



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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2022 JUL 22 AM 10:40

Town Clerk

Project Address 10 Neptune Road

Assessor Map(s) Map 122 Parcel Number(s) Lot 20

### **OWNER INFORMATION**

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

Name (printed) James Kaloutas

Address 10 Neptune Road

Phone Numbers: home 978-337-9401 work \_\_\_\_\_

E-mail jkaloutas@kaloutas.com fax \_\_\_\_\_

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

Signature [Signature] date 7-11-22

Name (printed) Brigitte Fortin

Address 55 Beach st, Marblehead

Phone Numbers: home \_\_\_\_\_ work 617-838-8682

E-mail bfortin425@msn.com fax \_\_\_\_\_

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

Relief is requested to allow a 2 story addition to an existing non conforming structure, on a non conforming lot having less than required area, front yard setback and rear yard setback.

Existing structure exceed allowable height. The proposed structure will be within the existing side and rear setbacks, and exceed 10% expansion.

- 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] 7-20-22

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

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

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

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Revision Date: 12-02-2020

Project Address 10 Neptune Road

Map(s) / Parcel(s) Map 122 Lot 20

**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 residence

**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"/>

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

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

Date 7-20-22

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

Project Address 10 Neptune

Map(s) / Parcel(s) Map 122 Lot 20

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

8,326 SF

**PROPOSED**

8,326 SF

**Area of features**

footprint of accessory building(s)

footprint of building

1,605 SF

1,946 SF

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

125 SF

125 SF

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

2,054 SF

2,395 SF

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

6,272 SF

5,931 SF

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

basement or cellar (area >5' in height)

1,185 SF

1,185 sf

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

1,116 SF

1,457 SF

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

640 SF

797 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)

0

0

roofed porch(es)

41 SF

41 SF

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

2,982 SF

3,480 SF

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

= 498 SF

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

= 16.7 %

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

= 2.1

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

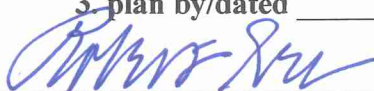
= 1.7

This worksheet applies 1. plan by/dated Brigitte Fortin Design, inc. 7-11-22

to the following plan(s): 2. plan by/dated North Shore Survey 3-22-22

3. plan by/dated

Building Official



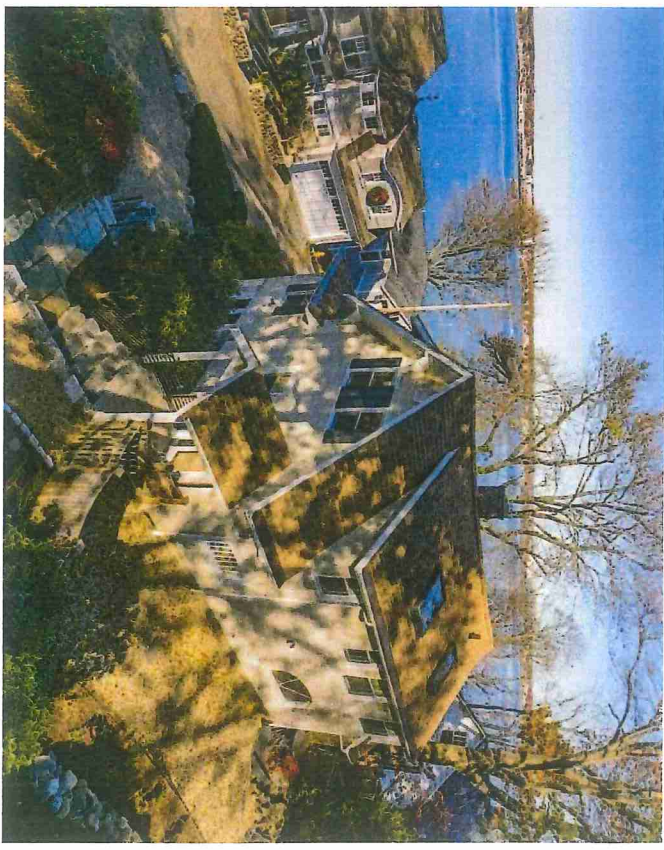
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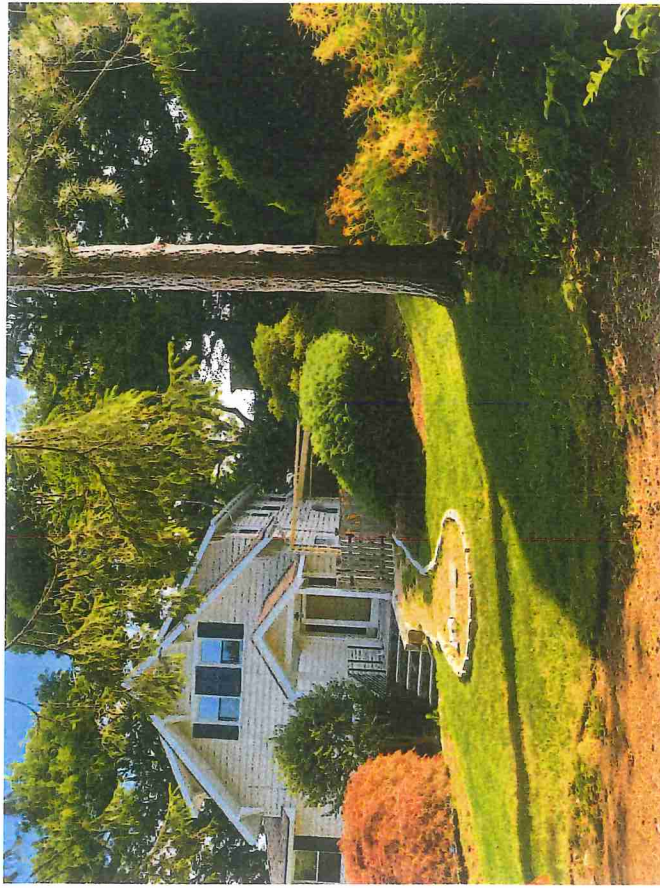
Front view



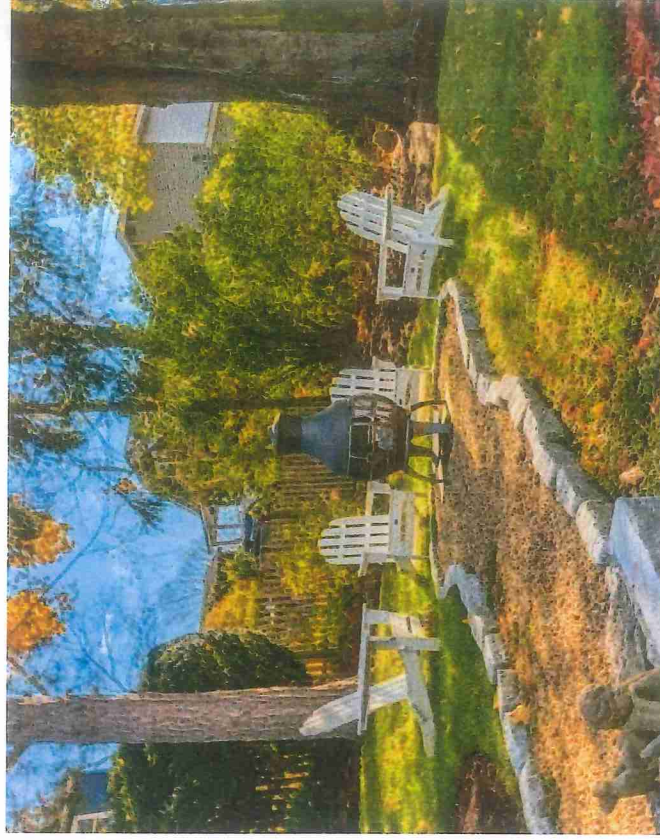
Rear view

10 Neptune Ave

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Rear view



Rear yard

10 Neptune Ave





Rear view



Entrance and Rear view

10 Neptune Ave