



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

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Town Clerk

Project Address 55 Gregory Street

Assessor Map(s) 114 Parcel Number(s) 78

OWNER INFORMATION

Signature _____ date _____

Name (printed) Steven Timmons

Address 55 Gregory Street , Marblehead, MA 01945

Phone Numbers: home 908-296-3000 work _____

E-mail smtimmons59716@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 6/22/22

Name (printed) Steven Timmons

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)

Special Permit to construct a detached garage on a lot with less than the required lot area
and open area in a central residence 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)

Reviewed by
Building Department
For Zoning Board
Of Appeals
[Signature]

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

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 55 Gregory Street

Map(s) / Parcel(s) 114/78

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

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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 6-22-22

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ZBA-APPLICATION
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Project Address 55 Gregory Street

Map(s) / Parcel(s) 114/78

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	5070	5070
Area of features		
footprint of accessory building(s)	0	364
footprint of building	1,199	1,199
footprint of deck(s), porch(es), step(s), bulkhead(s)	128	128
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	0	0
other areas (explain) _____	0	0
Sum of features = B	1651	2015
Net Open Area (NOA) = (A - B)	3419	3055

GROSS FLOOR AREA (GFA)

accessory structure(s)	0	364
basement or cellar (area >5' in height)	1,082	1,082
1st floor (12' or less in height) NOTE: [for heights exceeding	1,082	1,082
2nd floor (12' or less in height) 12' see definition	816	816
3rd floor (12' or less in height) of STORY §200-7]	0	0
4th floor (12' or less in height)	0	0
attic (area >5' in height)	0	0
area under deck (if >5' in height)	0	0
roofed porch(es)	128	128
Gross Floor Area (GFA) = sum of the above areas	3,108	3,472

Proposed total change in GFA = (proposed GFA - existing GFA) = 364

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 12 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1:1.10

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1: .88

This worksheet applies 1. plan by/dated Steven Timmons/6/21/22

to the following plan(s): 2. plan by/dated North Shore Survey / 05/24/2022

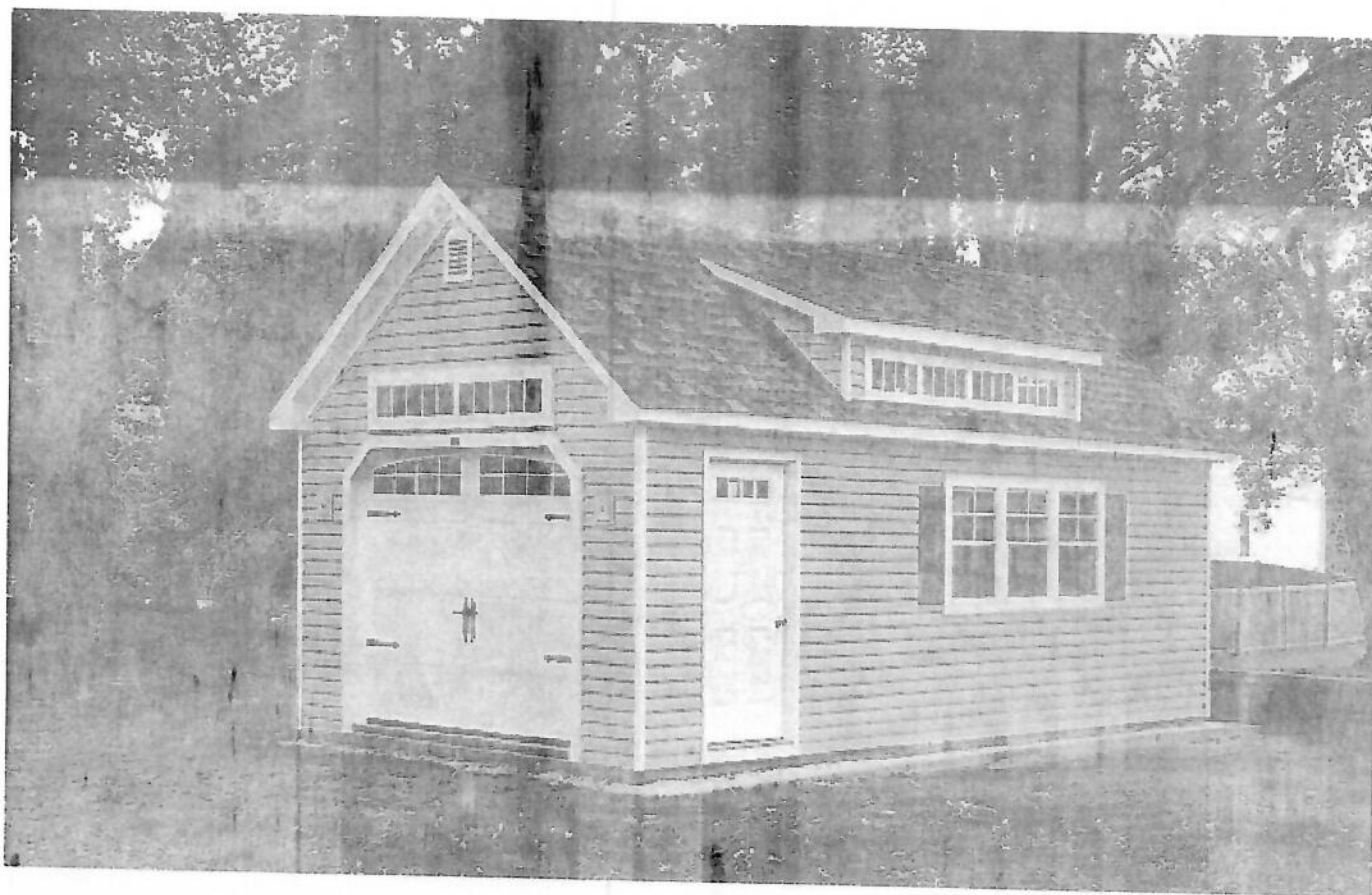
3. plan by/dated _____

Building Official _____

Reviewed by
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Of Appeals

Date 6-22-22

114/78



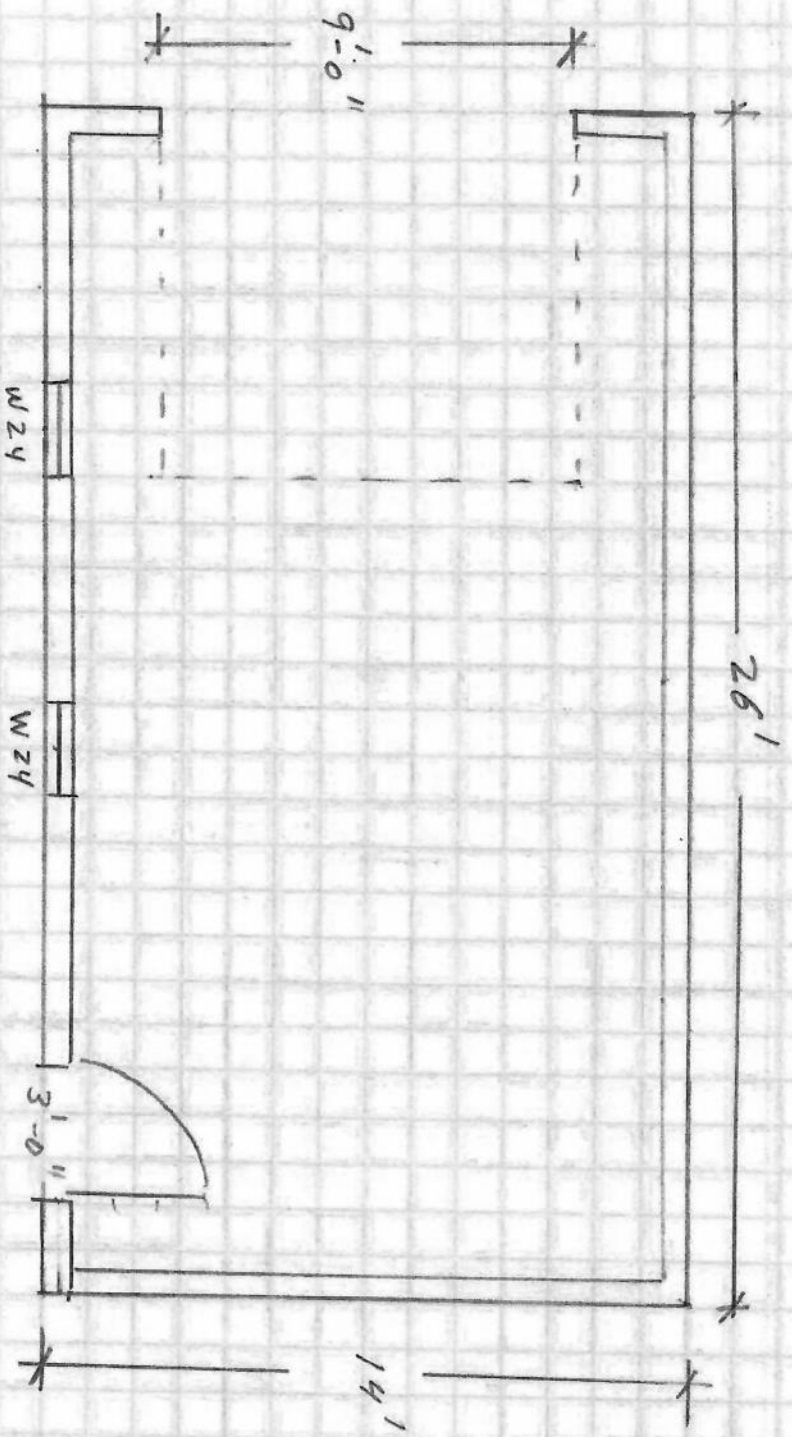
PROPOSED ACCESSORY BUILDING

55 GREGORY STREET

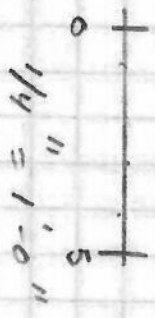
NTS

6-2022

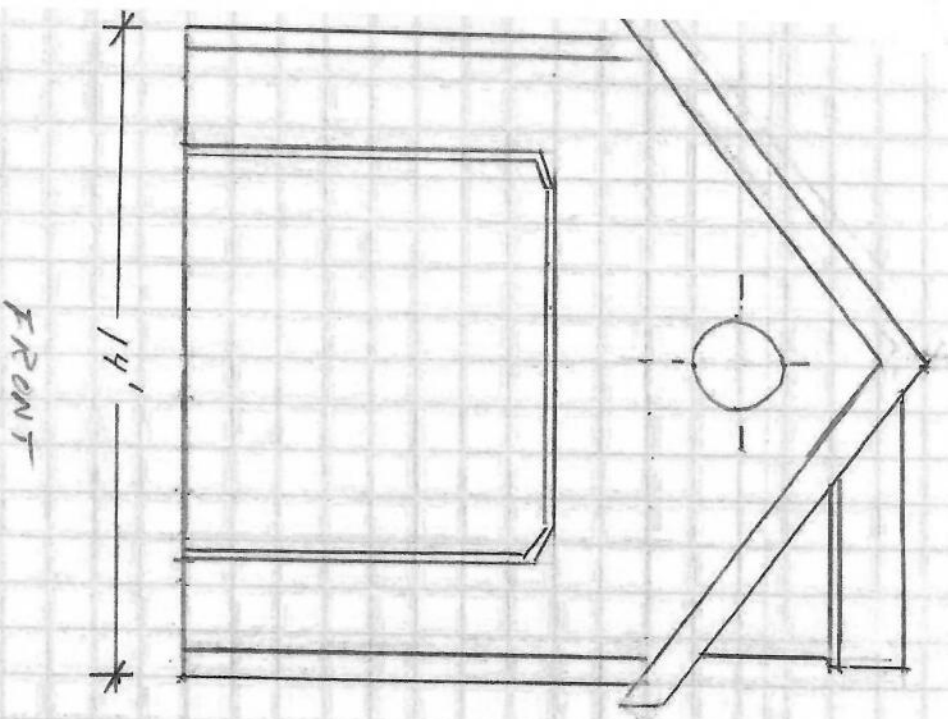
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FLOOR PLAN



55 GREGORY ST
MARBLEHEAD MA
14X26 GARAGE
3/3

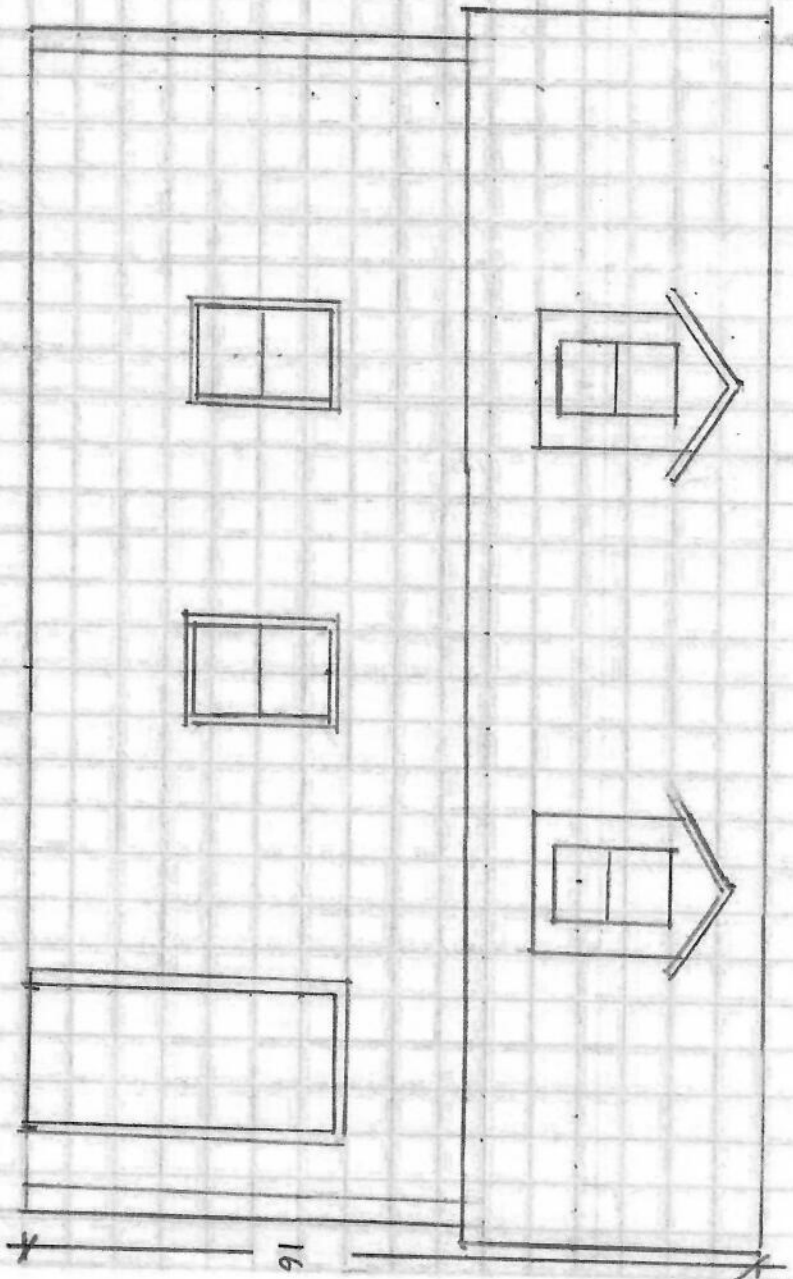


FRONT

14'



26'



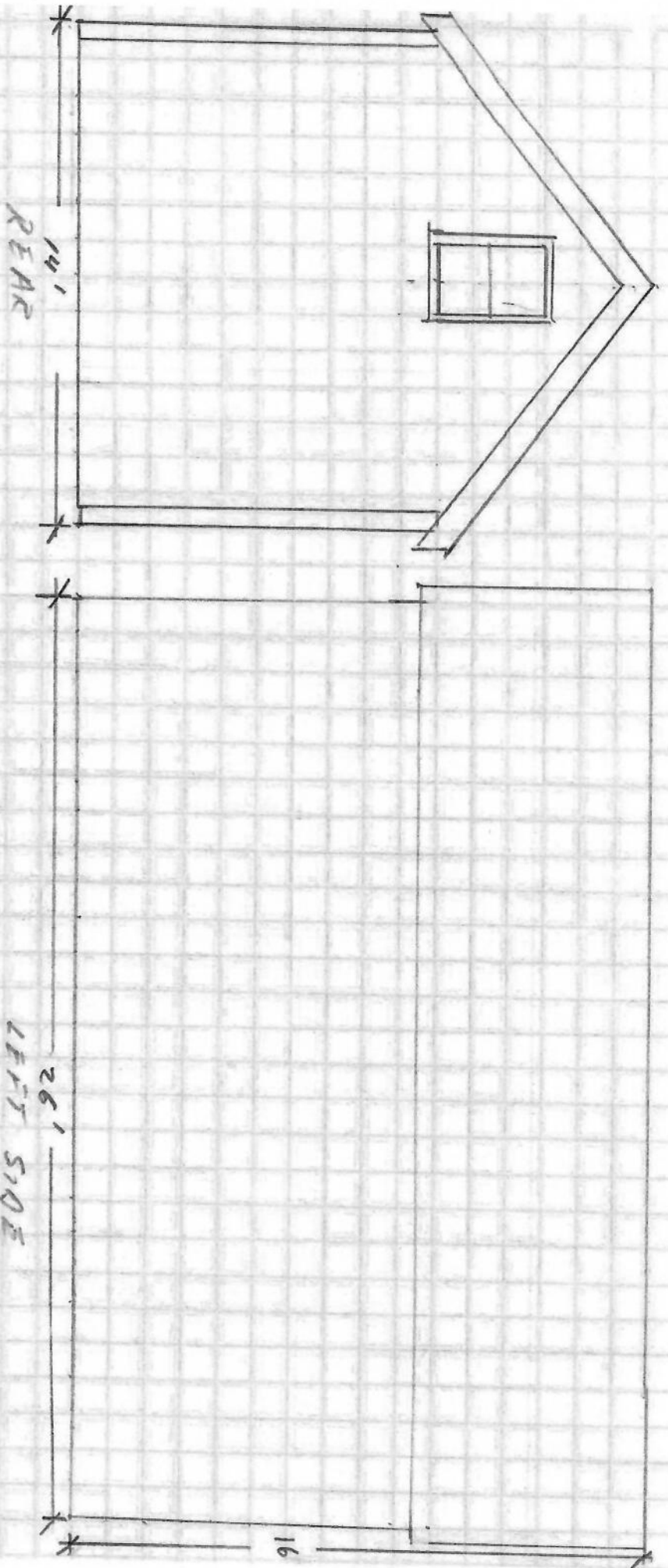
RIGHT SIDE

0 5
1/4" = 1'-0"

55 GREGORY ST
MARBLEHEAD, MA.

14 X 26 GARAGE

1/3



55 GREGORY ST
MARBLEHEAD MA
14x26 GARAGE
2/3