



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

RECEIVED
MARBLEHEAD
TOWN CLERK
2020 JUL 29 PM 1:05

ZBA APPLICATION

PAGE 1 of 3

Town Clerk

Project Address 24 Prospect Street

Assessor Map(s) 115 Parcel Number(s) 17

OWNER INFORMATION

Signature _____ date _____

Name (printed) Craig Davis

Address 52 Lee Street, Marblehead, MA 01945

Phone Numbers: home 781-639-4924

work 508-247-7955

E-mail craig@cgprpublicrelations.com

fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date July 29, 2020

Name (printed) Paul M. Lynch, Esq.

Address Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home _____

work 781-631-7808

E-mail lynch@marbleheadlaw.com

fax _____

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

Special Permit to change the existing allowed use (office) to an other allowed use

(single family) located in the BR district which is within the side line setback of a 1-2 family dwelling.

- 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/

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-14-2015

Project Address 24 Prospect Street

Map(s) / Parcel(s) 115/17

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) Office

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

Yes ☒ No ☐ (explain) _____

PROPOSED CHANGE OF USE

No ☐ Yes ☒ (explain) Single Family

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 ☐ No ☒

Historic District Commission

Yes ☐ No ☒

Planning Board

Yes ☐ No ☒

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes ☒ No ☐ (explain) _____

Building Official _____

Date 7/29/2020

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-14-2015

Project Address 24 Prospect Street

Map(s) / Parcel(s) 115/17

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

3920

3920

Area of features

footprint of accessory building(s)

0

0

footprint of building

816

816

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

196

196

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

1336

1336

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

2,584

2,584

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area >5' in height)

800

800

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

816

816

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

672

672

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)

196

196

roofed porch(es)

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

2,484

2,484

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 = 1:1.04

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

Building Department
For Zoning Board = 1:1.04

Of Appeals

This worksheet applies 1. plan by/dated NORTH SHORE Survey 8-10-06
to the following plan(s): 2. plan by/dated _____
3. plan by/dated _____

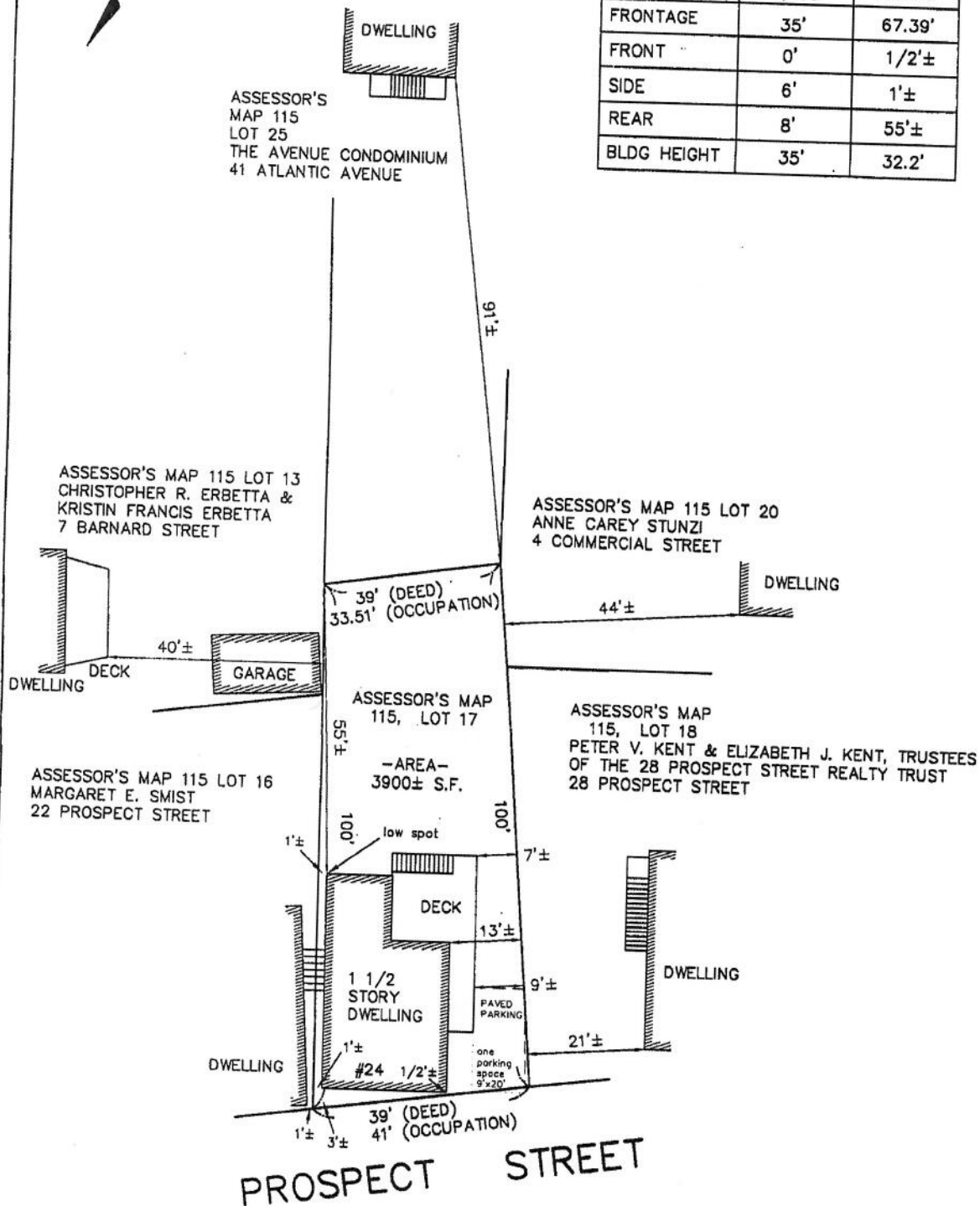
Building Official _____

Date

7/29/2020

ZONING DISTRICT - BUSINESS RESIDENTIAL

	REQUIRED	EXISTING
LOT AREA	4,000	3900±
FRONTAGE	35'	67.39'
FRONT	0'	1/2'±
SIDE	6'	1'±
REAR	8'	55'±
BLDG HEIGHT	35'	32.2'



PLOT PLAN OF LAND

LOCATED AT

24 PROSPECT STREET
MARBLEHEAD

PREPARED FOR

CHRIS DAVIS & CRAIG DAVIS

SCALE 1" = 20' AUGUST 10, 2006

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

I CERTIFY THAT THE BUILDINGS
HEREON ARE LOCATED ON
THE GROUND AS SHOWN.

8/10/06
DATE

REG. PROF. LAND SURVEYOR



Reviewed by
Building Department
For Zoning Board
Of Appeals