



TOWN SEAL  
tel: 781-631-1529

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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

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2023 SEP 12 PM 3:38  
Town Clerk 38

Project Address 20 Euclid Ave Marblehead MA 01945

Assessor Map(s) Map 34 Parcel Number(s) Lot 12

### OWNER INFORMATION

Signature \_\_\_\_\_ date 9/1/23

Name (printed) Kevin Wojtas and Caroline Wojtas

Address 20 Euclid Ave

Phone Numbers: home 773 490 7871 work NA

E-mail KelWojtas@gmail.com fax NA

### APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 9/1/2023

Name (printed) John Fedz

Address 8 Euclid Ave Marblehead MA 01945

Phone Numbers: home NA work 781-635-3936

E-mail john@greatbryczbinets.com fax NA

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

construct a two story garage and bedroom addition. within the rear  
yard setback exceeding 10% expansion limit on a lot with less.  
than the required rear and rear yard setback

- 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) 9-11-23

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

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

Project Address 20 EUCLID AVE Map(s) / Parcel(s) 34/12  
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

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

Yes X No        (explain) approved 8/21/2001

PROPOSED CHANGE OF USE

No X Yes        (explain) slight area of kitchen extends over rear setback

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)  
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)  
       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)  
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 <u>      </u>	No <u>X</u>
Historic District Commission	Yes <u>      </u>	No <u>X</u>
Planning Board	Yes <u>      </u>	No <u>X</u>

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

Yes ✓ No        (explain)       

Building Official [Signature] Date 9-11-23

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

Project Address 20 EUCLID AVE

Map(s) / Parcel(s) 34/12

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

6969

6969

Area of features

footprint of accessory building(s)

—

—

footprint of building

1069

1516

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

92

92

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

1485

1932

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

5484

5037

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

—

—

basement or cellar (area >5' in height)

621

621

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

1069

1477

2nd floor (12' or less in height)

12' see definition

775

1208

3rd floor (12' or less in height)

of STORY §200-7]

—

—

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

2465

3306

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

= 841

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

= 34.11 %

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

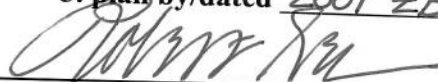
= 2.22

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

= 1.52

This worksheet applies 1. plan by/dated Nº SHORE SURVEY 8-29-2023  
to the following plan(s): 2. plan by/dated JOHN FEDUS-Nº SHORE DSN. 9-1-2023  
3. plan by/dated 2001 ZBA APPLICATION 6-1-2001

Building Official



Date 9-11-2023

Reviewed by  
Building Department  
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