



TOWN SEAL

tel: 781-631-1529

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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

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2020 DEC -3 AM 9:40

Town Clerk

Project Address 16 Jefferson Street

Assessor Map(s) 117 Parcel Number(s) 20A

OWNER INFORMATION

Signature _____ date _____

Name (printed) Chandra Preyl

Address 16 Jefferson Street, Marblehead, MA 01945

Phone Numbers: home 978-857-8063 work _____

E-mail sharprenovations@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 11.23.20

Name (printed) Chandra Preyl

Address c/o Paul M. Lynch, Esq., Zero Spring Street, MARblehead, MA 01945

Phone Numbers: home _____ work 781-631-7809

E-mail lynch@marbleheadlaw.com fax _____

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

Specail Permit to add an addition to an existing single family dwelling
with less than the required front yard setback and side yard setback
in a general residence district and which exceeds 10% expansion for
a nonconforming building.

- 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)

View Bylaws - (Chapter 200, Zoning) - online at: www.marblehead.org/

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ZBA-APPLICATION
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Revision Date: 12-14-2015

Project Address 16 Jefferson Street

Map(s) / Parcel(s) 117/20A

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)

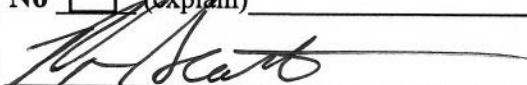
- ☐ Lot Area - Less than required (§200-7 and Table 2)
- ☐ Lot Width - Less than required (§200-7)
- ☐ Frontage - Less than required (§200-7 and Table 2)
- ☒ Front Yard Setback - Less than required (Table 2)
- ☐ Rear Yard Setback - Less than required (Table 2)
- ☐ Side Yard Setback - Less than required (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 <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"/>

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

Yes ☒ No ☐ (explain) _____

Building Official 

Date 12.2.2020

Town of Marblehead
ZBA-APPLICATION

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Project Address 16 Jefferson Street

Map(s) / Parcel(s) 117/20A

NET OPEN AREA (NOA)

Lot area = A

Area of features

footprint of accessory building(s)

footprint of building

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

number of required parking spaces 2 x (9' x ¹⁸20' per space)

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

other areas (explain) _____

Sum of features = B

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

EXISTING

8,080

128

1,249

357

324

0

0

2,058

6,022

PROPOSED

8,080

128

2,110

483

324

0

0

3,045

5,035

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area >5' in height)

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

2nd floor (12' or less in height) 12' see definition

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)

roofed porch(es)

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

128

877

1,249

0

0

0

0

334

0

2,588

128

1,715

2,110

0

0

0

0

334

39

4,326

Proposed total change in GFA = (proposed GFA - existing GFA) = 1,738

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 67% %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1:2.33

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1:1.16

This worksheet applies 1. plan by/dated Derek Bloom/ 11/20/20

to the following plan(s): 2. plan by/dated North Shore Survey Corporation 11/17/2020

3. plan by/dated _____

Building Official [Signature]

Date 11-25-2020