



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

2020 JUL 29 PM 3:39

RECEIVED  
MARBLEHEAD  
TOWN CLERK

Town Clerk

## ZBA APPLICATION

PAGE 1 of 3

Project Address 13 Ramsay Road  
Assessor Map(s) -144 Parcel Number(s) 20

### OWNER INFORMATION

Signature Cheryl Brill date 7-8-2020  
Name (printed) Cheryl Brill  
Address 13 Ramsay Road  
Phone Numbers: home 781-631-0683 cell 781-234-4683  
E-mail cherylbrill@comcast.net fax \_\_\_\_\_

### 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)

Proposal is to enclose current porch area to  
make a mudroom-entry.  
NEW SIDE SETBACK OF 10'8" FOR MUDROOM FABRICATION  
NEW FRONT SETBACK OF 28'2" FOR MUDROOM

- 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/](http://www.marblehead.org/)

Town of Marblehead  
**ZBA-APPLICATION**

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Revision Date: 12-14-2015

Project Address 13 Ramsay Road

Map(s) / Parcel(s) 144 20 20

**ZONING DISTRICT** (circle all that apply)

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

**CURRENT USE** (explain) Deck - to be converted to 8x8 mudroom

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

Yes ☒ No ☐ (explain) Existing deck + home non compliant

**PROPOSED CHANGE OF USE**

No ☒ Yes ☐ (explain) Deck to enclosed 8x8 mudroom

**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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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For Zoning Board  
Of Appeals

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

Building Official \_\_\_\_\_

Date 7/28/2020

Town of Marblehead  
ZBA-APPLICATION

Revision Date: 12-14-201

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Project Address 13 Ramsay Rd Map(s) / Parcel(s) 144/20

**NET OPEN AREA (NOA)**

**EXISTING**

**PROPOSE**

Lot area = A

5000

5000

**Area of features**

footprint of accessory building(s)

0 SF

0

footprint of building

1024 SF

1088

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

346 SF

282

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

1694

1694

**NET OPEN AREA (NOA) = (A - B)**

3306 SF

3306

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

0

0

basement or cellar (area > 5' in height)

1024 SF

1024

1st floor (12' or less in height)

NOTE: [for heights exceeding

1024 SF

1088

2nd floor (12' or less in height)

12' see definition

0 SF

0

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)

346

282

roofed porch(es)

0 SF

0

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

2394 SF

2394

**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)

Reviewed by Building Department

= 1.38095238

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

For Zoning Board

= 1.38095238

This worksheet applies

1. plan by/dated

to the following plan(s):

2. plan by/dated

3. plan by/dated

JAROSZ LAND SURVEYING 6/25/20

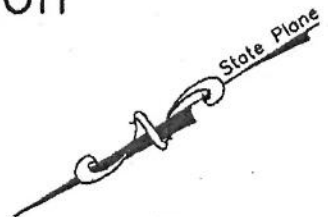
7/28/2020

# PLAN OF LAND IN MARBLEHEAD, MA.

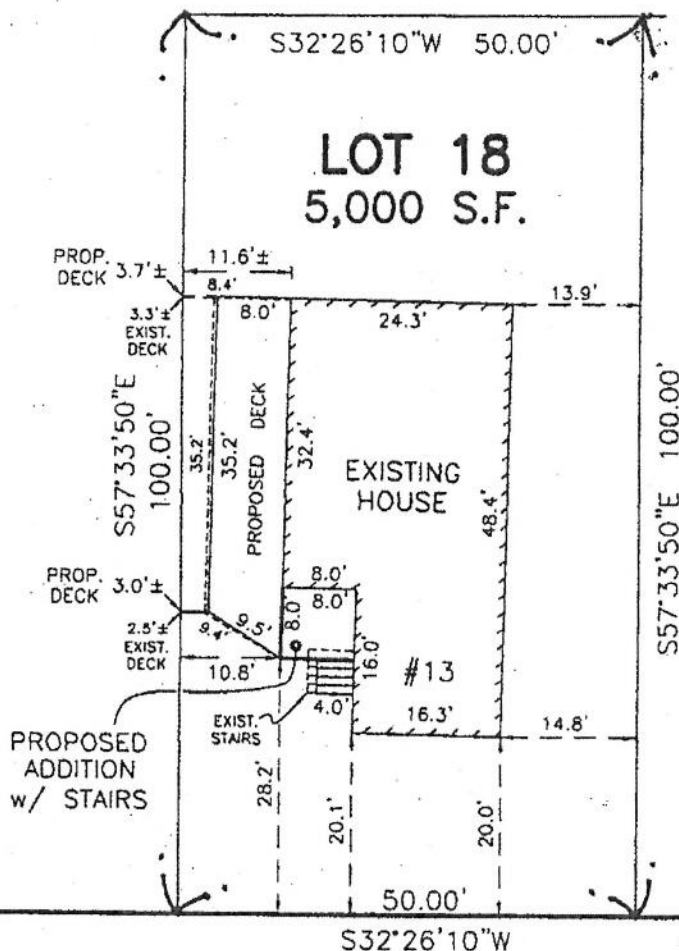
SCALE: 1"=20'  
DATE: JUNE 25, 2020



Showing Proposed Addition  
#13 Ramsay Road



*Jay Jarosz* RS  
6/25/20



OWNER:

Cheryl A. Brill  
#13 Ramsay Road

Parcel I.D. 144-20-0

Deed Bk. 16800 Pg. 143  
Essex South District  
Registry of Deeds

RAMSAY ROAD  
(45' WIDE)

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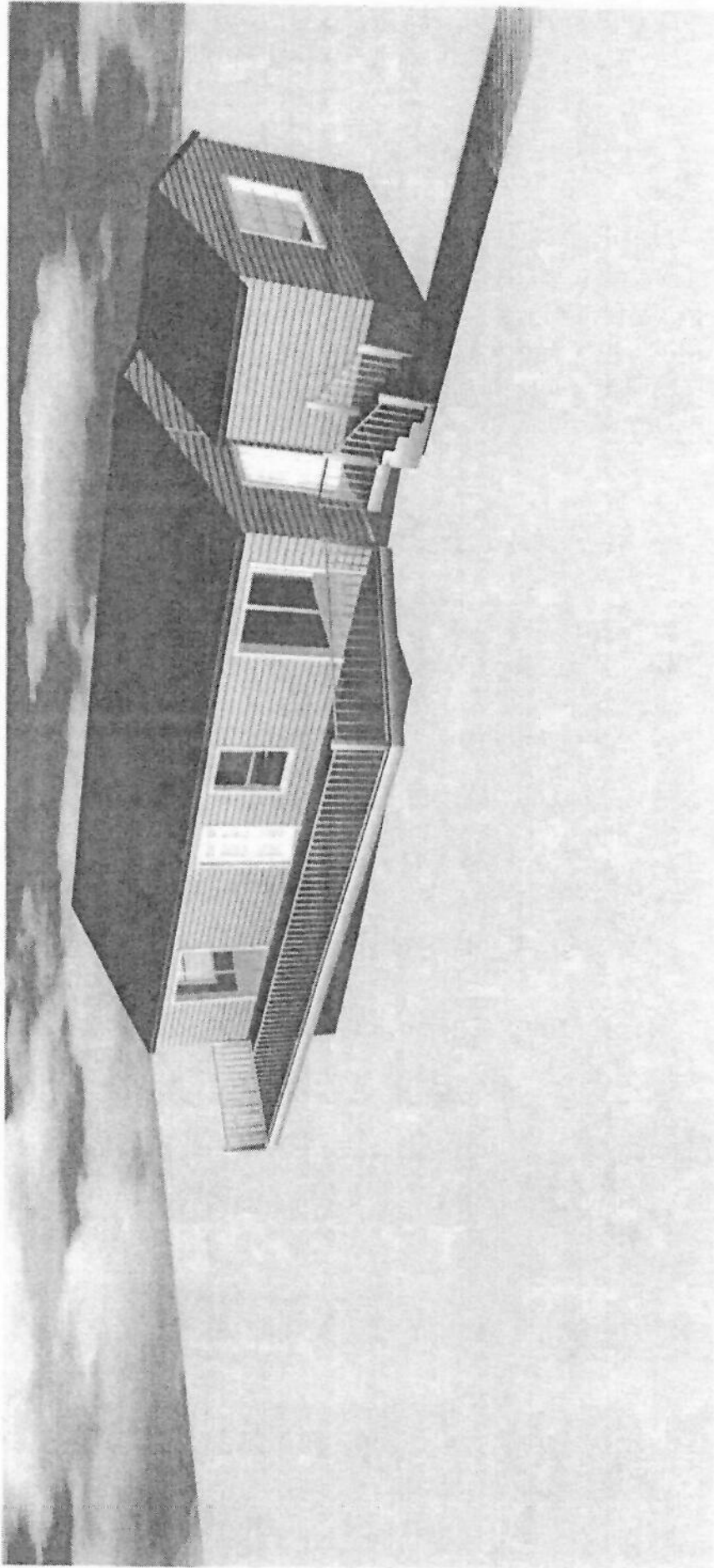
JAROSZ LAND SURVEYING  
3 MILL STREET  
MANCHESTER, MA. 01944  
jj1717@comcast.net  
Phone: (781)-710-8484  
JAROSZLANDSURVEYOR.COM

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22

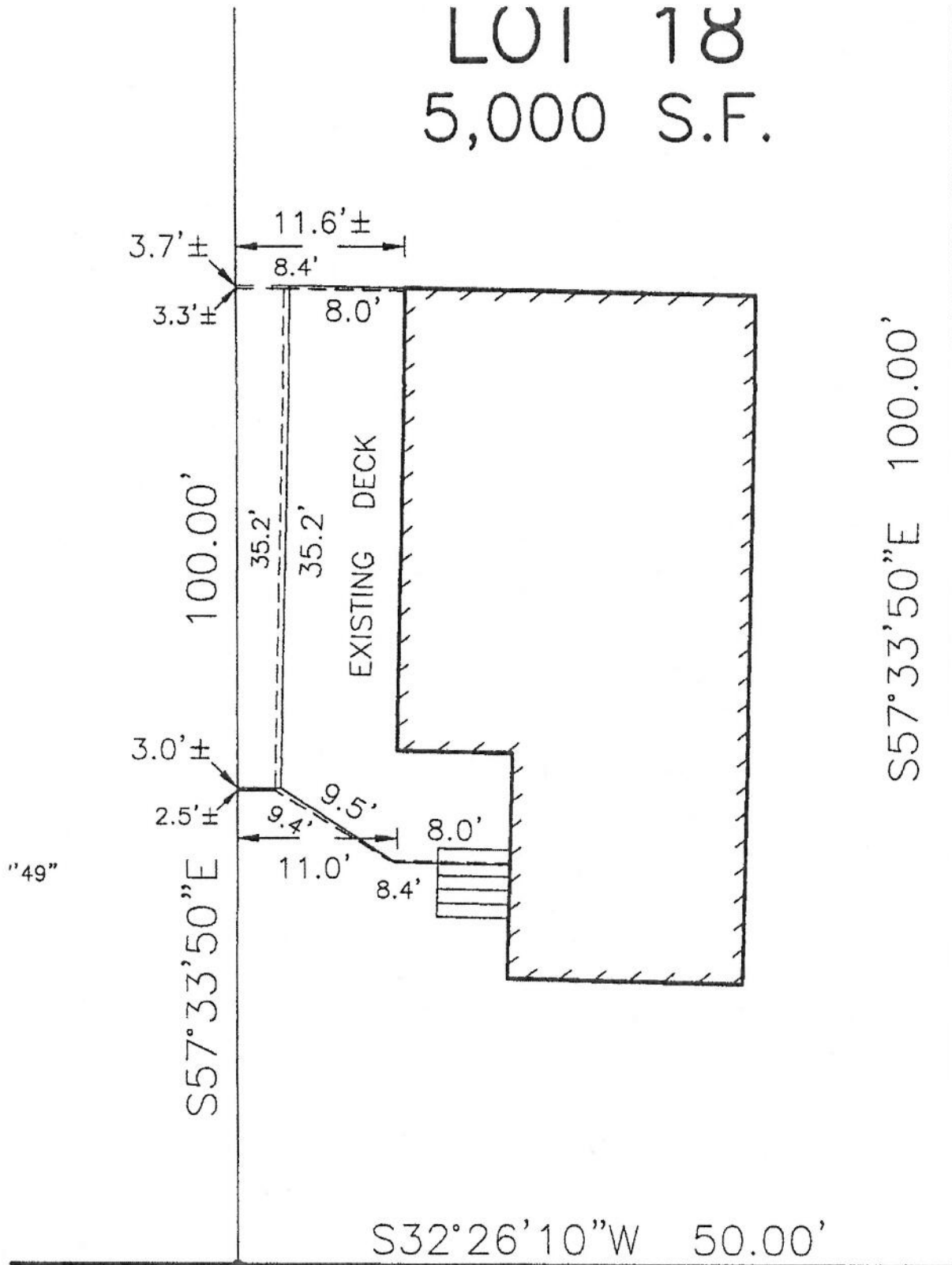
— 62 —

For Zoning Board  
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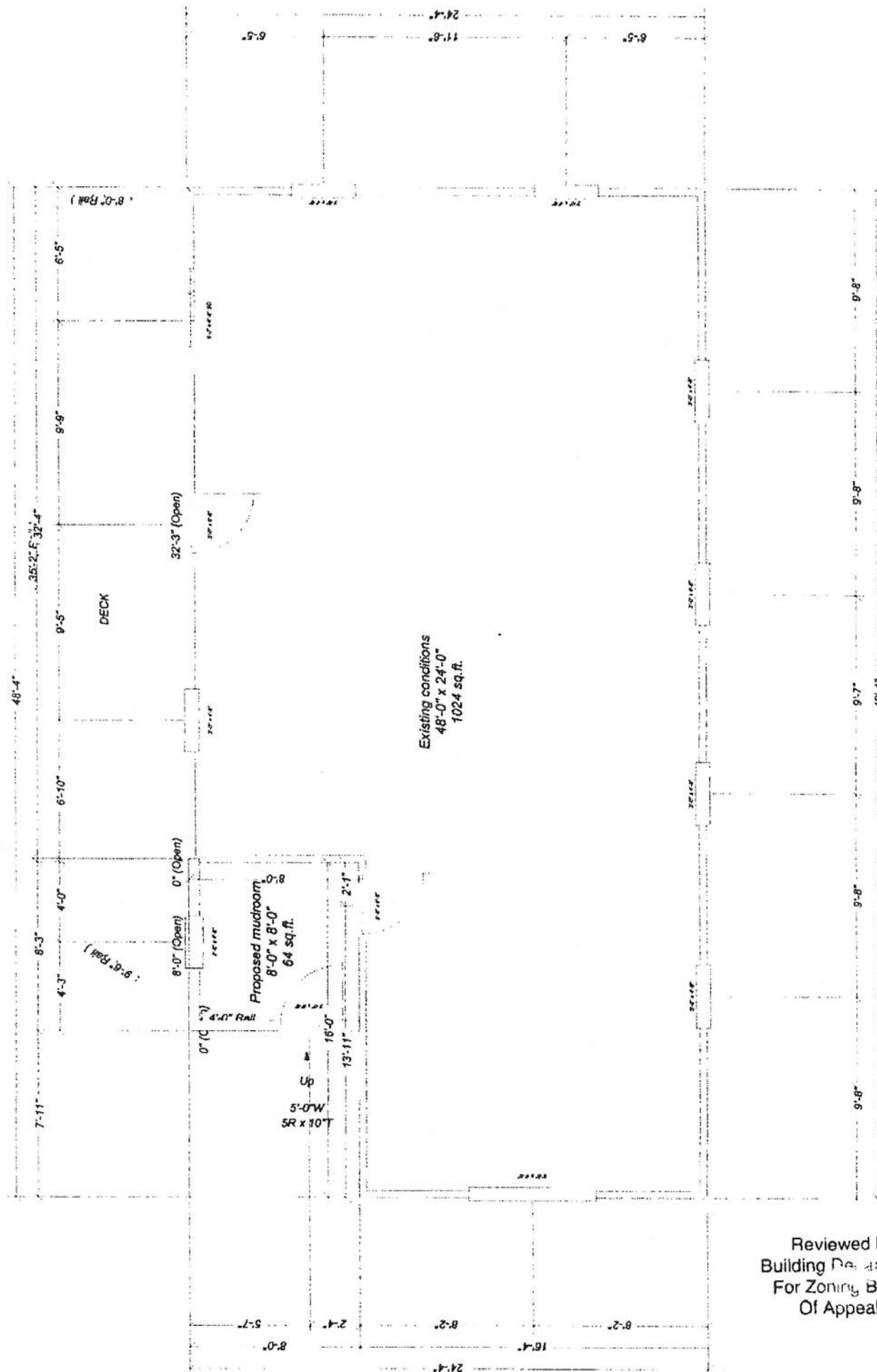
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LOI 18  
5,000 S.F.



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Building Department  
For Zoning Board  
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