

TOWN SEAL

tel: 781-631-1529

fax: 781-631-2617

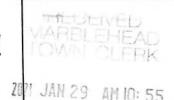
Revision Date: 12-02-20

Town of Marblehead ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building 7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

PAGE 1 of 3



Town Clerk

A = = = = = M = = (> 150	134 () 87-2
Assessor Map(s) 150 Page 150	arcel Number(s) 87-2 Reviewed by
OWNER INFORMATION Signature Adu Silv	Building Departme For Zoning Board date / 1 29 21 Of Appeals
Name (printed) Town of Marblehead	10/10/
Address Abbot Hall, Marblehead, MA 01	945
Phone Numbers: home	work 781-631-0000
	fax
Signature Manh	VFORMATION (if different from owner) date
	date / · 2 9 · 2 /
Address 420 Lafayette Street, Salem, M	date / · 2 9 · 2 /
Name (printed) Charing Cross Realty	date / · 2 9 · 2 / A 01970 work 978-317-3784

- 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:
 - o the signed and stamped application (3 pages);
 - o current survey plan (not older than 90 days) as prepared by a Registered Professional Land Surveyor;
 - o the project design plans as required;
 - o 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/

Town of Marblehead <u>ZBA-APPLICATION</u> Page 2 of 3

Revision Date: 12-02-2020

Map(s) / Parcel(s) 150/87-2 Project Address 20 Mechanic Square **ZONING DISTRICT** (circle all that apply) B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR (U) SU CURRENT USE (explain) Municipal Building (former school) CURRENT USE CONFORMS TO ZONING (Article IV, Table 1) Reviewed by Yes X No (explain) **Building Department** For Zoning Board PROPOSED CHANGE OF USE Of Appeals No Yes X (explain) change to multi family dwelling PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes No X 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(2) 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) x 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) X Height - Exceeds maximum allowed (§200-7 and Table 2) X Open Area - Less than required (§200-7, §200-15.B(2) and Table 2) X 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 **Historic District Commission Planning Board DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS** (Sections 3(A) and 3(C)) Yes X No (explain)

Town of Marblehead <u>ZBA-APPLICATION</u> Page 3 of 3

Revision Date: 12-02-2020

Project Address 20 Mechanic Square	Map(s) / Parcel(s)	150/87-2
NET OPEN AREA (NOA)	EXISTING	PROPOSED
Lot area = A	19,023	19,023
Area of features footprint of accessory building(s)	0	0
footprint of building	5,929	5,929
footprint of deck(s), porch(es), step(s), bulkhead(s)	0	0
number of required parking spaces 16 x (9'x 18' per space)	0 Exempt	2,592
area of pond(s), or tidal area(s) below MHW	0	0
other areas (explain)	0	0
Sum of features = B	5,929	8,521
Net Open Area $(NOA) = (A - B)$	13,094	10,502
GROSS FLOOR AREA (GFA)		
accessory structure(s)	0	0
basement or cellar (area >5' in height)	5,929	5,791
1st floor (12' or less in height) NOTE: [for heights exceeding	5,724	5,672
2nd floor (12' or less in height) 12' see definition	5,651	5,651
3rd floor (12' or less in height) of STORY §200-7]	4,168	4,598
4th floor (12' or less in height)	0	0
attic (area >5' in height)	0	0
area under deck (if >5' in height)	0	0
roofed porch(es)	0	0
Gross Floor Area (GFA) = sum of the above areas	21,472	21,712
<u>Proposed total change in GFA</u> = (proposed GFA - existing G	GFA)	= 240
Percent change in GFA = (proposed total change in GFA ÷ e.	xisting GFA) x 100	= 1.1
Existing Open Area Ratio = (existing NOA ÷ existing GFA)		= 1:.61
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed Gl	FA)	= 1: .48
This worksheet applies 1. plan by/dated Pitman & Wardle to the following plan(s): 2. plan by/dated North Shore Survey 3. plan by/dated		Heviewed by Building Departm For Zoning Boa Of Appeals
Building Official Month	Date _/	1-29-202,

Reviewed by Building Department For Zoning Board Of Appeals

NARRATIVE APPLICATION OF CHARING CROSS REALTY 20 MECHANIC SQUARE.

The application before the Board is to convert the former Gerry School into an eight (8) unit multi family dwelling.

After the use of the building was abandoned as a school the Town voted to declare the building and a portion of the land as surplus and offered the property consisting of the building and 19,023 square feet of land on an RFP to interest parties. After review of the bids and proposed plans the applicant was awarded the bid subject to approval from the Old and Historic Marblehead Districts Commission as well as the Zoning Board of Appeals.

Since the prior use was for municipal purposes it was not subject to the dimensional regulations of the bylaw and the change of use now triggers the new dimensional non-conformities as set forth in the attached application.

MULTI-FAMILY REDEVELOPMENT

50 ELM STREET MARBLEHEAD, MA. 01945

OLD & HISTORIC DISTRICT COMMISSION ISSUED JANUARY 19, 2021

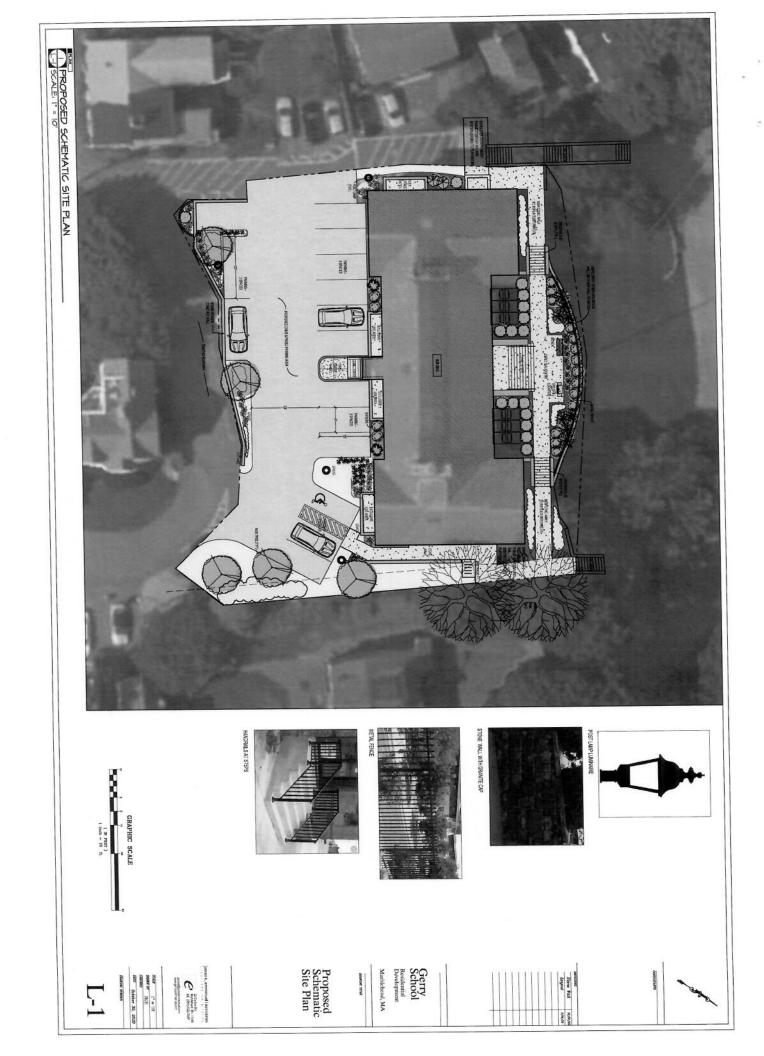
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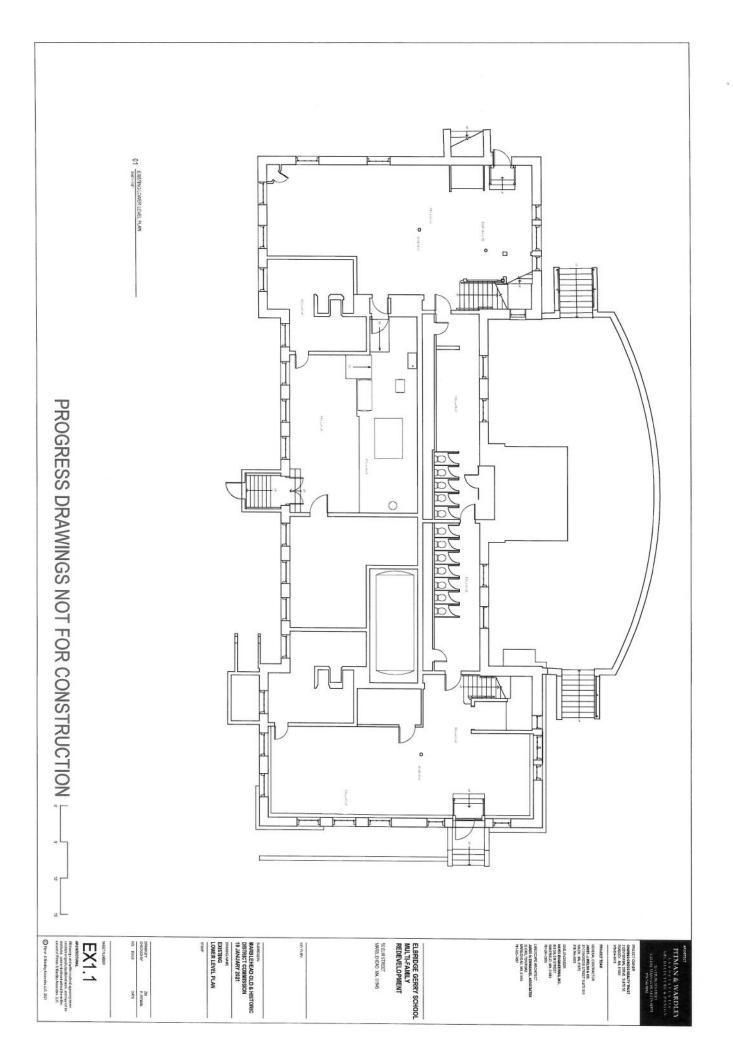
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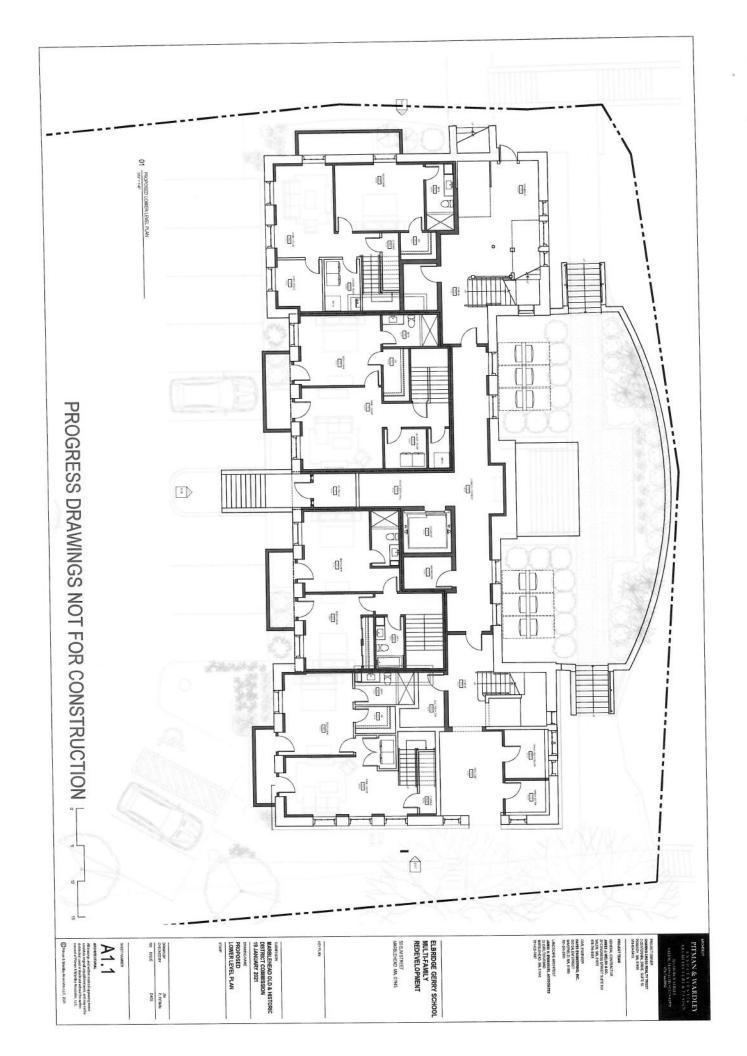
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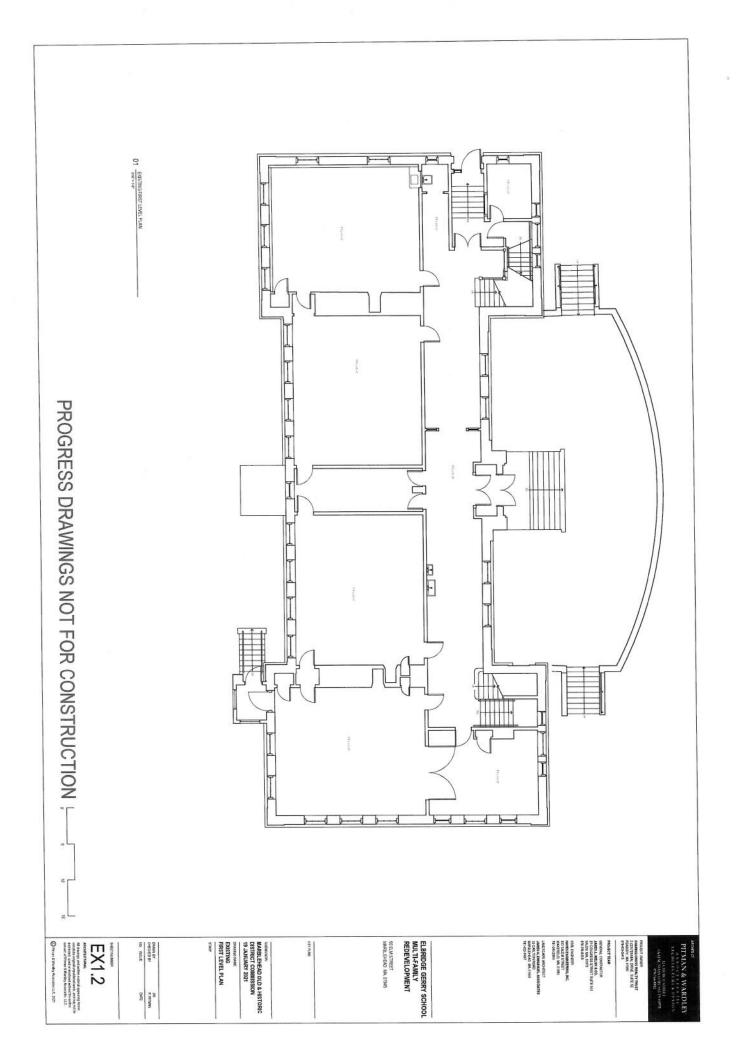
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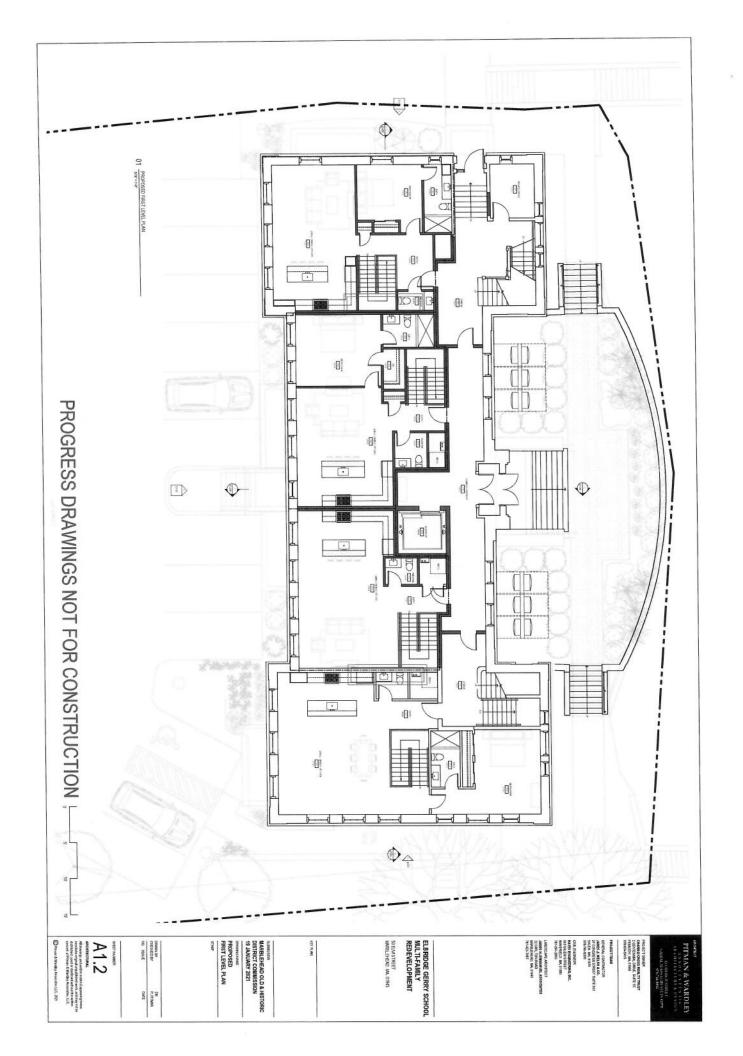
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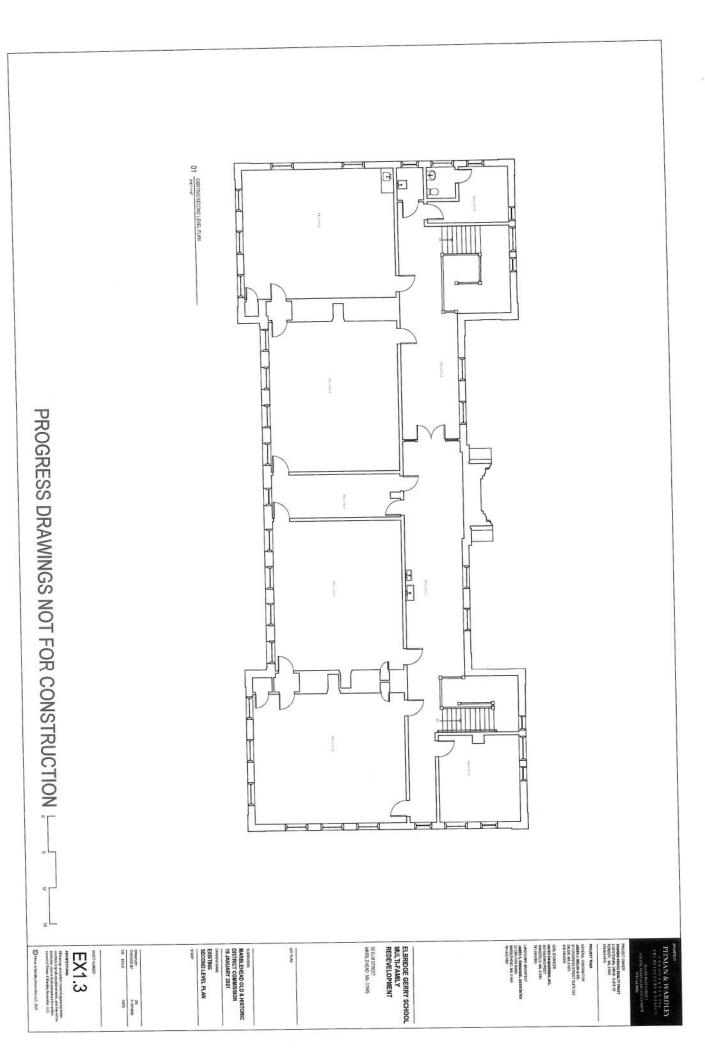


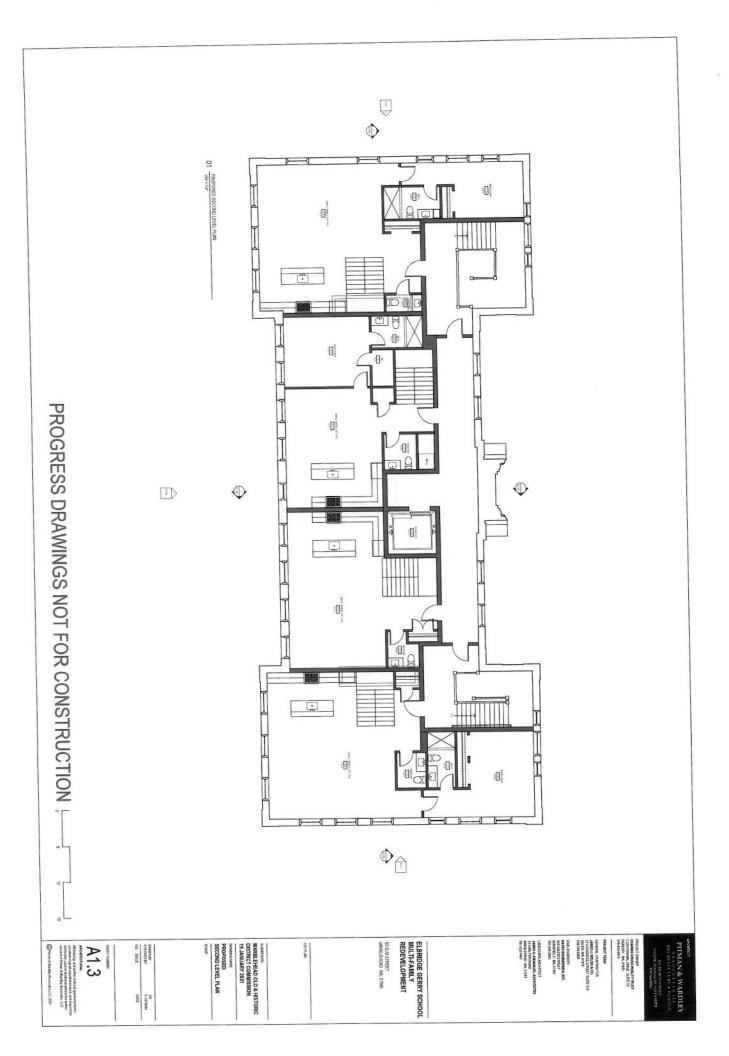


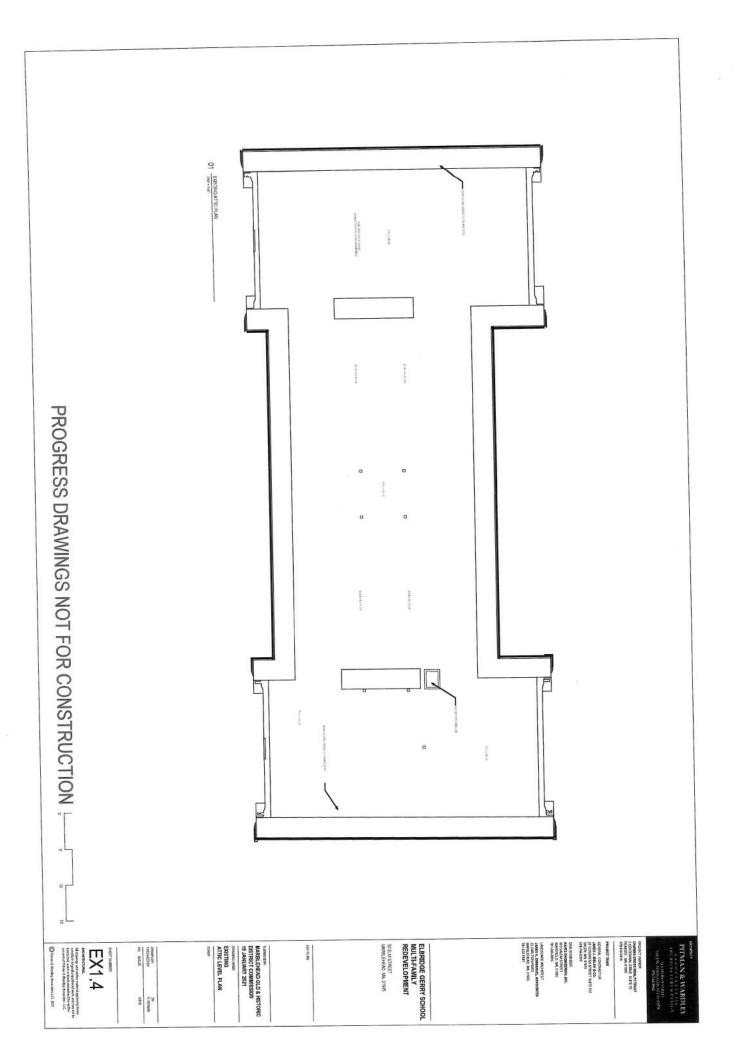


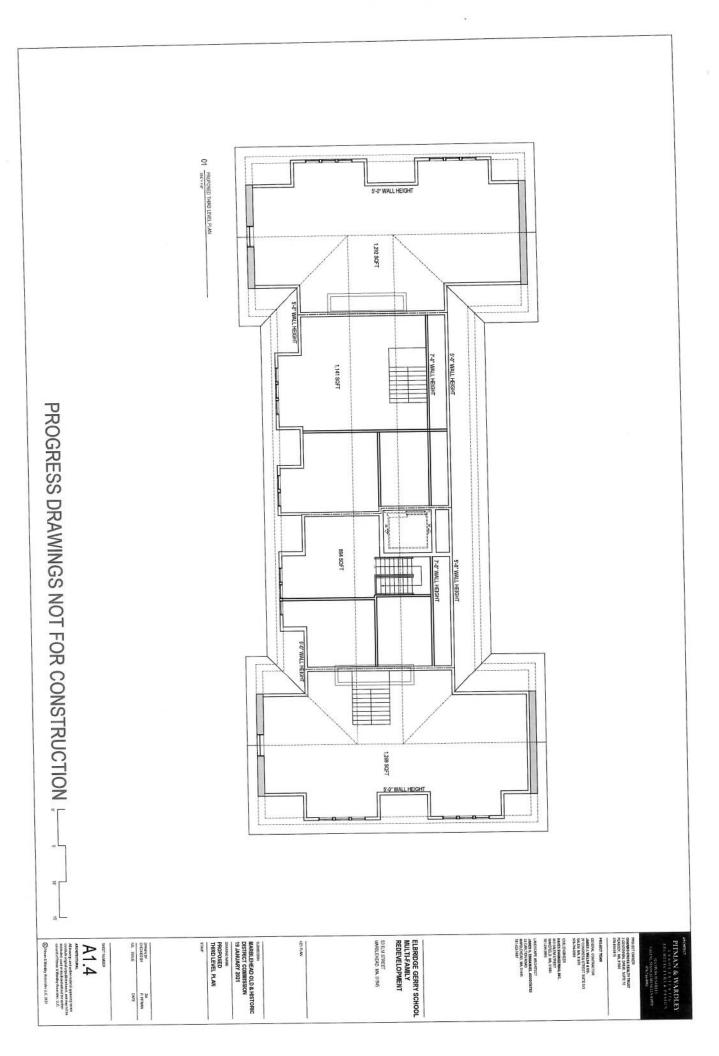


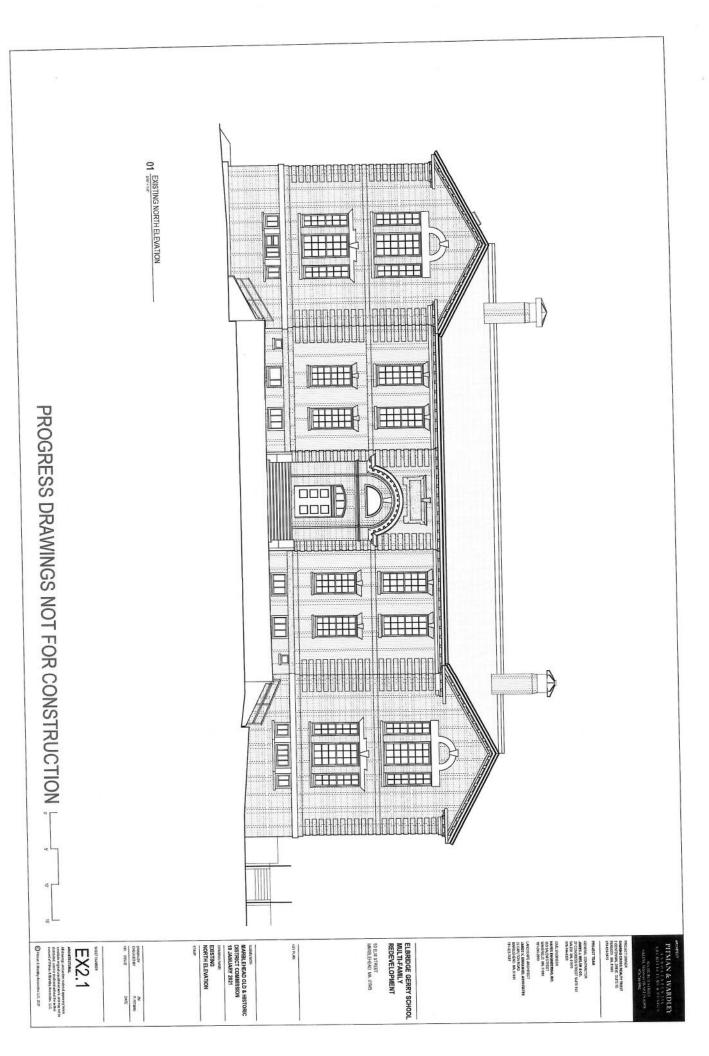


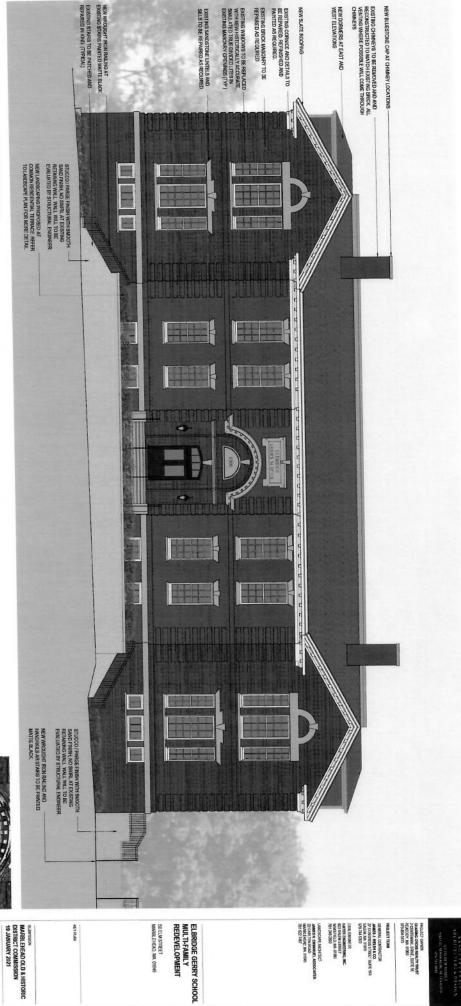


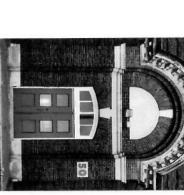












CHECKED BY

SAN SAND

PROPOSED NORTH ELEVATION

01 PROPOSED NORTH ELEVATION

A2.1

ELBRIDGE GERRY SCHOOL MULTI-FAMILY REDEVELOPMENT

MARBLEHEAD, MA 01945

CIVIL ENGARE (R
MAYES ENGINEERING, MC.
KICH SALEN STREET
MAREFIELD, MA. 01801
781-746-7803 PROJECT TEAM
GENERAL COMMANDES
JAMES J. WELSH & CO.
JACOMSHISS STREET SATE \$45
SALEM, MA, 61970
1715-744 (202)

PHOLECT OWNER
CHARMO CHOOSE REALTY TRUST
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PEJECOTY, MA. 81580
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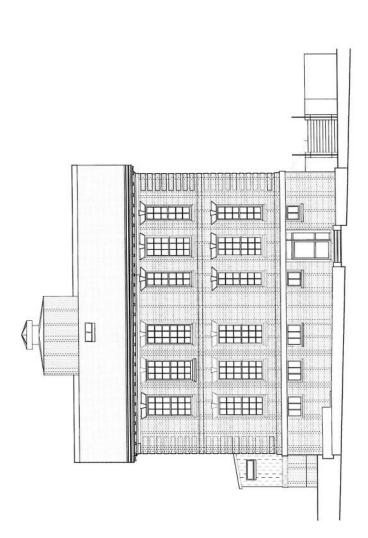
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01 EXISTING EAST ELEVATION

PROGRESS DRAWINGS NOT FOR CONSTRUCTION