



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

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Town Clerk

Project Address 5 Lafayette Street

Assessor Map(s) 71 Parcel Number(s) 27

OWNER INFORMATION

Signature Michael Phelan date 1/25/24

Name (printed) Michael Phelan

Address 11 Lafayette Street, Marblehead, MA 01945

Phone Numbers: home (781) 771-2336 work

E-mail phelan37@icloud.com fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature D. Bruce Greenwald date 1/25/24

Name (printed) D. Bruce Greenwald, Architect

Address 32 High Street, Marblehead, MA 01945

Phone Numbers: home work (617) 794-2234

E-mail bruce@brucegreenwald.com fax

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

Modifications to an existing single family residence per previous ZBA approvals

- 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)

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

Reviewed By
Building Department
For Zoning Board
Of Appeals

1-25-2024

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 5 Lafayette Street Map(s) / Parcel(s) 71-27

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 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)
____ 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)
X 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
Historic District Commission
Planning Board

Yes _____	No <u>X</u>
Yes _____	No <u>X</u>
Yes _____	No <u>X</u>

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For Zoning Board
Of Appeals

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

Yes X No _____ (explain) _____

Building Official _____

Date 1-25-2024

Updated 1/25/24

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 5 Lafayette StreetPer original
ZBA approvalMap(s) / Parcel(s) 71-27**NET OPEN AREA (NOA)**

Lot area = A

EXISTING**PROPOSED**

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 2 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 _____
to the following plan(s): 2. plan by/dated _____
3. plan by/dated _____

Building Official


Date 1-25-2024

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(Garage)