



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

RECEIVED
MARBLEHEAD
TOWN CLERK

2020 MAY 15 AM 8:17

ZBA APPLICATION

PAGE 1 of 3

Town Clerk

Project Address 12 Gerry Street Marblehead, MA 01945
Assessor Map(s) 96 Parcel Number(s) 65

OWNER INFORMATION

Signature [Signature] date 3/26/20

Name (printed) Ben Dulac

Address 12 Gerry St Marblehead, MA 01945

Phone Numbers: home 617-504-9906 work N/A

E-mail ben.dulac@gmail.com fax N/A

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____

Name (printed) _____

Address _____

Phone Numbers: home _____ work _____

E-mail _____ fax _____

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

Please see attached

- 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/

Ben & Kate Dulac
12 Gerry Street
Marblehead, MA 01945

3.26.20

Project Description & Relief Requested:

A proposed addition to our existing house which will require zoning relief in 3 areas.

#1. Side Yard Setback: There is a proposed 3' extension of the preexisting porch deck and stair which falls within the side yard setback.

#2 Height: The proposed addition's roofline is actually 18" below the existing roofline, but because of the grade low point and the retaining wall location we will fall outside of the allowable height. A deliberate effort was made to keep the new roofline lower than the existing roofline because of this and we will also plan on incorporating plantings around the basement walkout to help with the scale.

#3. Exceeds 10% Expansion Limits for Non-conforming Building: The existing building is non-conforming due to front and side setbacks.

We are aware of the relief needed and have worked closely with our architect throughout the design process, taking into consideration not only our desires, but those of our neighbors as well. We are excited to invest in our property in a way that allows our growing kids to have their own bedrooms and provides our family with more living space. We have worked carefully not only to position the addition in a way that has little impact to our neighbors, but also to keep the character and design of the addition consistent with the existing house.

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For Zoning Board
Of Appeals

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-14-2015

Project Address 12 Gerry St Map(s) / Parcel(s) 96/65

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) Residential R-3

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

Yes ☒ No ☐ (explain) _____

PROPOSED CHANGE OF USE

No ☒ 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)
- ☐ 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)
- ☐ 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(4) 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 ☒

Historic District Commission

Yes ☐ No ☒

Planning Board

Yes ☐ No ☒

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

Yes ☒ No ☐ (explain) _____

Building Official [Signature] Date 5/12/2020

Town of Marblehead
ZBA-APPLICATION

Revision Date: 12-14-201

Page 3 of 3

Project Address	12 Gerry St	Map(s) / Parcel(s)	96/65
NET OPEN AREA (NOA)		EXISTING	PROPOSE
Lot area = A		11900	11900
Area of features			
footprint of accessory building(s)		785 SF	785
footprint of building		885 SF	1449
footprint of deck(s), porch(es), step(s), bulkhead(s)		504 SF	420
number of required parking spaces 2 x (9'x18' per space)		324 SF	324
area of pond(s), or tidal area(s) below MHW		0 SF	0
other areas (explain)		0	0
Sum of features = B		2498	2978
NET OPEN AREA (NOA) = (A - B)		9402 SF	8922
GROSS FLOOR AREA (GFA)			
accessory structure(s)		900	900
basement or cellar (area > 5' in height)		785 SF	1363
1st floor (12' or less in height)	NOTE: [for heights exceeding	885 SF	1463
2nd floor (12' or less in height)	12' see definition	820 SF	1449
3rd floor (12' or less in height)	of STORY ~200-7]	0	0
4th floor (12' or less in height)		0	0
attic (area > 5' in height)		0	0
area under deck (if > 5' in height)		100	0
roofed porch(es)		389 SF	305
Gross Floor Area (GFA) = sum of the above areas		3879 SF	5480
Proposed total change in GFA = (proposed GFA - existing GFA)			= 1601
Percent change in GFA = (proposed total change in GFA / existing GFA) x 100			= 41.2735241
Existing Open Area Ratio = (existing NOA / existing GFA)			= 2.42382057
Proposed Open Area Ratio = (proposed NOA / proposed GFA)			= 1.62810219
This worksheet applies	1. plan by/dated Conner Design 3/19/2020	Reviewed by Building Department For Zoning Board Of Appeals	
to the following plan(s):	2. plan by/dated North Shore Survey Corp 2/18/2020		
	3. plan by/dated		



5/12/2020



Open area (ha) calculations = 100000

	area
CR SURF	11,872 m
CR 10% CONCRETE	3,126 m
OPEN AREA	84,002 m

C/A / Os Ratio - (Further)	
C/A	1.00
Os / C/A	1.00
Os / Os	1.00
Ratio	1.00



ORDER AREA (OAS) CALCULATION - PROPOSED	
CE SHIRT	AREA
ORDER LOT CONTRACT	11,672 SF
	1,708 SF
ORDER AREA	13,380 SF

GFA / GFA INTG - 1000000	
	AREA
NEW GFA	1.490 Y
NEW OPEN AREA	0.796 Y
TOTAL	0.63

12 Gerry Street
Marblehead, MA 01945



Conner Design
INTERNATIONAL BUILDINGS • CHICAGO, ILL.
50 Northbrook Square
Bldg. #2, 8th Floor
Oakbrook Hills, IL 60181-2775
617.241.8300
617.241.8303 fax

Product No.	10
Issue Date	28 November 2001

1	12-04-03	Executive Division
2	07-07-20	PHOC Division
3	02-07-20	Design Development
4	02-11-20	Design Development
5	07-06-20	Design Loan Analysis
6	03-08-20	Payroll Staff
7	07-08-20	New Mutual Staff

**EXISTING AND
PROPOSED PLANS
1ST FLOOR**

SCALE INFO • V46

A010

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Of Appeals**

Residential
Single Family
House Addition

12 Garry Street
Marshfield, MA 01945



Corner Design

30 Townsend Street
Boston, MA 02114
617.441.1200
info@cornerdesign.com

Project No: 1903
Issue Date: 2019

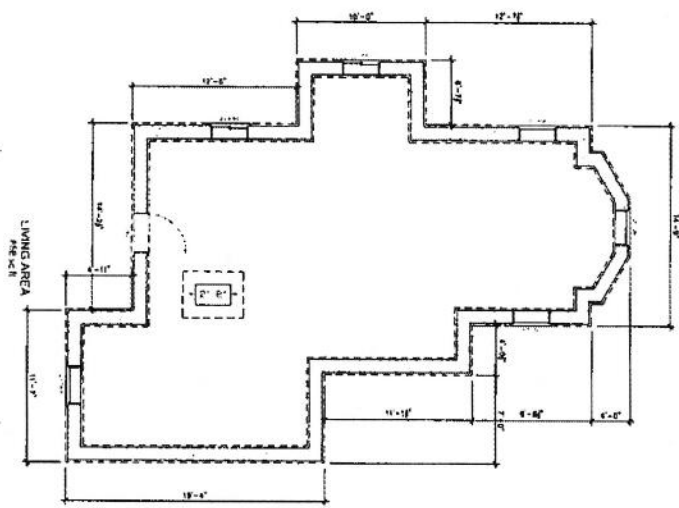
No.	Date	Description
1	10/15/18	Concept Drawings
2	01/15/19	Final Design
3	02/15/19	Design Development
4	03/15/19	Design Development
5	04/15/19	Design Development
6	05/15/19	Design Development
7	06/15/19	Design Development
8	07/15/19	Design Development
9	08/15/19	Design Development
10	09/15/19	Design Development

EXISTING AND
PROPOSED PLANS
BASEMENT

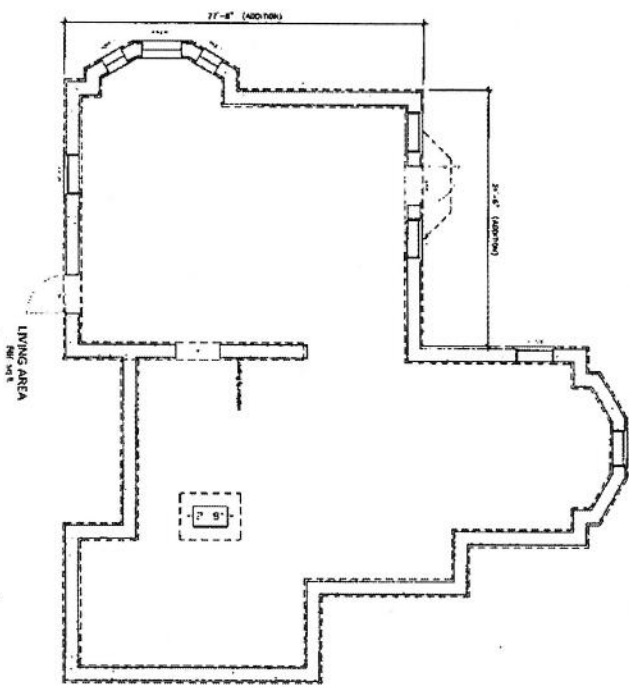
SCALE: 1/8" = 1'-0"

A100

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1 EXISTING PLAN - BASEMENT LEVEL



2 PROPOSED PLAN - BASEMENT LEVEL

Residential
Single Family
House Addition

12 Gerry Street
Malden, MA 02148



Corner Design

16 Bedford Street
Rm 22, 02128
Tel: 617.221.8870
Fax: 617.221.8871

Project No: 1432
Date: 20 January 2010

No.	Date	Description
1	12/18/09	Owner Selection
2	12/22/09	Final Schematic
3	01/05/10	Design Development
4	01/11/10	Design Development
5	01/06/10	Design Development
6	01/06/10	Design Development
7	01/06/10	Design Development

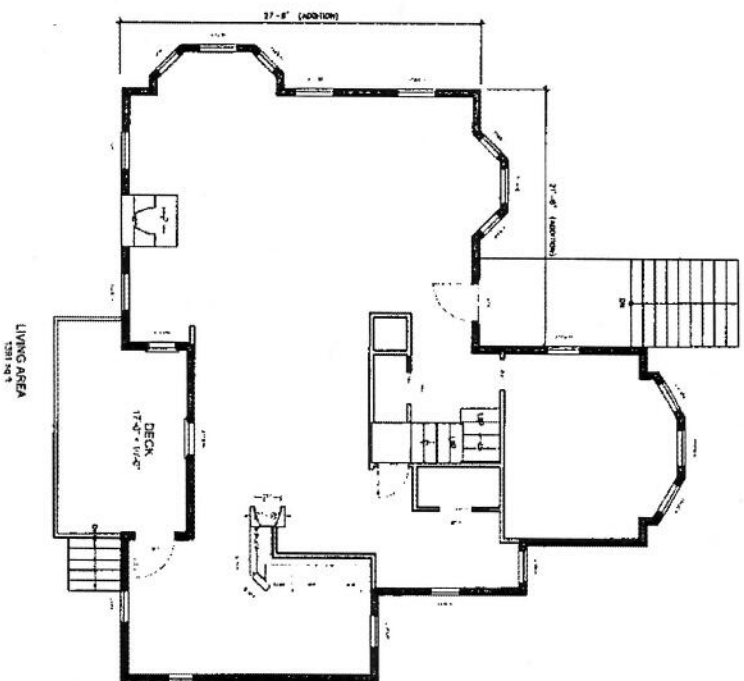
EXISTING AND
PROPOSED PLANS
1ST FLOOR

SCALE: 1/8" = 1'-0"

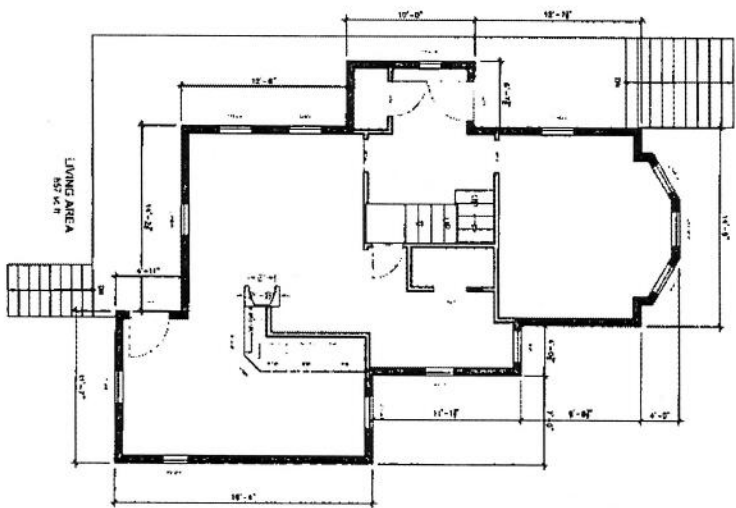
A101

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Of Appeals

2 PROPOSED PLAN - 1ST FLOOR



1 EXISTING PLAN - 1ST FLOOR



Residential
Single Family
House Addition

12 Gerry Street
Northwood, MA 01945



Cornier Design
Architectural & Interior Design

1177 2nd Street
Northwood, MA 01945
508-253-1800

Project No: 1003
Issue Date: 29 September 2010

Revisions	Drawings
1	10-10-10 1. Initial Drawing
2	10-27-10 2. Final Drawing
3	10-28-10 3. Change Drawing
4	10-28-10 4. Change Drawing
5	10-28-10 5. Change Drawing
6	10-28-10 6. Change Drawing
7	10-28-10 7. Change Drawing

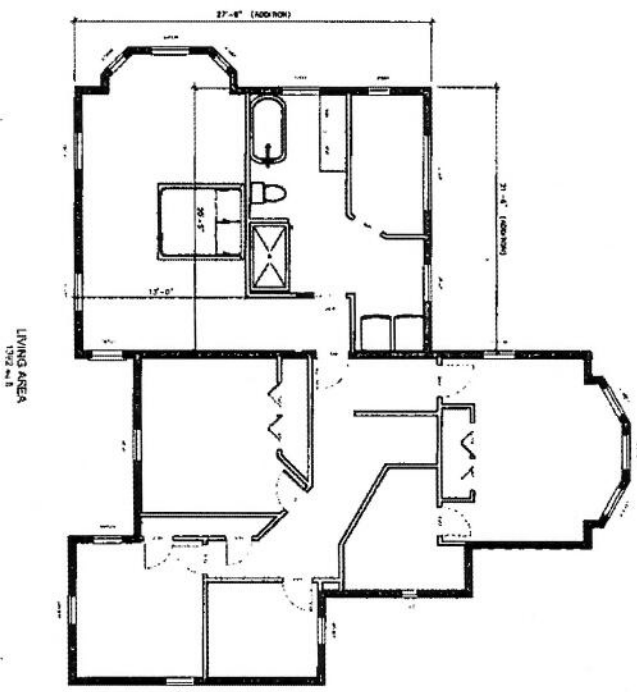
EXISTING AND
PROPOSED PLANS
2ND FLOOR

SCALE: 1/8" = 1'-0"

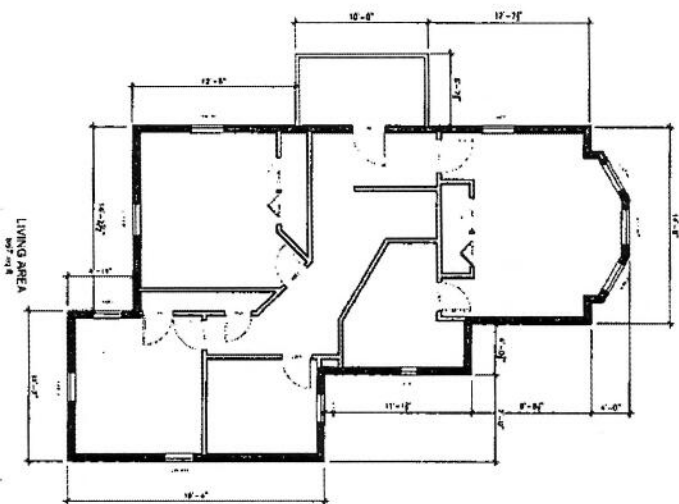
A102

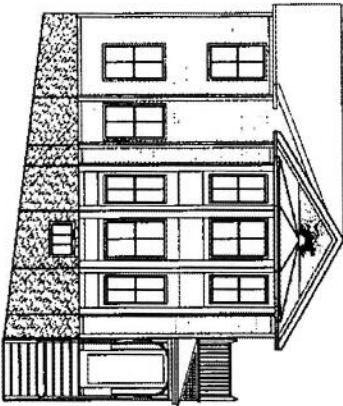
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Of Appeals

2 PROPOSED PLAN - 2ND FLOOR

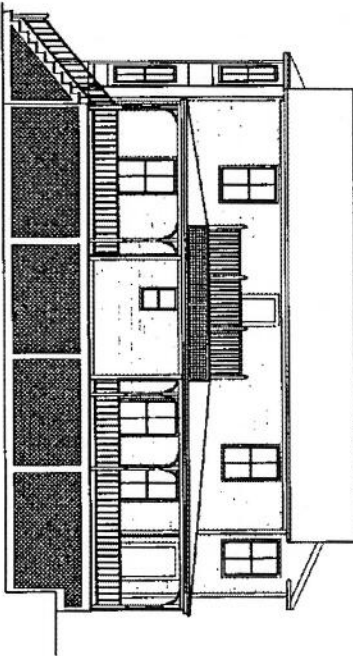


1 EXISTING PLAN - 2ND FLOOR

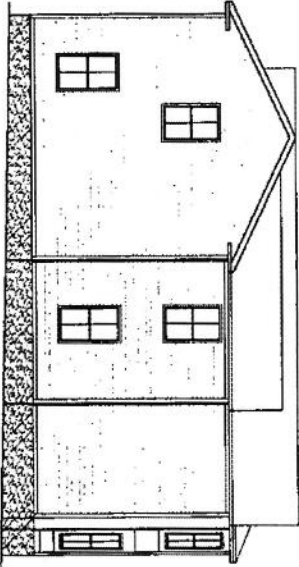




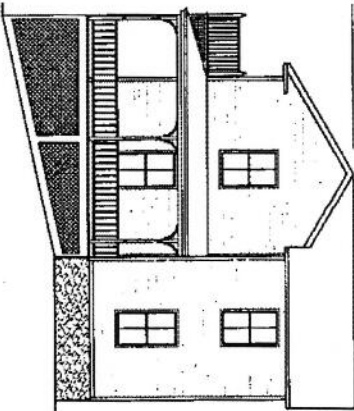
1 FRONT ELEVATION



2 GARDEN SIDE ELEVATION



3 DRIVEWAY SIDE ELEVATION



4 REAR ELEVATION



Comer Design
 20 Tisbury Road
 Wareham, MA 01956
 508-241-1234
 508-241-1235

Project No. 2010-001
 Date: 20 November 2010

No.	Revisions	Date
1	Initial Design	11-15-10
2	Final Design	11-15-10
3	Final Design	11-15-10
4	Final Design	11-15-10
5	Final Design	11-15-10
6	Final Design	11-15-10
7	Final Design	11-15-10
8	Final Design	11-15-10

EXISTING
 EXTERIOR
 ELEVATIONS

SCALE: 1/4" = 1'-0"

A300

**Residential
 Single Family
 House Addition**

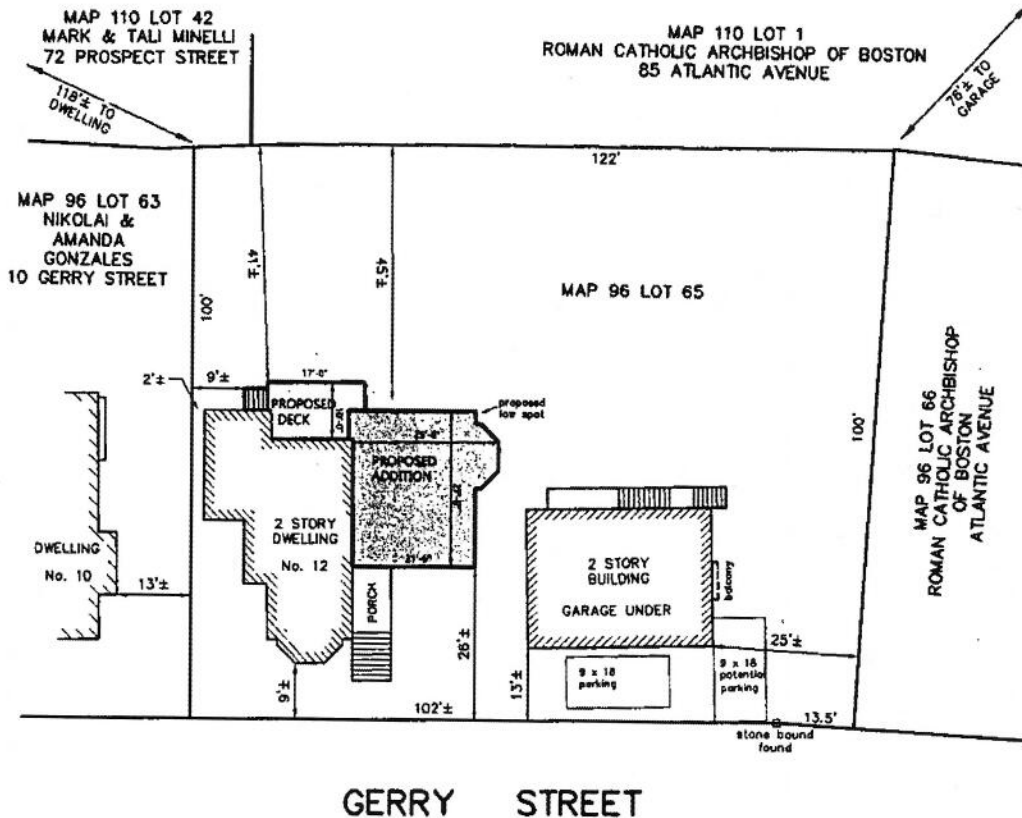
12 Garry Street
 Wareham, MA 01956

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ZONING DISTRICT - SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	11,900±	11,900±
FRONTAGE	100	115.5'±	115.5'±
FRONT	20	9'±	26'±
SIDE	15	2'±	9'±
REAR	15	45'±	41'±
BLDG HEIGHT	35	33.8'	*40.9'±

*THE INCREASE IN BUILDING HEIGHT IS DUE TO
A CHANGE IN THE LOW SPOT.



ZONING BOARD OF APPEALS PLAN

12 GERRY STREET

MARBLEHEAD

PROPERTY OF

BENJAMIN & KATE DULAC

SCALE 1" = 20' FEBRUARY 18, 2020

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

4908

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Building Department
For Zoning Board
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