



TOWN SEAL
tel: 781-631-1529

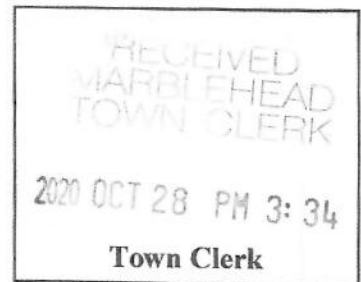
fax: 781-631-2617
Revision Date: 12-14-15

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 16 Washington Square, Marblehead, MA 01945
Assessor Map(s) 132 Parcel Number(s) 9 - 0

OWNER INFORMATION

Signature [Signature] date October 27, 2020
Name (printed) Jeffry C. Flowers and Laurie R. Flowers
Address 16 Washington Square, Marblehead, MA 01945
Phone Numbers: home 781-715-1696 work 781-929-5721
E-mail jflowers@flowersinc.com; lflowers@flowersinc.com fax - -

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date October 27, 2020
Name (printed) Robert C. McCann, Esq. McCann & McCann, P.C.
Address 89 Newbury Street, Suite 302, Danvers, MA 01923
Phone Numbers: home - - work 978-739-8484
E-mail rmccann@mccannlaw.com fax 978-739-8455

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

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) [Signature] 10-28-2020
2. Town Clerk's stamp (upper right corner)

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

PROJECT DESCRIPTION AND RELIEF REQUESTED

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws approving renovations and additions to a pre-existing nonconforming single-family dwelling which has less than the required Side Yard Set Back and which exceeds the maximum allowed Height on a conforming Lot on the property located at **16 WASHINGTON SQUARE** in a **CENTRAL RESIDENCE DISTRICT**. The construction will be partially within the Side Yard Set Back but will otherwise conform to the Dimensional Regulations of the Zoning By-Laws.

The Old and Historic Marblehead Districts Commission has reviewed the proposed work and issued a Certificate of Appropriateness. The current Open Space Ratio is 1.5 : 1.0 and will be, after construction, 1.4 : 1.0. The total Gross Square Footage increase is 336 square feet.

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-14-2015

Project Address 16 Washington Square, Marblehead, MA 01945 Map(s) / Parcel(s) 132 - 9 - 0

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)

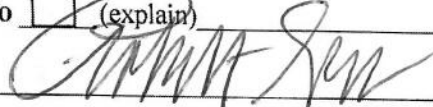
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- ☒ Side Yard Setback - Less than required (Table 2)
- ☐ Height - Exceeds maximum allowed (§200-7 and Table 2)
- ☐ Open Area - Less than required (§200-7, §200-15.B(4) and Table 2)
- ☐ Parking - Less than required; undersized; tandem (§200-17 to §200-21) (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 checked="" type="checkbox"/>	No <input 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 10-28-2020

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-14-2015

Project Address 16 Washington Square

Map(s) / Parcel(s) 132 - 9 - 0

NET OPEN AREA (NOA)

Lot area = A

EXISTING

11,625

PROPOSED

11,625

Area of features

footprint of accessory building(s)

0

0

footprint of building

1,858

1,887

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

521

549

number of required parking spaces 2 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

2,703

2,760

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

8,922

8,865

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area >5' in height)

1,370

1,560

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

1,858

1,887

2nd floor (12' or less in height)

12' see definition

1,412

1,599

3rd floor (12' or less in height)

of STORY §200-7]

887

887

4th floor (12' or less in height)

0

0

attic (area >5' in height)

101

101

area under deck (if >5' in height)

192

61

roofed porch(es)

128

189

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

5,948

6,284

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

= 336

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

= 5.6 %

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

= 1.5

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

= 1.4

This worksheet applies 1. plan by/dated MMO Designs 9/16/2020

to the following plan(s): 2. plan by/dated NORTH SHORE SURVEY 9/30/20

3. plan by/dated _____

Building Official _____

Date 10-28-2020