



TOWN SEAL
tel: 781-631-1529

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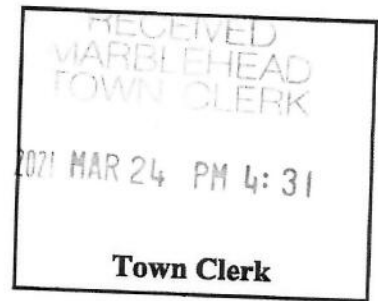
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

PAGE 1 of 3



Project Address 197 Beacon Street

Assessor Map(s) 174 Parcel Number(s) 3

OWNER INFORMATION

Signature _____ date _____

Name (printed) Ralph Kouri

Address 23 Prince Street, Marblehead, MA 01945

Phone Numbers: home 781-910-7847 work _____

E-mail ralph@khourirug.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 3.23.21

Name (printed) Ralph Khouri

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 remove the existing conforming single family dwelling and construct
a new single family dwelling which will exceed the allowed height in a 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)

Reviewed by
Building Department
For Zoning Board
Of Appeals

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 197 Beacon Street Map(s) / Parcel(s) 174-3

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) within a building with less than the required yard setback

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)

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

Yes X No _____ (explain) _____

Building Official [Signature] Date 3-24-21

Project Address 197 Beacon Street Map(s) / Parcel(s) 174-3

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>18,376</u>	<u>18,376</u>
Area of features footprint of accessory building(s)	<u>81</u>	<u>0</u>
footprint of building	<u>1,374</u>	<u>3,194</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>156</u>	<u>906</u>
number of required parking spaces <u>2</u> x (9' x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) _____	<u>0</u>	<u>0</u>
Sum of features = B	<u>1,935</u>	<u>4,424</u>
Net Open Area (NOA) = (A - B)	<u>16,441</u>	<u>13,952</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>81</u>	<u>0</u>
basement or cellar (area > 5' in height)	<u>608</u>	<u>2,146</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1,374</u>	<u>3,194</u>
2nd floor (12' or less in height) 12' see definition	<u>608</u>	<u>1,712</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>0</u>	<u>0</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area > 5' in height)	<u>0</u>	<u>723</u>
area under deck (if > 5' in height)	<u>0</u>	<u>0</u>
roofed porch(es)	<u>0</u>	<u>906</u>
Gross Floor Area (GFA) = sum of the above areas	<u>2,671</u>	<u>8,681</u>

Proposed total change in GFA = (proposed GFA - existing GFA) = 6,010

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 775 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1:615

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1:1.61

This worksheet applies 1. plan by/dated Pitman & Wapley 3/23/2021
to the following plan(s): 2. plan by/dated Hancock HSS 3/18/21
3. plan by/dated _____

Building Official [Signature] Date 3.24.21