



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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2021 MAR 24 PM 4:30

Town Clerk

Project Address 62 Rockway Avenue

Assessor Map(s) 10 Parcel Number(s) 26

### **OWNER INFORMATION**

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) Scot Yount Sarah Magazine-Yount

Address 62 Rockway Avenue, Marblehead, MA 01945

Phone Numbers: home 617-470-6755 work \_\_\_\_\_

E-mail sarahmagazine62@gmail.com fax \_\_\_\_\_

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

Signature \_\_\_\_\_ date 3/22/21

Name (printed) Scot Yount & Sarah Magazine-Yount

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 one story addition to the existing single family dwelling on a lot  
with less than the required lot area, front, side and rear yard setbacks located in  
the single 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) \_\_\_\_\_

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

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

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**Project Address** 62 Rockway Avenue **Map(s) / Parcel(s)** 10/26

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

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Of Appeals

No X Yes \_\_\_\_\_ (explain)

**No Existing Dimensional Non-conformities**

### **No New Dimensional Non-conformities**

<b>Conservation Commission</b>	Yes _____	No _____	X _____
<b>Historic District Commission</b>	Yes _____	No _____	X _____
<b>Planning Board</b>	Yes _____	No _____	X _____

Yes ☒ No ☐ (explain)

Date 3-24-2021

**Town of Marblehead**  
**ZBA-APPLICATION**  
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Reviewed by  
 Building Department  
 For Zoning Board  
 Of Appeals  
 Revision Date: 12-02-2020

Project Address 62 Rockaway Avenue Map(s) / Parcel(s) 10/26

**NET OPEN AREA (NOA)**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Lot area = A	6,367	6,367
Area of features		
footprint of accessory building(s)	0	0
footprint of building	1,463	1,647
footprint of deck(s), porch(es), step(s), bulkhead(s)	36	36
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	1,823	2,007
Net Open Area (NOA) = (A - B)	4,544	4,360

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	0	0
basement or cellar (area >5' in height)	850	850
1st floor (12' or less in height) NOTE: [for heights exceeding	1,463	1,647
2nd floor (12' or less in height) 12' see definition	884	884
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)	476	476
area under deck (if >5' in height)	0	0
roofed porch(es)	0	0
Gross Floor Area (GFA) = sum of the above areas	3,673	3,857

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 184

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 5 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 1.24

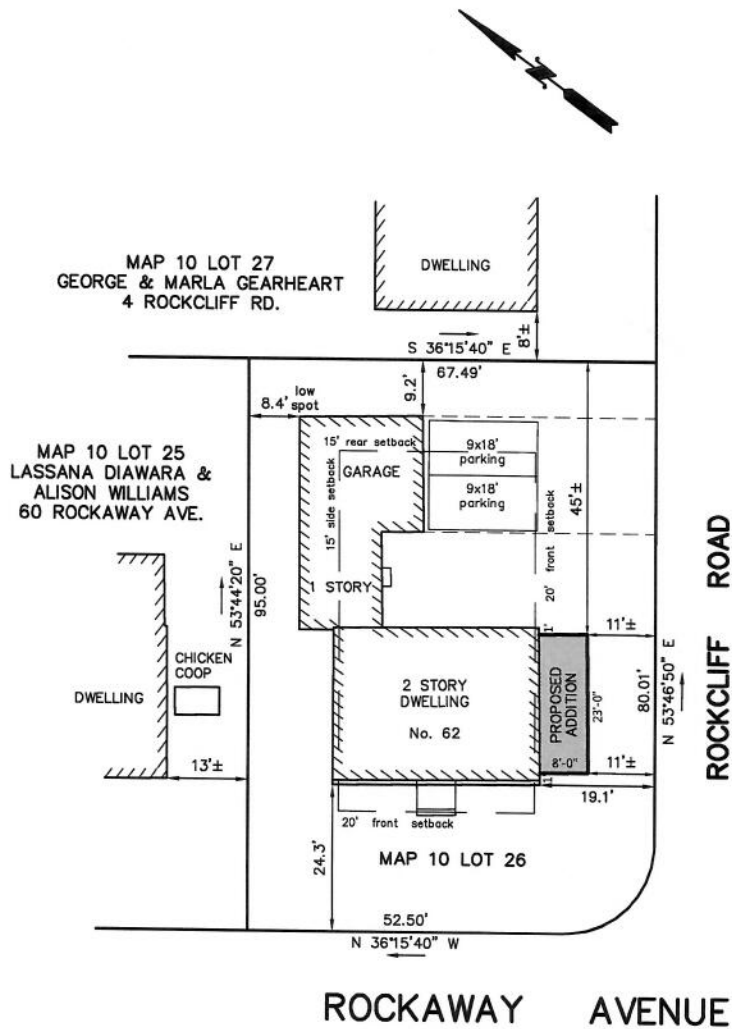
**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 1.13

This worksheet applies 1. plan by/dated Susan Koelle Architect - 3/15/21  
 to the following plan(s): 2. plan by/dated North Shore Survey 2-17-2021  
 3. plan by/dated \_\_\_\_\_

Building Official  Date 3-24-2021

ZONING DISTRICT - SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	6367±	6367±
FRONTAGE	100	52.50'	52.50'
FRONT	20	19.3'	11'±
SIDE	15	8.4'	N/A
REAR	15	9.2'	15'±
BLDG HEIGHT	35	28.5'±	28.5'±



ZONING BOARD OF APPEALS PLAN

62 ROCKAWAY AVENUE

MARBLEHEAD

PROPERTY OF

SCOT YOUNT & SARAH MAGAZINE-YOUNT

SCALE 1"=20' FEBRUARY 17, 2021

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

THIS PLAN IS THE RESULT  
OF AN INSTRUMENT SURVEY.

# 5123