



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

RECEIVED
MARBLEHEAD
TOWN CLERK

2020 JUL 10 AM 10:45

Town Clerk

Project Address 12 A Liberty Road

Assessor Map(s) 156

Parcel Number(s) 11

OWNER INFORMATION

Signature _____ date _____

Name (printed) James C. Andaloro

Address 12 Liberty Road, Marblehead, MA 01945

Phone Numbers: home 978-501-1878

work _____

E-mail jimcondor@comcast.net

fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 6/29/20

Name (printed) Paul M. Lynch, Esq.

Address Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home _____

work 781-631-7808

E-mail lynch@marbleheadlaw.com

fax _____

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

Special Permit to construct a detached garage on a lot with less than the required lot frontage, lot width, side yard and front yard setbacks.

- 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/

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-14-2015

Project Address 12 A Liberty Road

Map(s) / Parcel(s) 156/11

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 ☒ 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 _____

Date 7/8/2020

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-14-2015

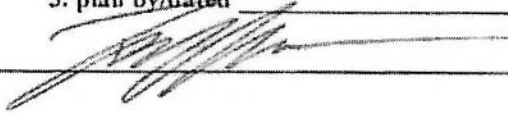
Project Address 12 A Liberty Road Map(s) / Parcel(s) 156/11

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	45,503	45,503
Area of features		
footprint of accessory building(s)	0	1,359
footprint of building	2,225	2,225
footprint of deck(s), porch(es), step(s), bulkhead(s)	744	744
number of required parking spaces <u>2</u> x (9'x 20' per space)	324	324
area of pond(s), or tidal area(s) below MHW	0	0
other areas (explain) _____	0	0
Sum of features = B	3,293	4,652
Net Open Area (NOA) = (A - B)	42,210	40,851

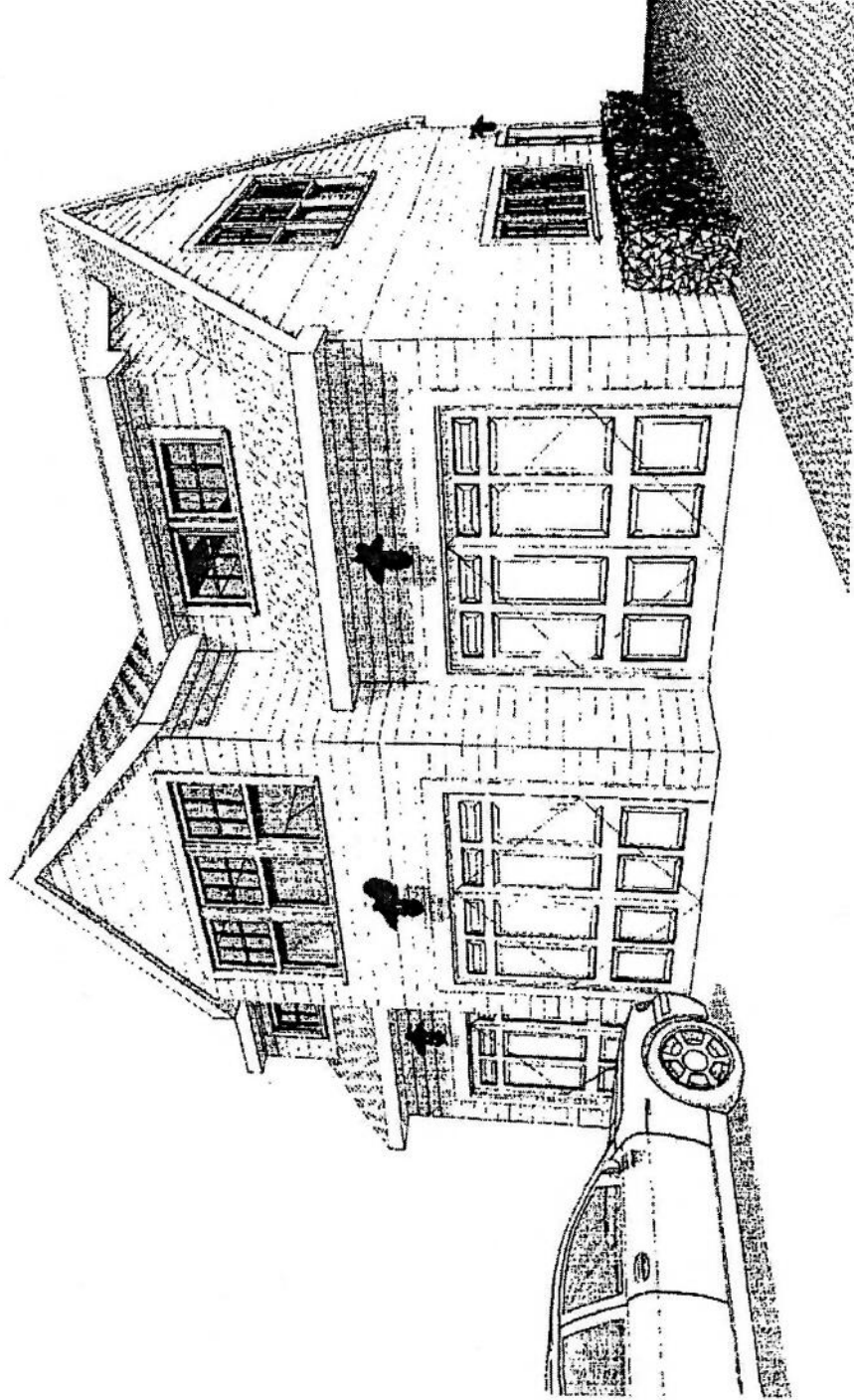
<u>GROSS FLOOR AREA (GFA)</u>		
accessory structure(s)	0	2,718
basement or cellar (area >5' in height)	1,328	1,328
1st floor (12' or less in height) NOTE: [for heights exceeding	2,225	2,225
2nd floor (12' or less in height) 12' see definition	1,491	1,491
3rd floor (12' or less in height) of STORY §200-7]		
4th floor (12' or less in height)		
attic (area >5' in height)		
area under deck (if >5' in height)	744	744
roofed porch(es)	391	391
Gross Floor Area (GFA) = sum of the above areas	6,179	8,897

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	=	2,718
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	=	44 %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	=	1:7.36
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	=	1:5.11

This worksheet applies 1. plan by/dated Griffin Engineering Group, LLC /June 15, 2020
to the following plan(s): 2. plan by/dated Tucker Architecture & Landscape/6/12/2020
3. plan by/dated _____

Building Official  Date 7/8/2020


T U C K E R
 Architecture & Landscape
 59 Adams Avenue, Marshfield, MA
 www.TuckerArch.com
 781.431.3544
 Tucker Architecture and Landscape LLC



10/20/2016
 2020 06 02 2024 04

NOT FOR CONSTRUCTION

Andaleto Garage
 12 Liberty Road
 Marshfield, MA

Cover

10/20/2016
 2020 06 02 2024 04
 CVR



T U C K E R
Architecture & Landscape
59 Adams Avenue, Northbrook, MA
www.tuckerarch.com
(781) 831-3544
Tucker Architecture and Landscape LLC

Map 13
12B LI
Area =

NOT FOR CONSTRUCTION

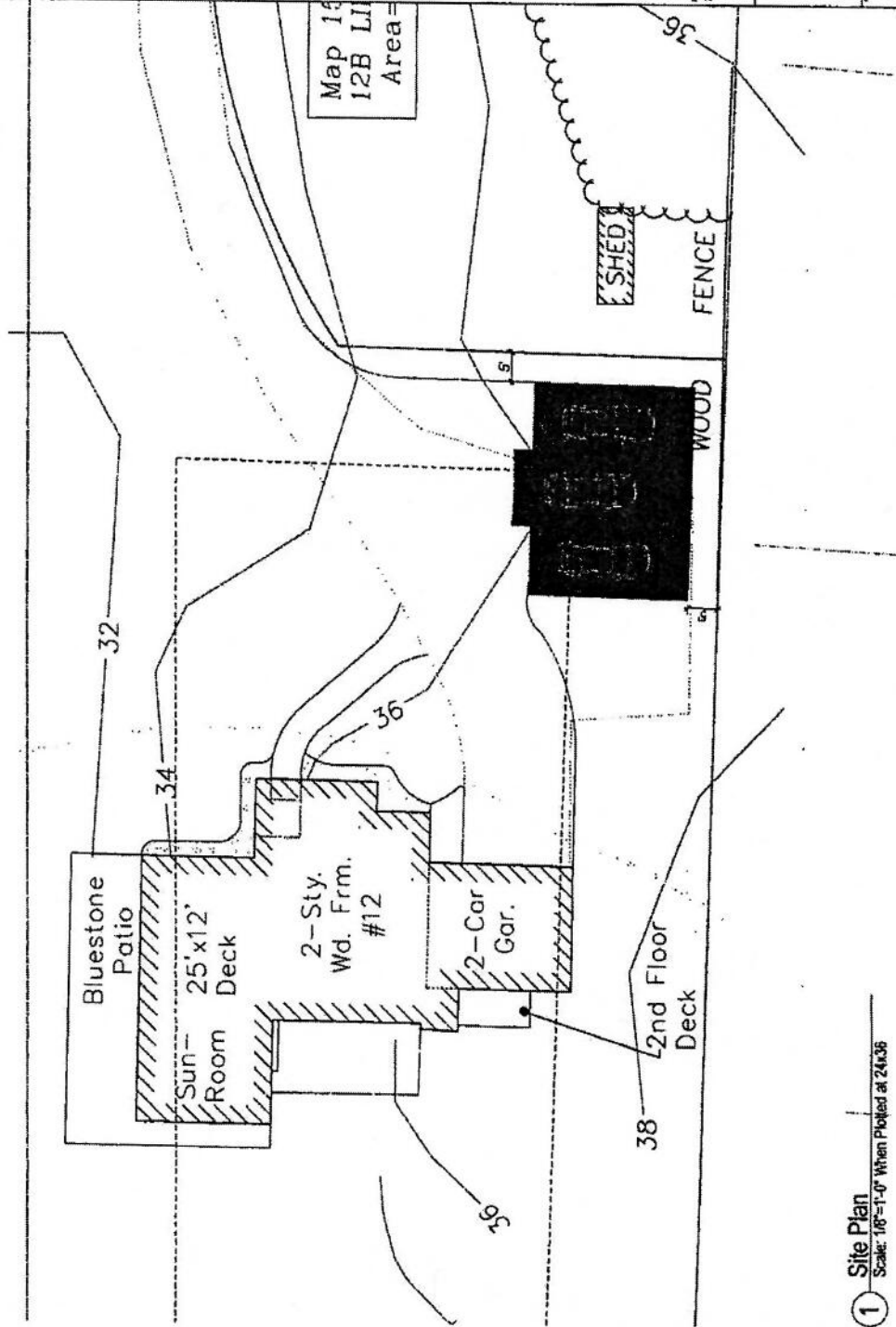
REVISION
2009 06 12 20A 1M

Additional Garage
12 Liberty Road
Northbrook, MA

Site Plan Diagram

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

1



① Site Plan
Scale: 1/8"=1'-0" When Plotted at 24x36

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For Zoning Board
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TUCKER
 Architecture & Landscape
 50 Kilmer Avenue, 2nd Floor
 Westchester, NY 10590
 914.911.1144
 www.tuckerarch.com

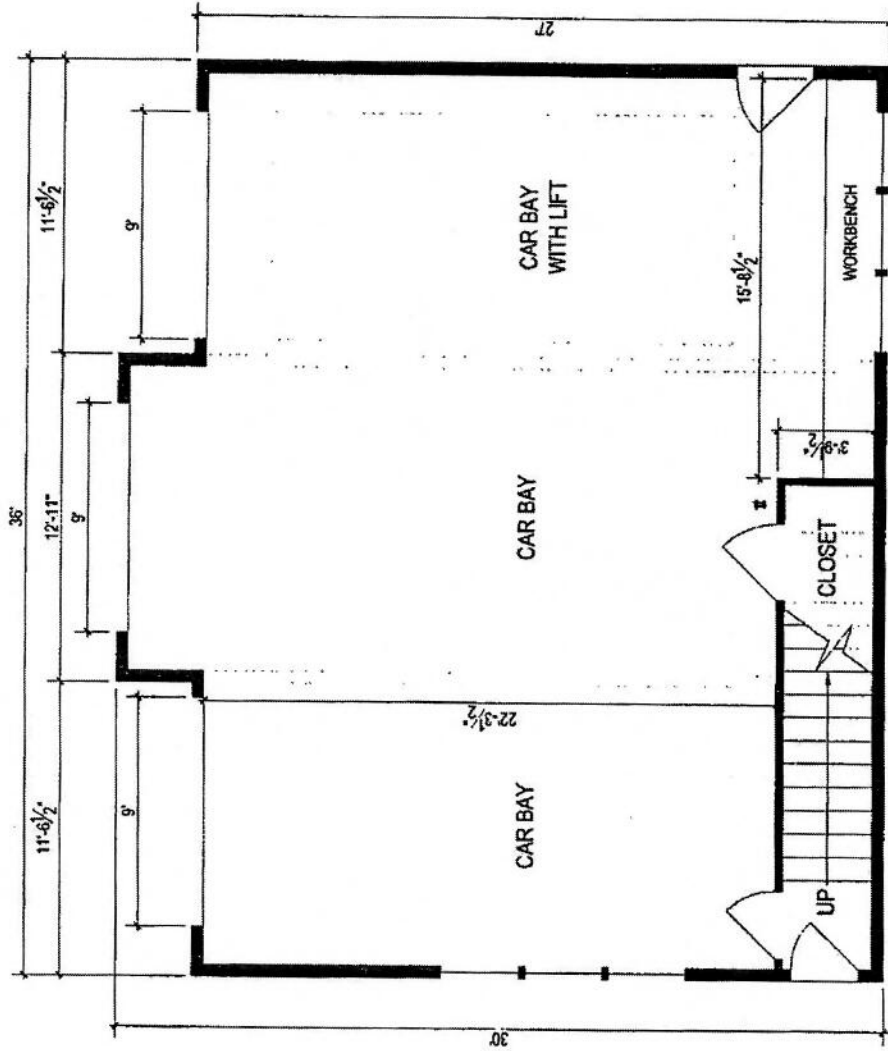
Tucker Architecture and Landscape LLC

Revised 01/2020
2020 06 12 20A Set

NOT FOR CONSTRUCTION
 Andakoro Garage
 12 Liberty Road
 Manhasset, NY

Floor Plans


2



① First Floor Plan

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 For Zoning Board
 Of Appeals

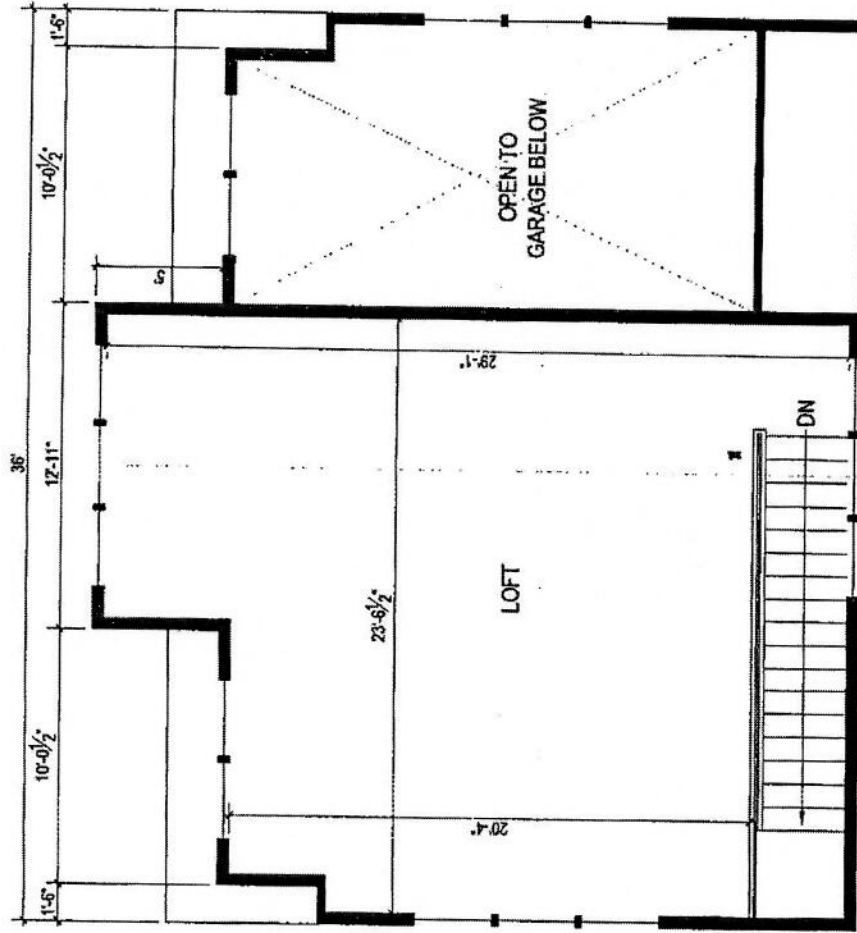


T U C K E R
 Architecture & Landscape
 59 Atlantic Avenue, Middlesex, MA
 www.tuckeronline.com
 781.431.3546
 Tucker Architecture and Landscape LLC

REVISIONS
 2020 02 12 20A.244

NOT FOR CONSTRUCTION
 Andaleto Garage
 12 Liberty Road
 Middlesex, MA
Floor Plans


NOT TO SCALE. DIMENSIONS ARE TO FACE UNLESS NOTED
 3

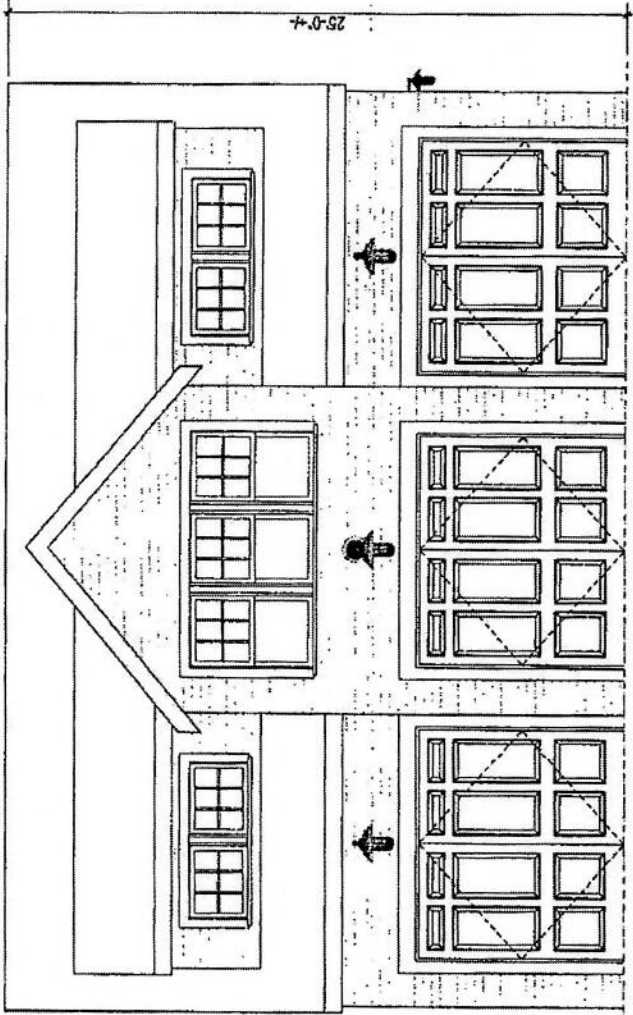




T U C K E R
 Architecture & Landscape
 59 Atlantic Avenue, Marshfield, MA
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 781.631.3546
 Tucker Architecture and Landscape LLC

NOT FOR CONSTRUCTION
 2020 08 12 28A.dwg
 Andabene Garage
 12 Liberty Road
 Marshfield, MA
 Elevations

1/4" = 1'-0"
 4



Loft Subfloor
Elevation 10'-0"

Garage Slab @ Garage Door
Elevation 8'-0"

1 Front Elevation
Scale: 1/2" = 1'-0" When Plotted at 24x36

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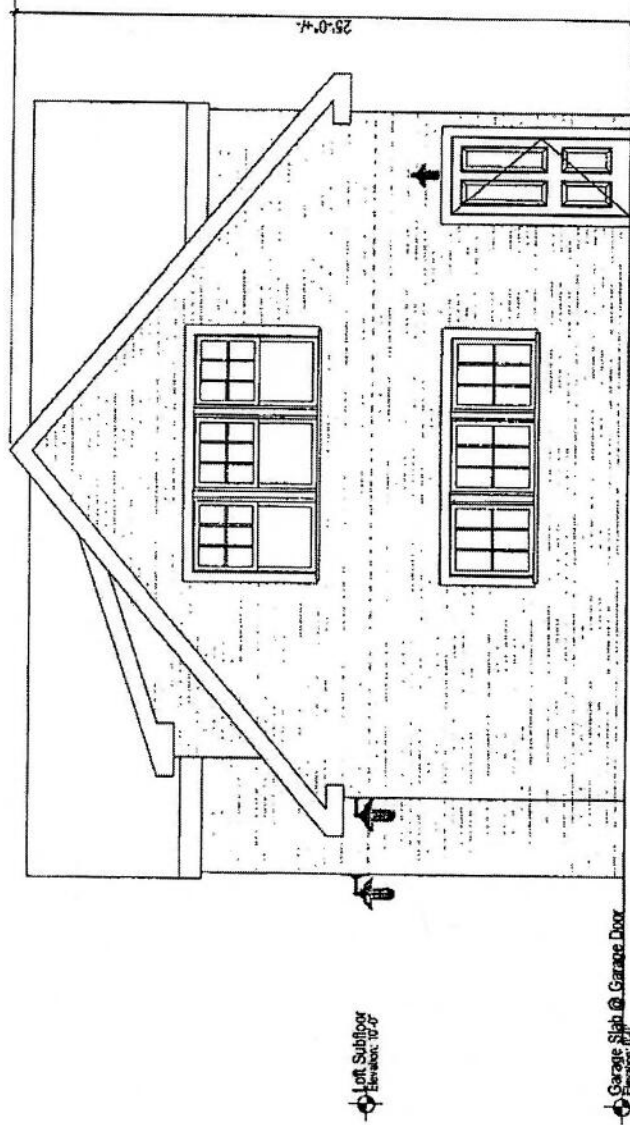
REVISIONS
 2020 06 12 ZBA Set

NOT FOR CONSTRUCTION

Anderson Garage
 12 Liberty Road
 Marshfield, MA
Elevations



GRAPHIC SCALE: 1/2" = 1'-0"
5



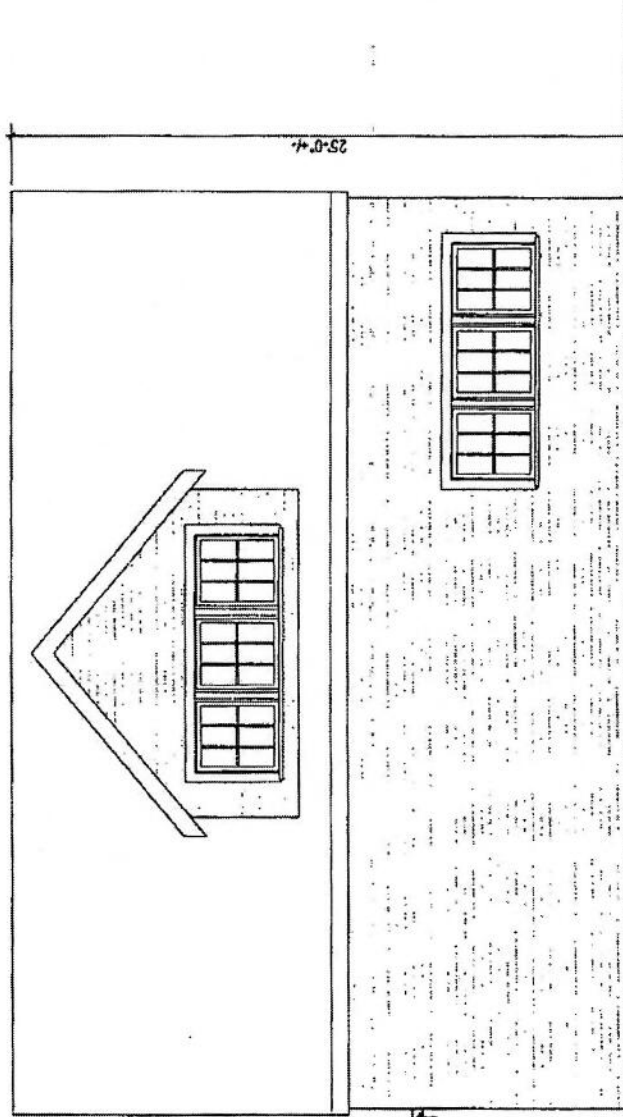
Loft Subfloor
 Elevation: 10'-0"

Garage Slight @ Garage Door
 Elevation: 0'-0"

1 Right Side Elevation
 Scale: 1/2"=1'-0" When Plotted at 24x36

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 Of Appeals


T U C K E R
 Architecture & Landscape
 30 Adams Avenue, North Andover, MA 01845
 www.tuckerarch.com
 978.681.5546
 Tucker Architecture and Landscape LLC




 North Arrow
 Elevation 10'


 North Arrow
 Elevation 10'

NOT FOR CONSTRUCTION

Andaleto Garage
 12 Liberty Road
 Marblehead, MA

Elevations

SHEET NUMBER 10 OF 10
 6

1 Rear Elevation
 Scale: 1/2"=1'-0" When Plotted at 24x36

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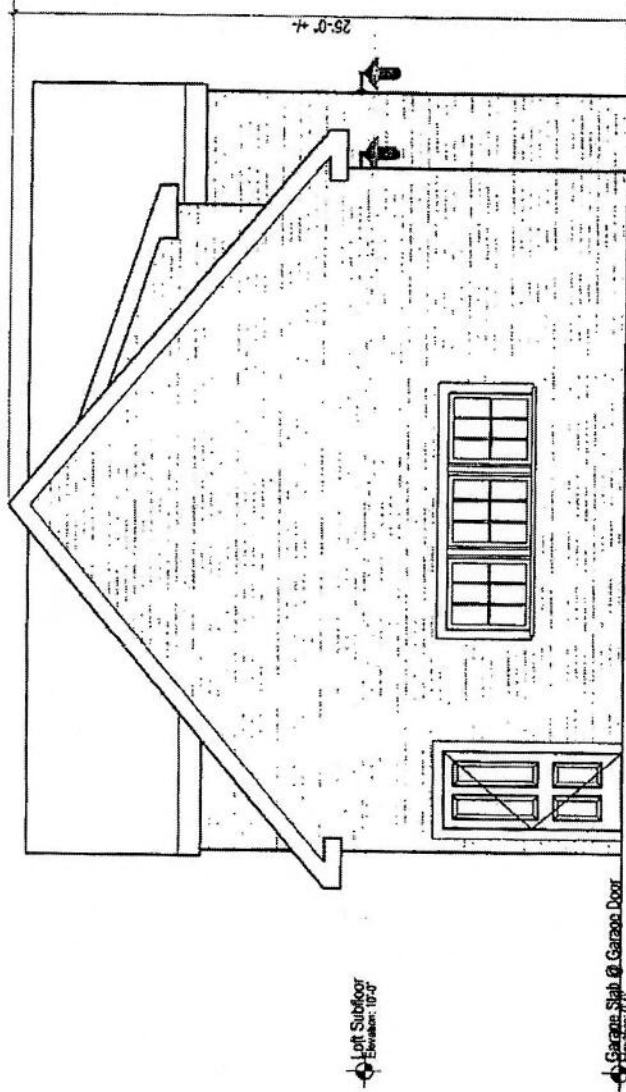


T U C K E R
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 59 Alliance Avenue, Middleburg, MA
 www.TuckerArch.com
 981.411.1546
 Tucker Architecture and Landscape, LLC

NOT FOR CONSTRUCTION
 PROJECT NO. 2408-01-12-254-044

Andaleto Garage
 12 Liberty Road
 Middleburg, MA
 Elevations





Loft Subfloor
 Elevation 10'-0"

Garage Slab @ Garage Door
 Elevation 0'-0"

1 Left Side Elevation
 Scale: 1/2"=1'-0" When Plotted at 24x36

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