



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**

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2023 MAY 15 PM 1:22

Town Clerk

Project Address 71 Jersey Street

Assessor Map(s) 126 Parcel Number(s) 38C & 21

### **OWNER INFORMATION**

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

Name (printed) Caroline and John Clark

Address 71 Jersey Street, Marblehead, MA 01945

Phone Numbers: home 413-575-4585 work \_\_\_\_\_

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

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

Signature [Signature] date 5.15.23

Name (printed) Caroline and John Clark

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 deck at the rear of the dwelling on a lot with less than the required lot area, frontage, lot width and front and side yard setback.

The proposed deck will be within the side 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) 5/15/23

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 71 Jersey Street

Map(s) / Parcel(s) 126/38C & 21

**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"/>

Reviewed by  
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 5/15/23

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

Project Address 71 Jersey Street

Map(s) / Parcel(s) 126/38C & 21

**NET OPEN AREA (NOA)**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Lot area = A	9,348	9,348
Area of features		
footprint of accessory building(s)	0	0
footprint of building	1,588	1,588
footprint of deck(s), porch(es), step(s), bulkhead(s)	66	364
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	1,978	2,276
Net Open Area (NOA) = (A - B)	7,370	7,072

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	0	0
basement or cellar (area >5' in height)	785	785
1st floor (12' or less in height) NOTE: [for heights exceeding	1,588	1,588
2nd floor (12' or less in height) 12' see definition	1,537	1,537
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)	425	425
area under deck (if >5' in height)	0	0
roofed porch(es)	10	10
Gross Floor Area (GFA) = sum of the above areas	4,345	4,345

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 0

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 0 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 1: 1.7

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 1: 1.63

This worksheet applies 1. plan by/dated Susan Koelle Architect 5/11/2023

to the following plan(s): 2. plan by/dated North Shore Survel/ 4/27/2023

3. plan by/dated \_\_\_\_\_

Building Official \_\_\_\_\_

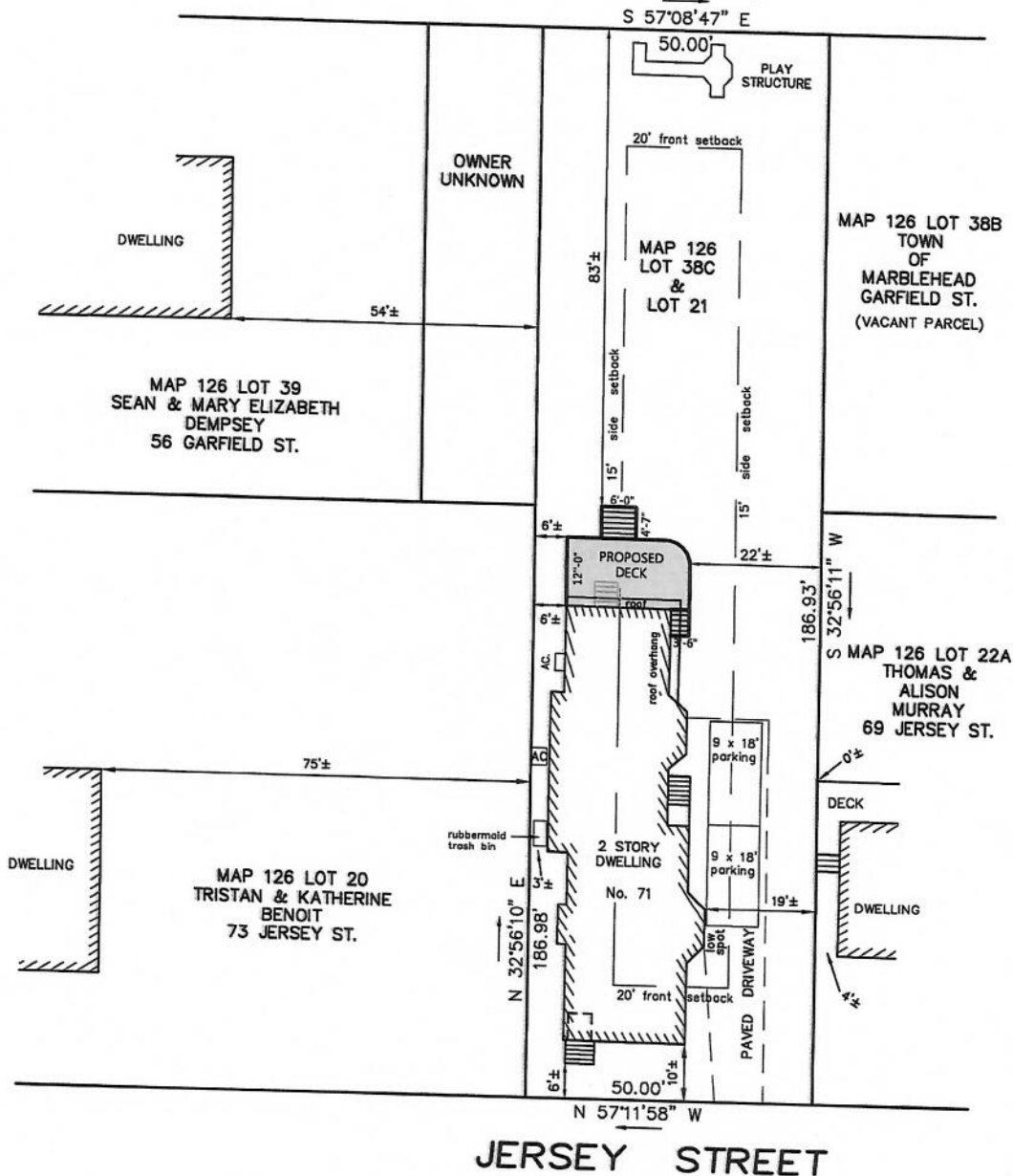
Date 5/15/23

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# ZONING DISTRICT - SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED DECK
LOT AREA	10000	9348±	9348±
FRONTAGE	100	50.00'	50.00'
FRONT	20	6'±	83'±
SIDE	15	3'±	6'±
REAR	15	N/A	N/A
BLDG HEIGHT	35	33.5'±	33.5'±

## GARFIELD STREET (UNCONSTRUCTED STREET ADJOINING LOCUS)



DETAILS IN BLUE  
TO BE REMOVED



## ZONING BOARD OF APPEALS PLAN

71 JERSEY STREET

MARBLEHEAD

PROPERTY OF

CAROLINE & JOHN CLARK

SCALE 1"=20' APRIL 27, 2023

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

# 2035

# 71 JERSEY STREET - NEW DECK MARBLEHEAD, MA

ISSUED FOR ZBA REVIEW

## ZONING REQUIREMENTS FOR SINGLE FAMILY HOUSE IN SINGLE RESIDENCE DISTRICT

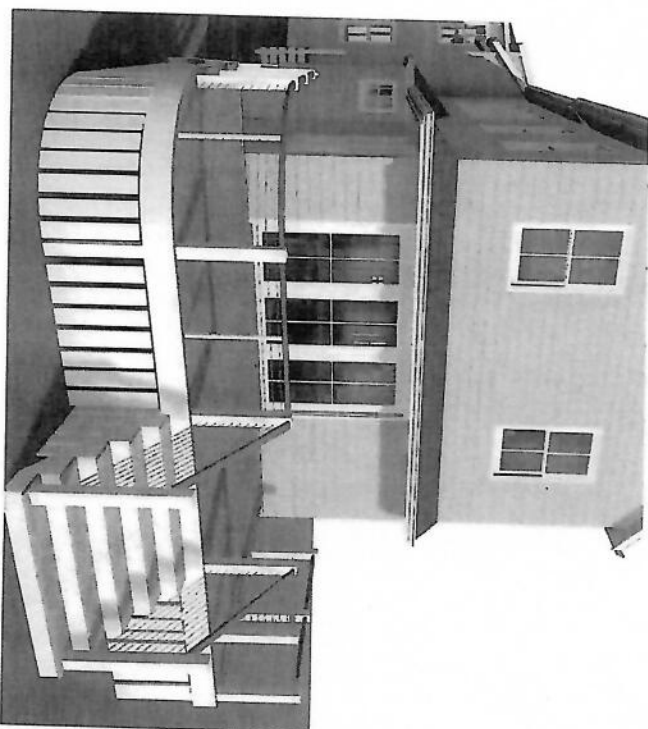
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000sf	9,348sf	9,348sf
MIN. LOT FRONTAGE	100'	50'	50'
OPEN AREA RATIO	1	1.7	1.83
MAX. BUILDING HEIGHT	35'	34.8'	34.8'
MIN. FRONT YARD SETBACK	20'	6'	6'
MIN. SIDE YARD SETBACK	15'	101"	83"
MIN. REAR YARD SETBACK	15'	101"	83"
GROSS FLOOR AREA		4,345sf	4,345sf

## ADOPTED CODES:

TOWN OF MARBLEHEAD ZONING BYLAWS

MA 780 CMR 9TH EDITION RESIDENTIAL VOLUME A  
MASSACHUSETTS AMENDMENTS  
INTERNATIONAL RESIDENTIAL CODE 2015

## BUILDING:



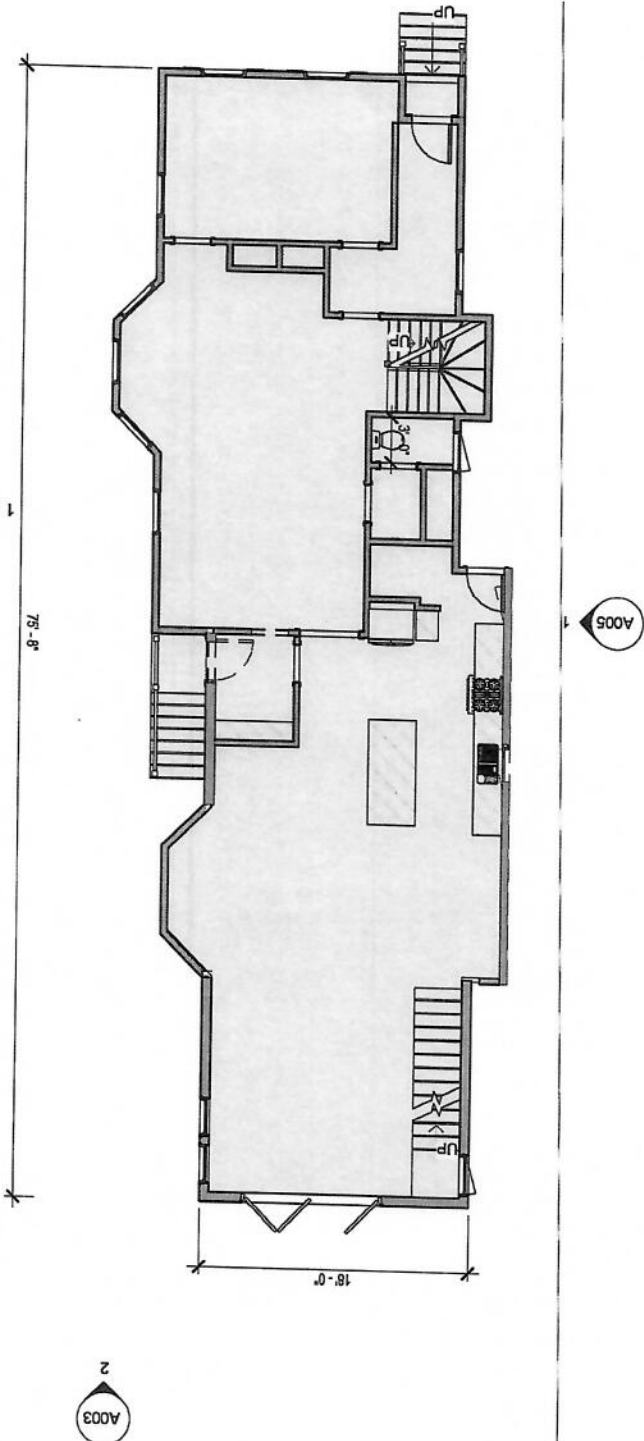
**Susan Koelle Architect LLC**  
49 Bennett Road  
Marblehead, MA 01945  
617.480.4419  
www.SusanKoelleArchitect.com

71 Jersey Street  
Marblehead, MA

No.	Description	Date

<b>Cover</b>	
Project number	05/11/23
Date	SK
Drawn by	Scale
A000	

ISSUED FOR ZBA REVIEW



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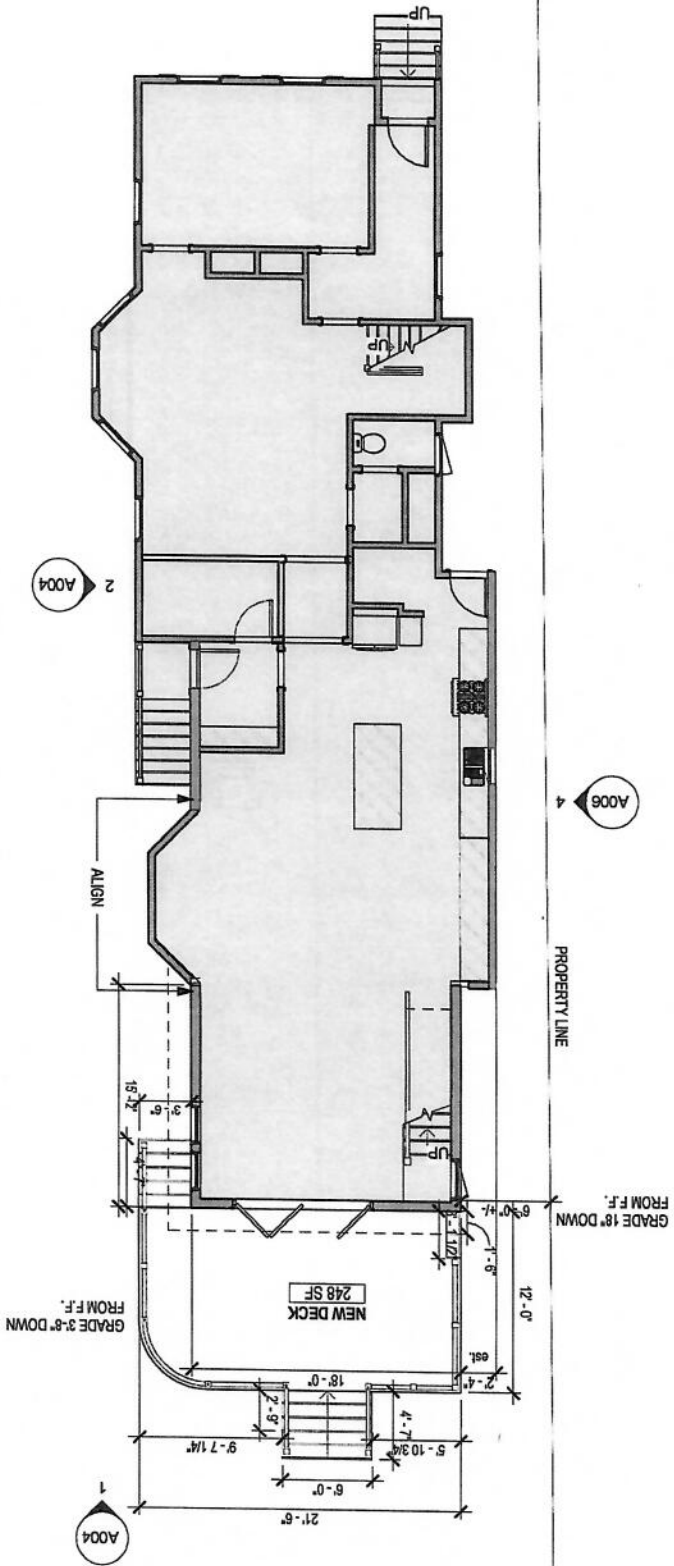
**71 Jersey Street  
Marblehead, MA**

No.	Description	Date

Existing Floor Plan		
Project number	Date	A001
05/11/23	05/11/23	
Drawn by	SK	Scale 1/8" = 1'-0"



ISSUED FOR ZBA REVIEW

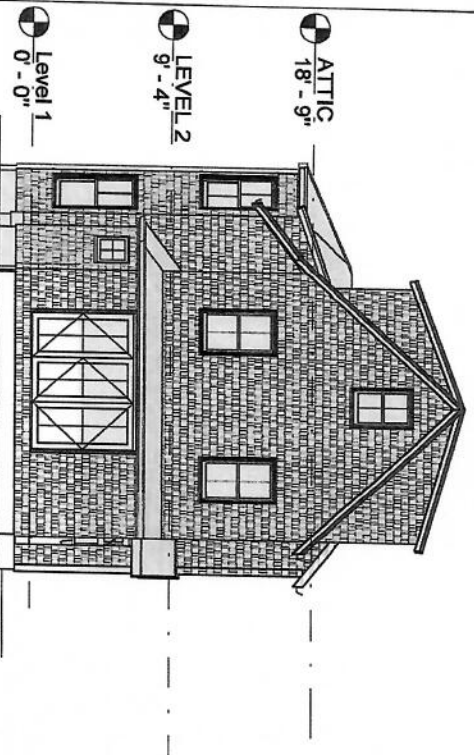


**SK**  
Susan Koelle Architect LLC  
49 Bennett Road  
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71 Jersey Street  
Marblehead, MA

No.	Description	Date

Proposed Floor Plan		
Project number	Date	A002
05/11/23	SK	
Scale 1/8" = 1'-0"		



② Existing Back Elevation  
1/8" = 1'-0"



① Existing East Elevation  
1/8" = 1'-0"



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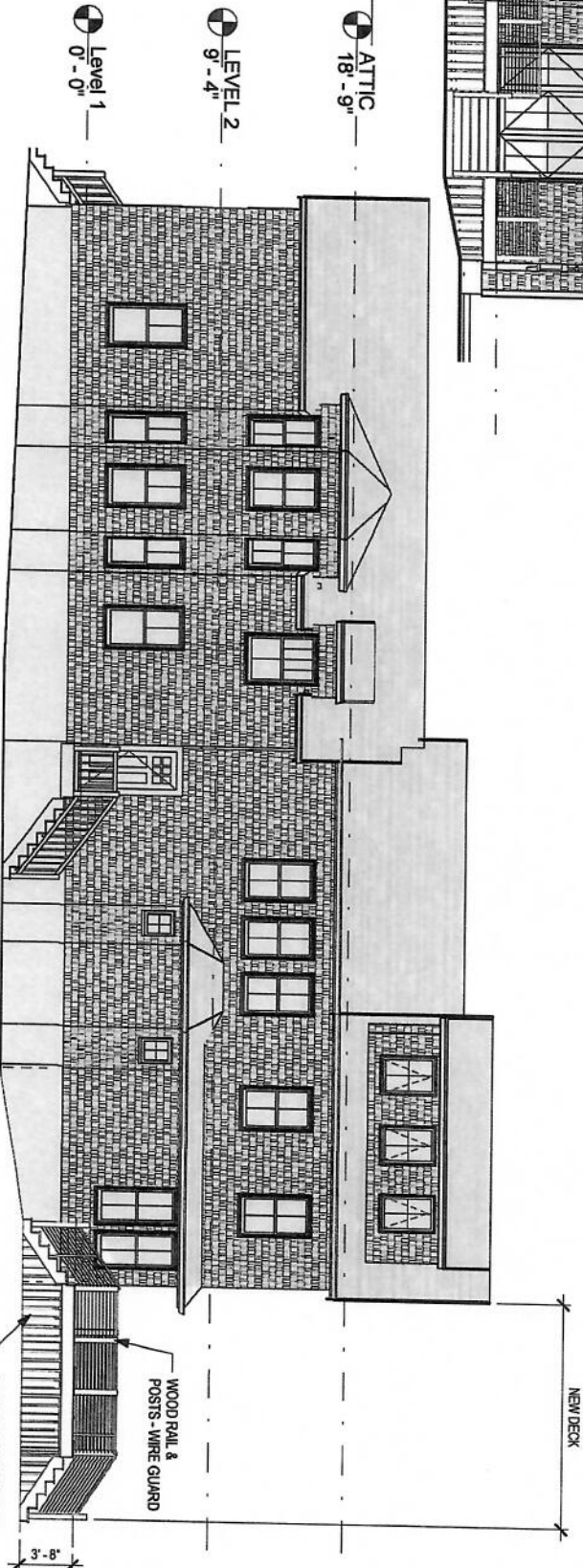
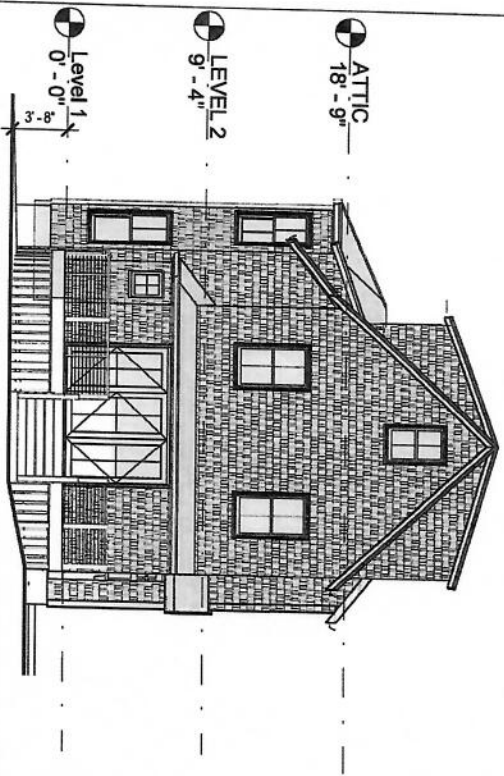
71 Jersey Street  
Marblehead, MA

No.	Description	Date

Existing Elevations		
Project number		A003
Date	05/11/23	
Drawn by	SK	
Scale 1/8" = 1'-0"		



ISSUED FOR ZBA REVIEW



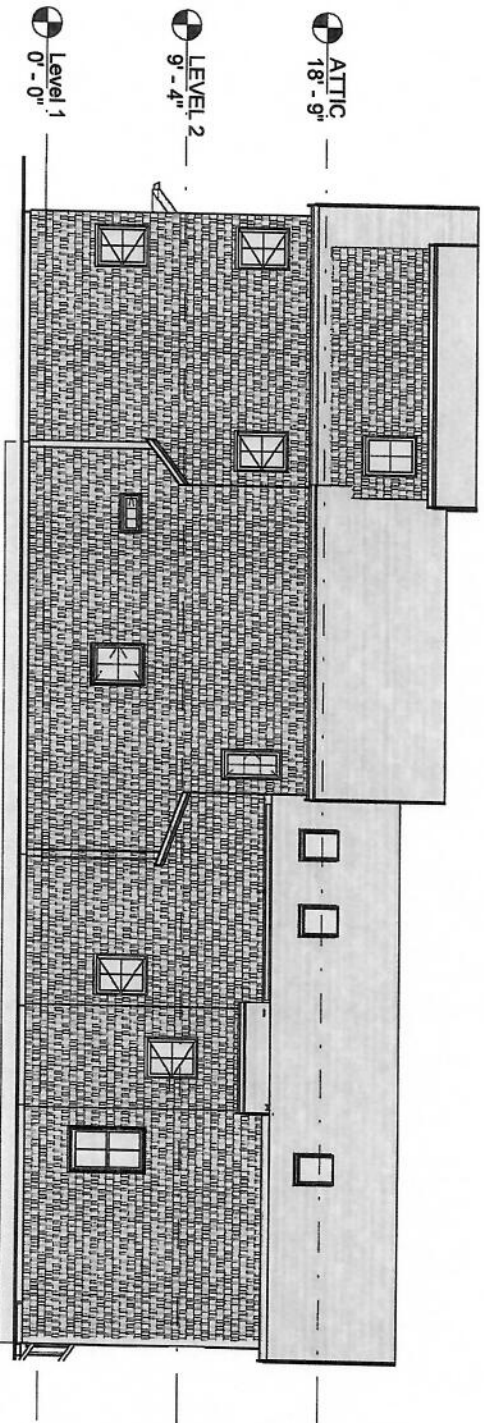
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71 Jersey Street  
Marblehead, MA

No.	Description	Date

Proposed Elevations		
Project number	05/11/23	A004
Date	SK	Scale 1/8" = 1'-0"
Drawn by		

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**71 Jersey Street  
Marblehead, MA**

No.	Description	Date

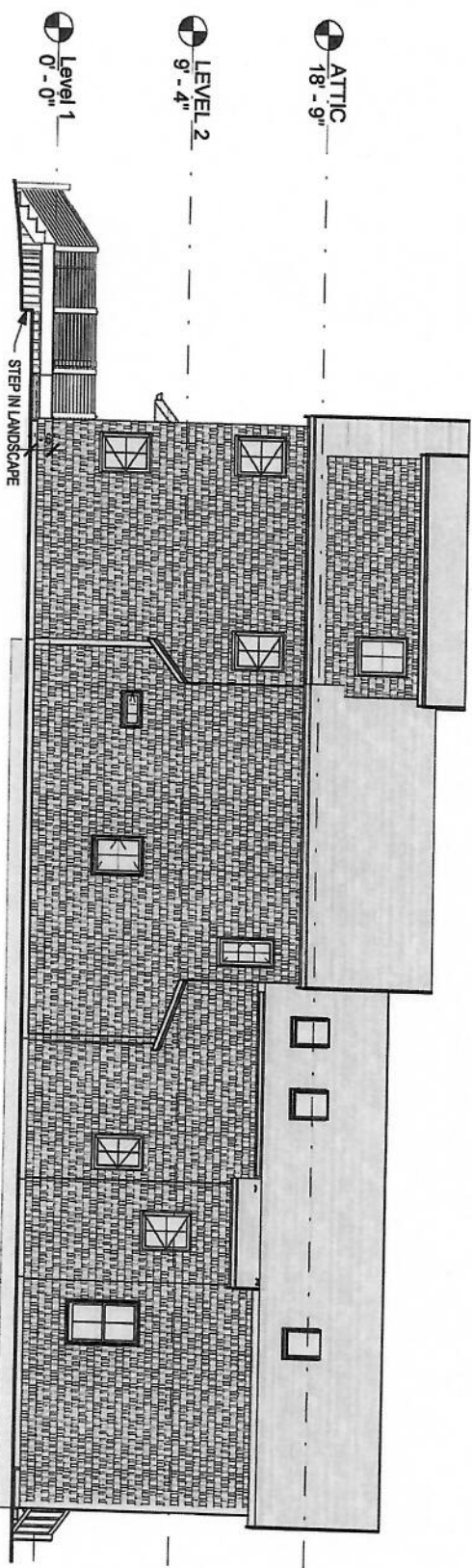
**Existing Side Elevation**

Project number: 06/11/23  
Date: 06/11/23  
Drawn by: SK

**A005**

Scale: 1/8" = 1'-0"

ISSUED FOR ZBA REVIEW



Susan Koelle Architect LLC  
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Marblehead, MA 01945  
617.480.4419  
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71 Jersey Street  
Marblehead, MA

No.	Description	Date

Proposed Side Elevation	
Project number	05/11/23
Date	SK
Drawn by	SK
Scale	1/8" = 1'-0"
A006	