



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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2021 JAN 19 PM 3:44  
Town Clerk

Project Address 23 Girdler Road Marblehead MA 01945.  
Assessor Map(s) 99 Parcel Number(s) 16

### OWNER INFORMATION

Signature [Signature] date 01/05/2021

Name (printed) YONG HUI LIU

Address 11 Hillcrest Ave Beverly MA 01915

Phone Numbers: home 617-373-0966 work \_\_\_\_\_

E-mail liuyonghui55@yahoo.com fax \_\_\_\_\_

### APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date \_\_\_\_\_

Name (printed) YONG HUI LIU

Address 11 Hillcrest Ave Beverly MA 01915

Phone Numbers: home 617-373-0966 work \_\_\_\_\_

E-mail liuyonghui55@yahoo.com fax \_\_\_\_\_

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

Project is to add a 2nd Story Addition to an Existing 1 1/2 Story Dwelling  
Relief is Requested to continue the Existing Non Conformance with this  
Vertical Expansion. The Existing Sideyard Setback is 9.9' (15.00 REQ),  
Frontage 15 69.16' (100.00 REQ) And Lot Width is 68.74' (100.00 REQ)

- 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).

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

### REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature] 1-13-2021
2. Town Clerk's stamp (upper right corner)

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

Town of Marblehead  
ZBA-APPLICATION

Revision Date: 12-14-2015

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Project Address 23 Girdler RD Marblehead MA Map(s) / Parcel(s) 99 / 16

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) Residents.

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"/>

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

Building Official

*[Signature]*

Date 1-13-2021

Town of Marblehead  
**ZBA-APPLICATION**

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Project Address 23 Girdler Road Marblehead Map(s) / Parcel(s) 99/16

**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 <sup>18'</sup>~~20'~~ 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**

20543

N/A

1705

96

324

N/A

N/A

2125

18418

**PROPOSED**

20543

N/A

1705

296

324

N/A

N/A

2325

18,218

**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

1705

1705

N/A

N/A

N/A

0

0

0

3410

1705

1705

1705

N/A

N/A

550

72

24

5761

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 2351

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 68.94 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 5.40

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 3.16

This worksheet applies 1. plan by/dated DANIEL MACISAAC-SURVEYOR-1-12-2021  
to the following plan(s): 2. plan by/dated WYD LLC. 12-18-2020, 1-08-2021  
3. plan by/dated \_\_\_\_\_

Building Official [Signature] Date 1-13-2021