



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

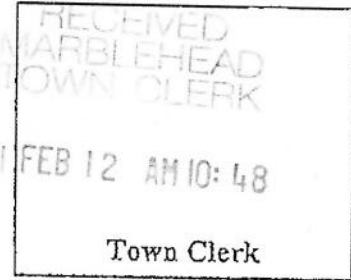
Revision Date: 12-14-15

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 1 GREGORY STREET, MARBLEHEAD MA 01945
Assessor Map(s) 130 Parcel Number(s) 76

OWNER INFORMATION

Signature [Signature] date 2/10/21

Name (printed) ASHLEY MCMAHON

Address 1 GREGORY STREET, MARBLEHEAD MA 01945

Phone Numbers: home 518-598-3581 work —

E-mail ASHLEY.JORDAN83@GMAIL.COM fax —

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____

Name (printed) _____

Address _____

Phone Numbers: home _____ work _____

E-mail _____ fax _____

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

SEEKING APPROVAL TO EXPAND DECK WHICH WILL FURTHER
REDUCE THE OPEN AREA ON THE LOT WHICH DOES NOT MEET
THE FOLLOWING CONFORMITIES: LOT AREA, REAR YARD SETBACKS,
SIDE YARD SETBACKS OR PARKING REQUIREMENTS

- 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] 2-10-2021
2. Town Clerk's stamp (upper right corner)

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 1 Gregory St. Map(s) / Parcel(s) 130/76

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

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

Yes X No (explain) SINGLE FAMILY

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)
 Front Yard Setback - Less than required (Table 2)
X Rear Yard Setback - Less than required (Table 2)
X 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)
X 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

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ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes <u> </u>	No <u>X</u>
Historic District Commission	Yes <u>X</u>	No <u> </u>
Planning Board	Yes <u> </u>	No <u>X</u>

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

Yes X No (explain)

Building Official [Signature] Date 2-10-2021

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

Project Address 1 CAVECAVA STREET

Map(s) / Parcel(s) 130 / 70

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

1580

1580

Area of features

footprint of accessory building(s)

0

0

footprint of building

638

638

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

196

211

number of required parking spaces 1 x (9' x 18' per space)

162

162

1 EXISTING SPACE

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

0

0

other areas (explain) _____

0

0

Sum of features = B

996

1011

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

584

569

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area > 5' in height)

638

638

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

638

638

2nd floor (12' or less in height)

12' see definition

638

638

3rd floor (12' or less in height)

of STORY §200-7]

348

348

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

roofed porch(es)

7

7

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

2269

2269

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

= 0

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

= 0 %

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

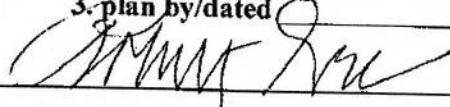
= 0.257

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

= 0.251

This worksheet applies 1. plan by/dated Nº SHORE SURVEY 1-25-2021
to the following plan(s): 2. plan by/dated ELEV+PLAN BY OWNER ASHLEY McMAHON 1-25-21
3. plan by/dated _____

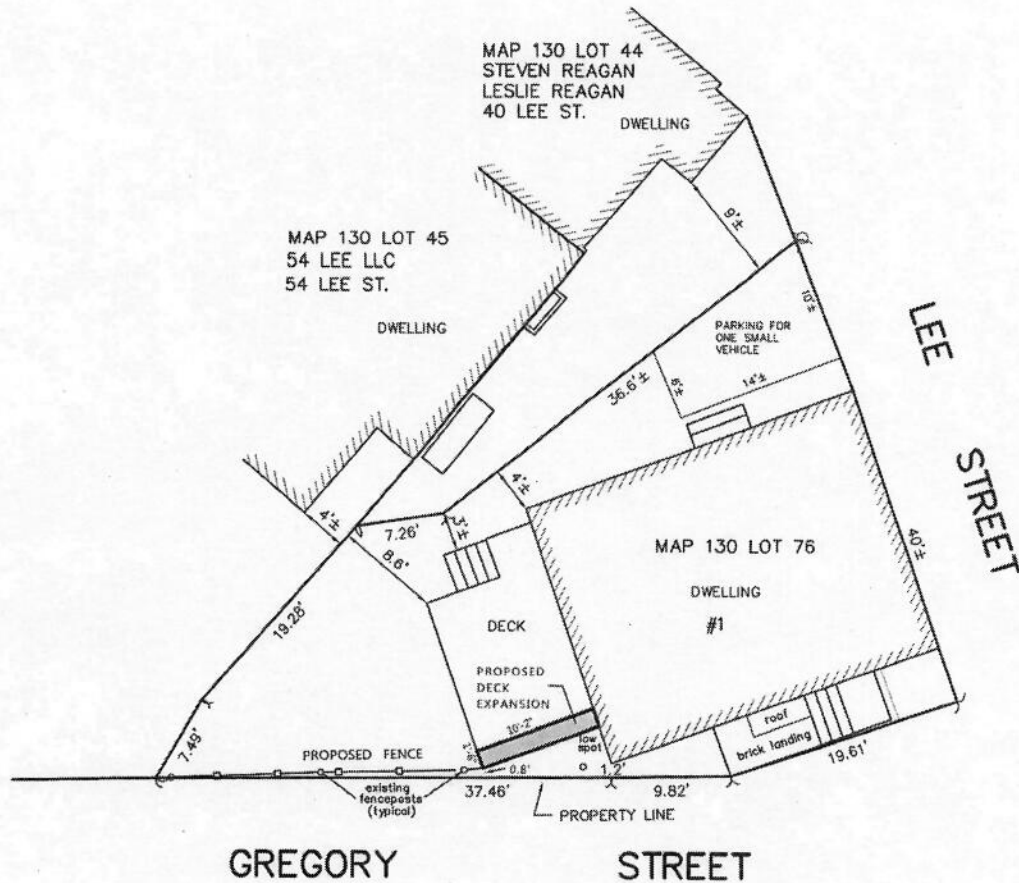
Building Official



Date 2-10-2021

ZONING DISTRICT - SHORELINE CENTRAL RESIDENCE

	REQUIRED	EXISTING	PROPOSED DECK ADDITION
LOT AREA	7500	1580 ±	1580 ±
FRONTAGE	35	106'±	106'±
FRONT	0	0	0.8'
SIDE	9	8.6'	N/A
REAR	8	3'±	N/A
BLDG HEIGHT	30	34.0'	34.0'



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Gail L. Smith

ZONING BOARD OF APPEALS PLAN

1 GREGORY STREET
MARBLEHEAD

PROPERTY OF
ASHLEY MCMAHON

SCALE 1" = 10' JANUARY 25, 2021

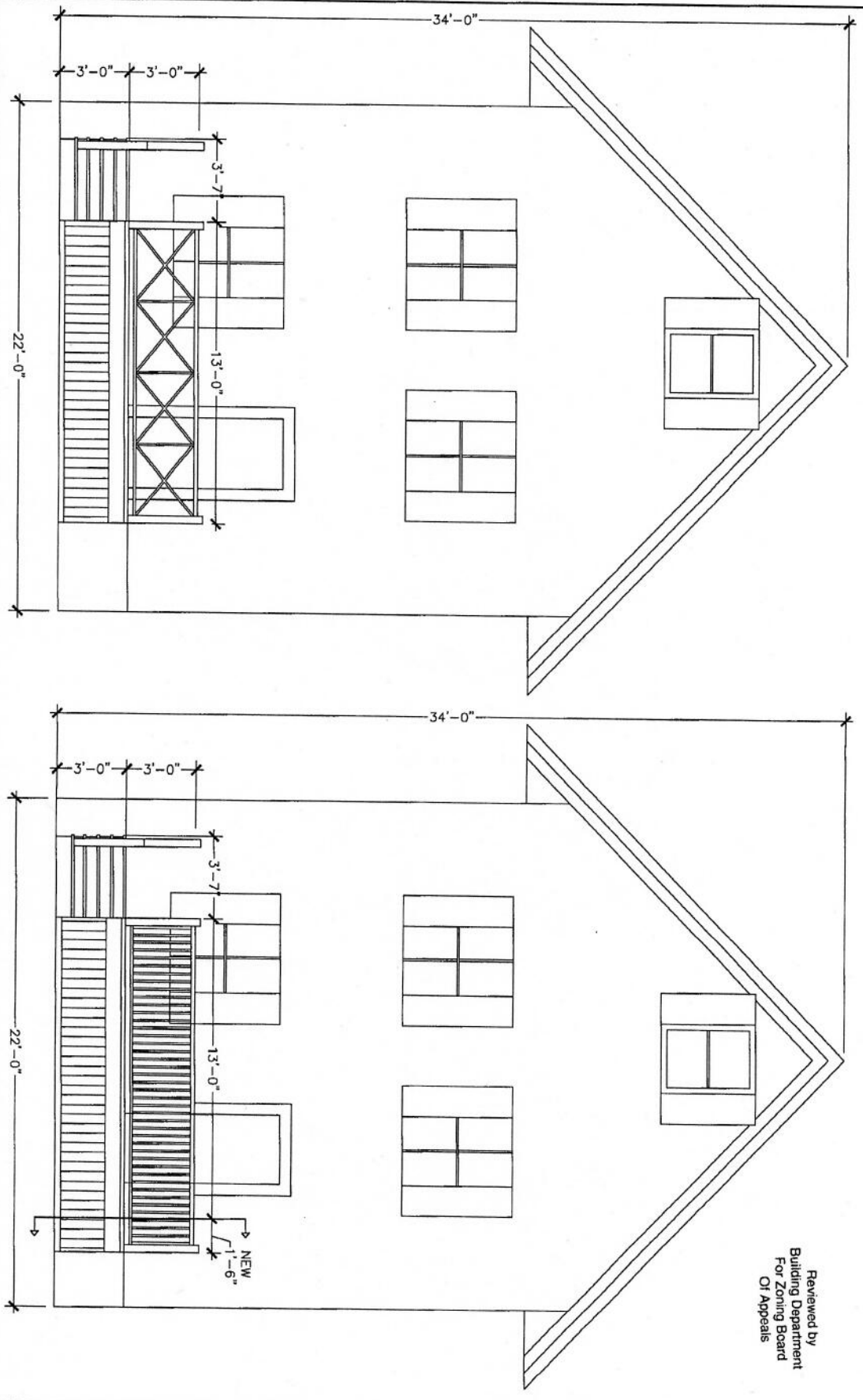
NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

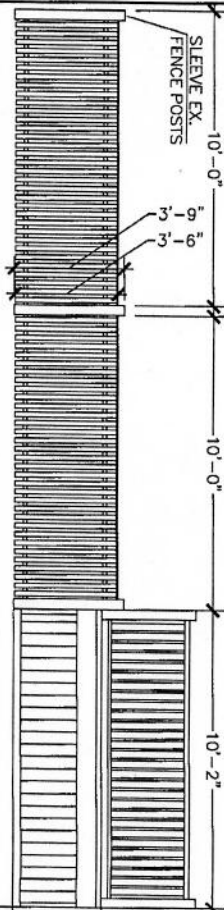
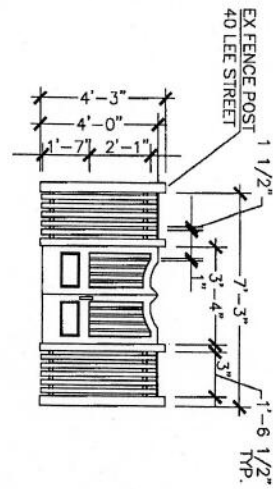
(978) 744-4800

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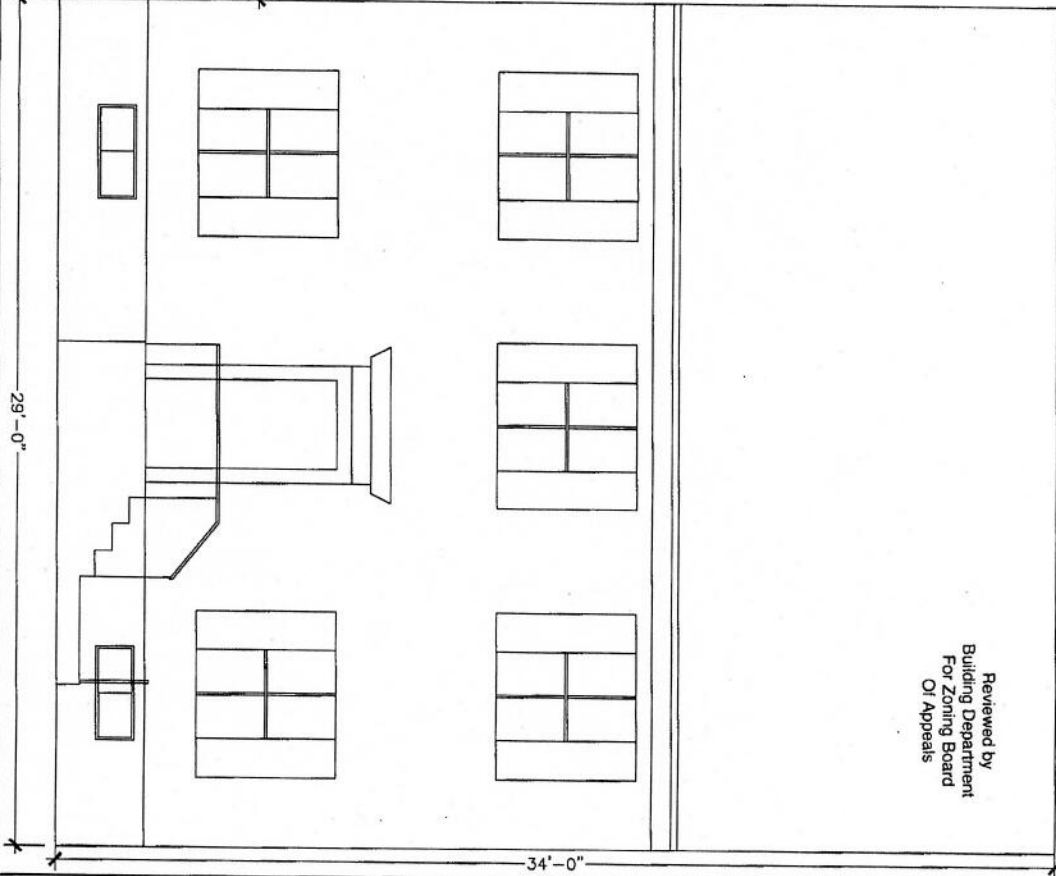
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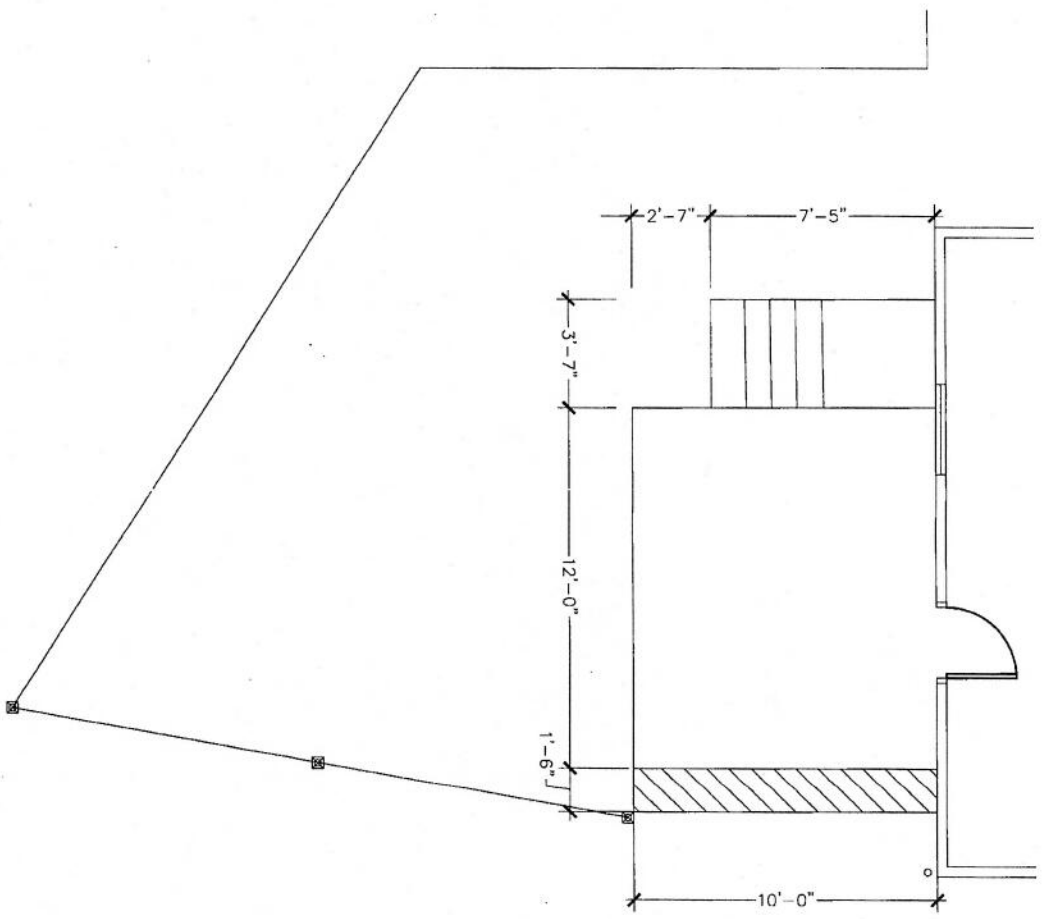
PROPOSED DECK EXTENSION, GATE & FENCE
1 GREGORY STREET
MARBLEHEAD, MA 01945



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PROPOSED DECK EXTENSION
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01.25.21