



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

## **ZBA APPLICATION**

PAGE 1 of 3

RECEIVED  
MARBLEHEAD  
TOWN CLERK

2023 MAR -6 PM 1:14  
Town Clerk

Project Address 55 Gingerbread Hill

Assessor Map(s) 171 Parcel Number(s) 4

### **OWNER INFORMATION**

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

Name (printed) Michelle Fontaine

Address 55 Gingerbread Hill, Marblehead

Phone Numbers: home 781-631-1627 work \_\_\_\_\_

E-mail bickie2@mac.com fax \_\_\_\_\_

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

Signature Craig Bosworth date 3-1-2023

Name (printed) Craig Bosworth – Bosworth Architect L.L.C

Address 78 Front Street, Marblehead. MA.

Phone Numbers: home N/A work 781-631-1982

E-mail craig@boswortharchitect.com fax N/A

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

See attached Project Description.

- Please schedule a zoning 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] 3-1-2023

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/)

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**Project Address** 55 Gingerbread Hill

**Map(s) / Parcel(s)**\_\_\_\_\_ 171 - 4

**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

**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 ☒

**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 and Table 2)	

X **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)

**Open Area** - Less than required (§200-7, §200-15.B(4) and Table 2)

☒ **Other Non-conformities** (explain) \_\_\_\_\_

**X Other Non-conformities** (explain) Detached Garage Side Yard Setback

**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(4) and Table 2)

☒ **Exceeds 10% Expansion Limits for New** (circle all that apply)

☒ Exceeds 10% Expansion Limits for Non-conforming Building (§200-30 D) *(CARAC)*

  X   **Other Non-conformities** (explain)                      **Detached Garage Addition Side Yard Setback**

**No New Dimensional Non-conformities**

### — No New Dimensional Non-conformities

**ADDITIONAL HEARINGS REQUIRED**

**Conservation Commission**

Yes        No X

## Historic District Commission

Yes X 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 X No            (explain)

## Building Official

Date 3-1-2023

Town of Marblehead  
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 55 Gingerbread Hill

Map(s) / Parcel(s)

171 - 4

**NET OPEN AREA (NOA)**

**EXISTING**

**PROPOSED**

Lot area = A

17260

17260

**Area of features**

footprint of accessory building(s)

225 SF

355 SF

footprint of building

1225 SF

1225 SF

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

974 SF

991 SF

number of required parking spaces 2 x (9'x18' per space)

324 SF

324 SF

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

0 SF

0 SF

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

0

0 SF

**Sum of features = B**

2748

2895 SF

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

14512 SF

14365 SF

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

225

355

basement or cellar (area > 5' in height)

0 SF

0 SF

1st floor (12' or less in height) **NOTE:**

[for heights exceeding

1225 SF

1225 SF

2nd floor (12' or less in height)

12' see definition

1261 SF

1261 SF

3rd floor (12' or less in height)

of STORY ~200-7]

0

0 SF

4th floor (12' or less in height)

0

0

attic (area > 5' in height)

0

0

area under deck (if > 5' in height)

0

0 SF

roofed porch(es)

931 SF

971 SF

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

4691 SF

4861 SF

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

= 170 SF

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

= 4.67 %

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

= 3.98

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

= 3.77

This worksheet applies

to the following plan(s):

1. plan by/dated North Shore Survey

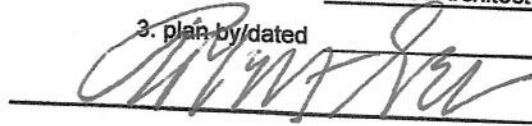
29-Dec-22

2. plan by/dated Bosworth Architect LLC

20-Feb-23

3. plan by/dated \_\_\_\_\_

Building Official



Date 3-1-2023

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BOSWORTH  
ARCHITECT L.L.C.

February 22, 2023

Zoning Board of Appeals

Mary Alley Municipal Building  
7 Widger Road  
Marblehead, MA 01945

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Building Department  
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RE: Zoning Board of Appeals Application – 55 Gingerbread Hill

Zone: **Single Residence**

#### PROJECT DESCRIPTION

We request the approval from the Board of Appeals for a Dimensional Special Permit for the proposed new construction to an existing non-conforming detached accessory structure (garage). The garage is within the existing side-yard setback and our proposed addition will be within the existing Side Yard Setback. The property has existing non-conformities with Lot Width and the existing single-family dwelling has less than required Front Yard Setback.

This proposal is to build a small, shed addition to the existing one-story single car garage. The property is quite generous, however the property has quite a bit of slope leaving very few locations for a shed. Other alternatives require the removal of trees, which we feel will have a negative effect to the natural buffer between properties. We also feel the shed addition will seem less busy on the property than multiple accessory structures on the property.

The shed addition we're asking for is 130 s.f. and will provide the storage opportunity for my client to store garden tools, bikes, snow blowers, etc.

Thank you,

Craig Bosworth N.C.A.R.B.  
Bosworth Architect LLC