



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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2022 NOV 16 PM 4:31  
Town Clerk

Project Address 8 Nashua Ave. Marblehead, MA 01945

Assessor Map(s) 92 Parcel Number(s) 922 8 0

### OWNER INFORMATION

Signature Don Souter date 11/14/22

Name (printed) Don & Andrea Souter

Address 8 Nashua Ave Marblehead, MA 01945

Phone Numbers: home 781.307.8131 work

E-mail donsouter@comcast.net fax

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

Signature Sarah H. Pitman date 11/14/22

Name (printed) Pitman & Wardley Associates. LLC

Address 32 Church Street Salem, MA 01970

Phone Numbers: home work 978.744.8982

E-mail Sarah@pitmanandwardley.com fax

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

The previously approved addition to this residence requires the addition of a third air handler unit. The new mechanical unit will be as small as possible and located along with the existing units. This location is within the setback as shown on the attached site plan.

- 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)

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 8 Nashua Ave. Marblehead, MA Map(s) / Parcel(s) 922 8 0  
01945  
**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 Residential

**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 \_\_\_\_\_ No X

**EXISTING DIMENSIONAL NON-CONFORMITIES** (check all that apply)

- X Lot Area - Less than required (§200-7 and Table 2)  
X Lot Width - Less than required (§200-7)  
X Frontage - Less than required (§200-7 and Table 2)  
X Front Yard Setback - Less than required (Table 2)  
X Rear Yard Setback - Less than required (Table 2)  
X 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)  
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)  
X 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**

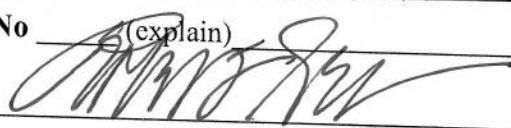
Conservation Commission	Yes _____	No <u>X</u>
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes _____	No <u>X</u>

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

Yes ✓ No \_\_\_\_\_ (explain) \_\_\_\_\_

Building Official



Date 11-16-22

**Town of Marblehead**  
**ZBA-APPLICATION**

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Revision Date: 12-14-2015

Project Address 8 Nashua Ave. Marblehead, MA

Map(s) / Parcel(s) 922 8 0

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

7,000 SF

7,000 SF

Area of features

footprint of accessory building(s)

20 SF

20 SF

footprint of building

1706 SF

1706 SF

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

456 SF

456 SF

number of required parking spaces 2 x (9' x 20' per space)

360

360

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

-

-

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

-

-

Sum of features = B

2542 SF

2542 SF

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

4458 SF

4458 SF

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

20 SF

20 SF

basement or cellar (area >5' in height)

1270 SF

1270 SF

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

1721 SF

1721 SF

2nd floor (12' or less in height) 12' see definition

1228 SF

1469 SF

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)

382 SF

382 SF

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

4621 SF

4862 SF

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 241 SF

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 5.22 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = .98

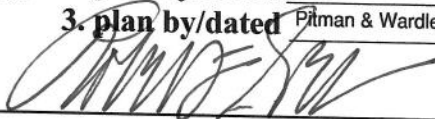
**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = .92

This worksheet applies 1. plan by/dated Pitman & Wardley Associates, Inc. 7/14/22

to the following plan(s): 2. plan by/dated Pitman & Wardley Associates, Inc. 7/14/22

3. plan by/dated Pitman & Wardley Associates, Inc. 7/14/22

Building Official



Date 11-16-22

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