



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

PAGE 1 of 3

RECEIVED
MARBLEHEAD
TOWN CLERK

2023 FEB 23 11:10:57
Town Clerk

Project Address 250 HUMPHREY ST.

Assessor Map(s) 4 Parcel Number(s) 14

OWNER INFORMATION

Signature John J. Fedez (Lessee) date 2/21/23

Name (printed) John J. Fedez

Address 8 Euclid Ave Marblehead MA 01945

Phone Numbers: home 781 635 3936 work same

E-mail John@FOCADASterling.com fax NA

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 2/22/23

Name (printed) Barry Turkonis (owner)

Address 8 Coolidge Rd Marblehead MA 01945

Phone Numbers: home 617 901 3656 work same

E-mail bturkonis@gmail.com fax NA

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

change use from one non-conforming use (dry cleaner) to another non-conforming use. No dimensional changes - kitchen showroom
Existing lot has less than req'd front yard setback, open area, parking

- 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] 2-22-23

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

View Bylaws - (Chapter 200, Zoning) - online at: 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 250 HUMPHREY ST. Map(s) / Parcel(s) 4/14

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) PERSONAL SERVICE - DRY CLEANING

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes _____ No X (explain) PRE-EXISTING NON-CONFORMING USE.

PROPOSED CHANGE OF USE

No _____ Yes X (explain) RETAIL - KITCHEN DESIGN SHOWROOM.

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes _____ No X

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)

X 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)

X Open Area - Less than required (§200-7, §200-15.B(2) and Table 2)

X 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) _____

X No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

Conservation Commission Yes _____ No X

Historic District Commission Yes _____ No X

Planning Board Yes _____ No X

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

Yes _____ No X (explain) NO PLAN REQUIRED - USE ONLY

Building Official [Signature] Date 2-22-23

**Town of Marblehead
ZBA-APPLICATION**

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Project Address 250 HUMPHREY ST.

Map(s) / Parcel(s) 4/14

NET OPEN AREA (NOA)

Lot area = A

Area of features

footprint of accessory building(s)

footprint of building

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

number of required parking spaces 43 x (9' x 18' per space)

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

other areas (explain) _____

Sum of features = B

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

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area >5' in height)

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

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

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)

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

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

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

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

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

This worksheet applies 1. plan by/dated MARBLEHEAD GIS

to the following plan(s): 2. plan by/dated PATRIOT PROPERTIES

3. plan by/dated REID LYND SURVEYOR 3-8-11

Building Official [Signature]

Date 2-22-2023

EXISTING

20362

0

6345

0

6966

0

0

13311

7051

0

6345

6345

0

0

0

0

0

0

12690

PROPOSED

20362

0

0

(1/300SF 1ST FLOOR + BASEMENT)

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0.56

0.56

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