK(set)

WOODEN STAKE SET ON PROPERTY LINE

## **LEGEND**

IRON ROD W/CAP SET

DRILL HOLE SET

OWNER:

TRISTAN BENOIT &  
KATHERINE BENOIT  
73 JERSEY STREET  
MARBLEHEAD, MA 01945

PLAN TITLE:

**CERTIFIED PLOT PLAN**  
73 JERSEY STREET  
MARBLEHEAD, MASSACHUSETTS

PREPARED BY:

**HAWTHORNE LAND SURVEYING SERVICES, INC.**  
11 RIVER DRIVE, UNIT D  
DANVERS, MASSACHUSETTS

TEL.: (978) 500-0394

website: [www.hawthornesurvey.com](http://www.hawthornesurvey.com)

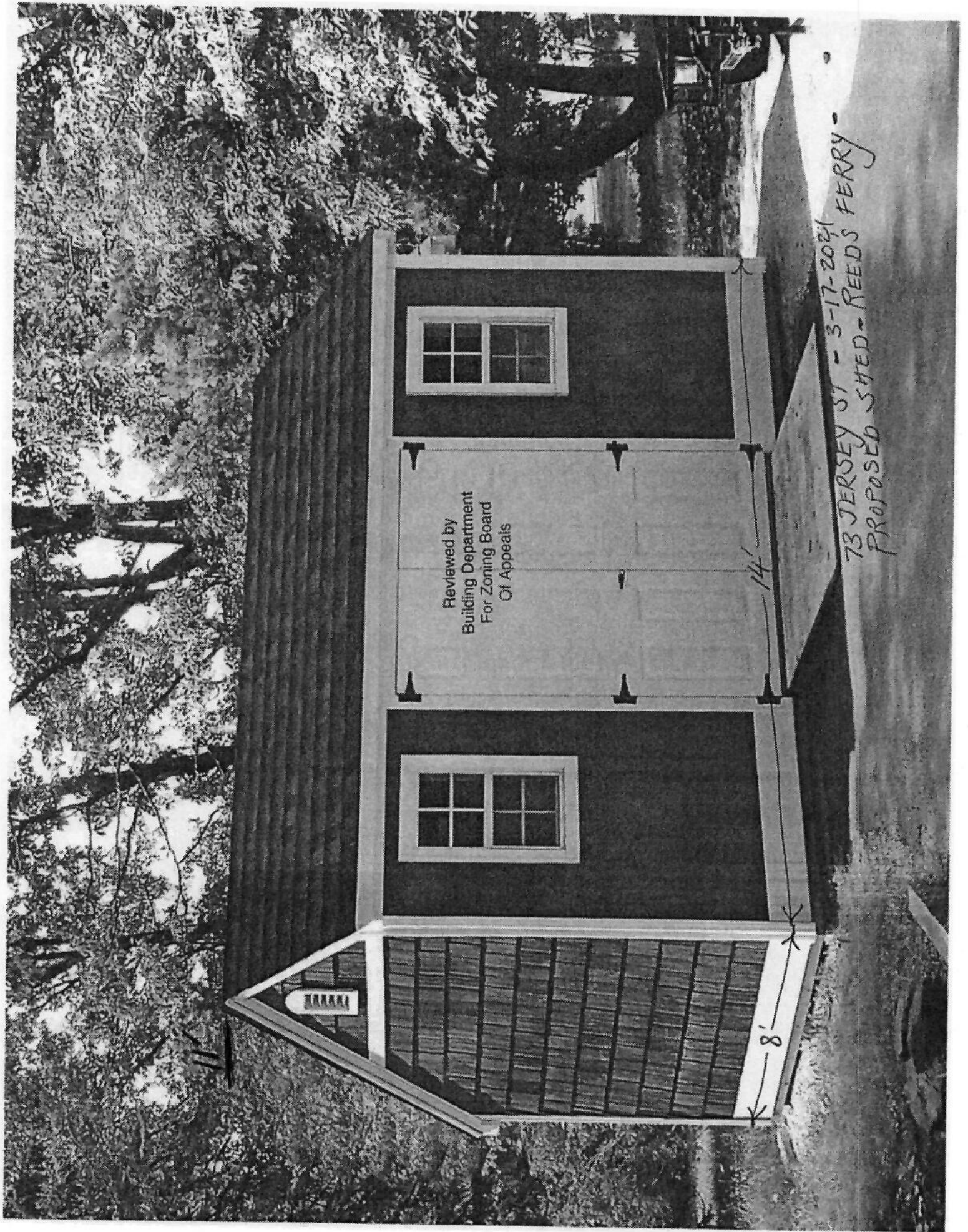
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ON THE GROUND INSTRUMENT SURVEY AND THE LOCATIONS SHOWN HEREON ARE AS FOUND AS OF THE DATE OF SURVEY.

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals



**DATE:**  
3/16/2021





Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

73 JERSEY ST - 3-17-2021  
PROPOSED SHED - REEDS FERRY

8'

14'