



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

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Town Clerk

Project Address 27 Maverick Street

Assessor Map(s) 98 Parcel Number(s) 4

OWNER INFORMATION

Signature _____ date _____

Name (printed) Roy Cameron Sears

Address 27 Maverick Street, Marblehead, MA 01945

Phone Numbers: home 781-639-5088 work 781-718-8478

E-mail c/o lynch@marbleheadlaw.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date April 3, 2020

Name (printed) Roy Cameron Sears

Address c/o Paul M. Lynch, Esq., Zero Spring St., 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 construct an addition to the existing dwelling on a lot with less than the required lot area; frontage; front yard & side yard setback and which will exceed the allowed maximum height and the allowed 10% expansion for a nonconforming structure

- 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/

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Revision Date: 12-14-2015

Project Address 27 Maverick Street

Map(s) / Parcel(s) 98/4

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"/> |

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

Yes ☒ No ☐ (explain) _____

Building Official _____

Date 4/8/2020

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Revision Date: 12-14-2015

Project Address 27 Maverick Street

Map(s) / Parcel(s) 98/4

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

9,800

9,800

Area of features

footprint of accessory building(s)

250

50

footprint of building

703

1839

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

342

264

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

1,619

2,477

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

8,181

7,323

GROSS FLOOR AREA (GFA)

accessory structure(s)

250

50

basement or cellar (area > 5' in height)

648

648

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

703

1,839

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

648

1,784

3rd floor (12' or less in height) of STORY §200-7]

0

0

4th floor (12' or less in height)

0

0

attic (area > 5' in height)

0

0

area under deck (if > 5' in height)

342

165

roofed porch(es)

0

170

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

2,591

4,656

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

= 2,065

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

= 75 %

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

= 1:3.15

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

= 1:1.57

This worksheet applies 1. plan by/dated Kritikos Architects / March 8, 2020

to the following plan(s): 2. plan by/dated Reid Land Surveyors / March 4, 2020

3. plan by/dated _____

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Building Official _____

Date 4/8/2020