



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

RECEIVED
MARBLEHEAD
TOWN CLERK

2020 AUG 11 PM 12:37

Town Clerk

Project Address 3 Mansion Road
Assessor Map(s) 90 Parcel Number(s) 22

OWNER INFORMATION

Signature [Signature] date May 22, 2020
Name (printed) Robert and Anita Posa
Address 3 MANSION ROAD MARBLEHEAD MA
Phone Numbers: home 781-631-7937 work 617-851-7492
E-mail abposa@comcast.net fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 7.9.2020
Name (printed) Thomas Saltsman
Address 535 Albany Street Boston, Ma. 02118
Phone Numbers: home _____ work 617.350.7883
E-mail tom@saltsmanbrenzel.com fax _____

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

Construct a new 14' x 16' screened porch at the rear of a single family residence with non-conforming Lot Area, Frontage, and Side yard setbacks.

- 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 3 Mansion Road Map(s) / Parcel(s) 90 / 22

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) Shed
- ☐ 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"/>

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 8/6/2020

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-14-2015

Project Address 3 MANSION ROAD

Map(s) / Parcel(s) 90/22

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 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)

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

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

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

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

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

This worksheet applies 1. plan by/dated North Shore Survey Corp 6/3/2020
to the following plan(s): 2. plan by/dated SALTSMAN BRENZEL 7/9/2020
3. plan by/dated _____

Building Official _____

Date 8/6/2020

EXISTING

PROPOSED

7350

7350

84

84

1198

1198

68

292

360

360

NA

NA

NA

NA

1710

1934

5640

5416

84

84

785

785

1198

1198

1181

1181

NA

NA

NA

NA

88

88

NA

NA

NA

224

3336

3560

= 224

= 6.7 %

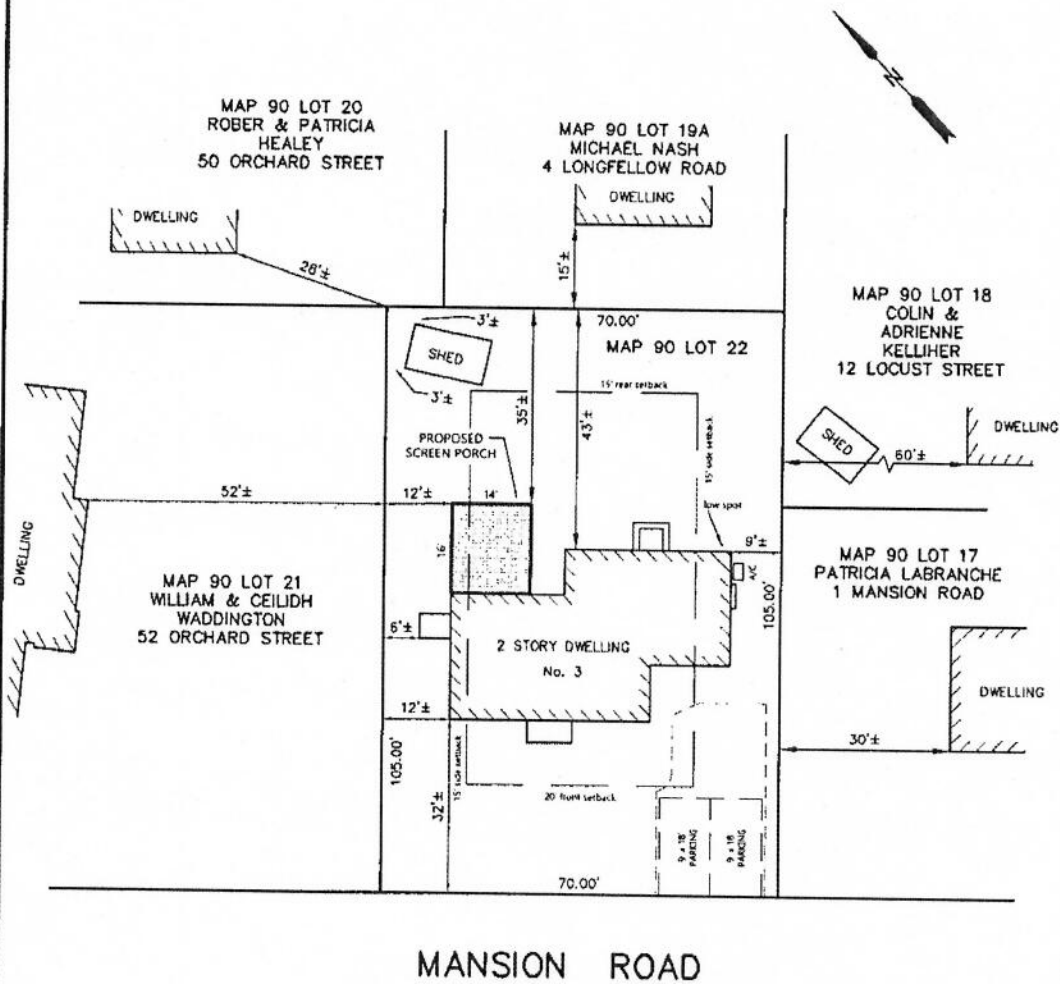
1.69

1.52

Reviewed by
Building Department
For Zoning Board
Of Appeals

ZONING DISTRICT - SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	7350±	7350±
FRONTAGE	100	70.00'	70.00'
FRONT	20	32'±	N/A
SIDE	15	6'±	12'±
REAR	20	43'±	35'±
BLDG HEIGHT	35	25.7'±	25.7'±



MANSION ROAD



Reviewed by
Building Department
For Zoning Board
Of Appeals

ZONING BOARD OF APPEALS PLAN

3 MANSION ROAD

MARBLEHEAD

PROPERTY OF

ROBERT & ANITA POSS

SCALE 1" = 20' JUNE 3, 2020

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

4964

3 MANSION ROAD Marblehead MA. 01945

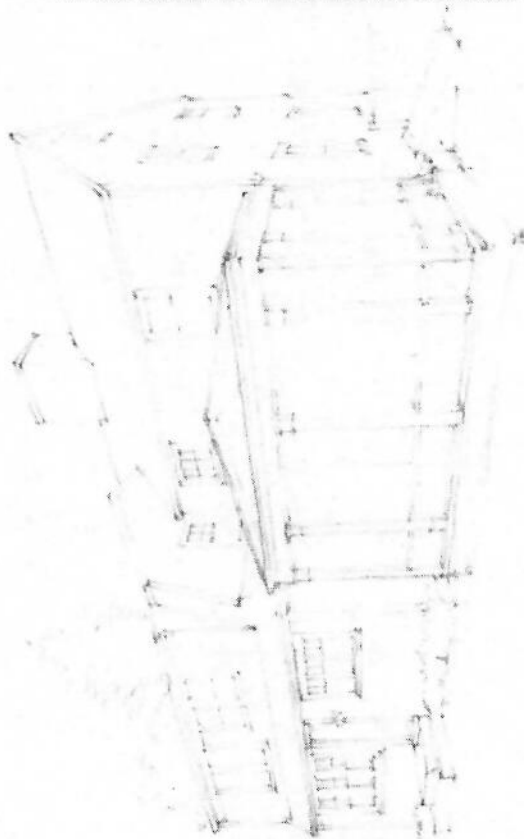
ARCHITECT/CONSTRUCTION TEAM

SaltsmanBrenznel DC Inc.
535 Albany Street
Boston, Ma. 02118
617 330 7883

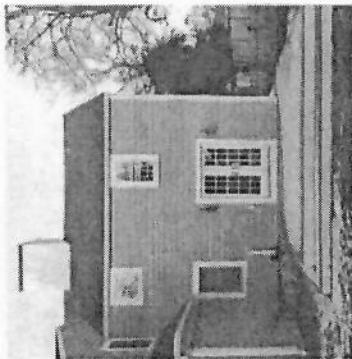
CIVIL ENGINEER
North Shore Survey
14 Brown Street #1
Salem Ma 01970
978 744 4800

DRAWING INDEX

- A1 WEST ELEVATION
- A2 NORTH ELEVATION
- A3 EAST ELEVATION
- A4 FLOOR PLAN



PROPOSED SCREEN PORCH



EXISTING CONDITIONS

SB

SaltsmanBrenznel

535 Albany Street,
Boston, MA 02118
saltsmanbrenznel.com

Pros Residence
4 Mansion Road
Marblehead, MA
01945

Title:

Issue Set Date
2/18 7/9/30

A0

Reviewed by
Building Department
For Zoning Board
Of Appeals

SB

SaltzmanBrenzel

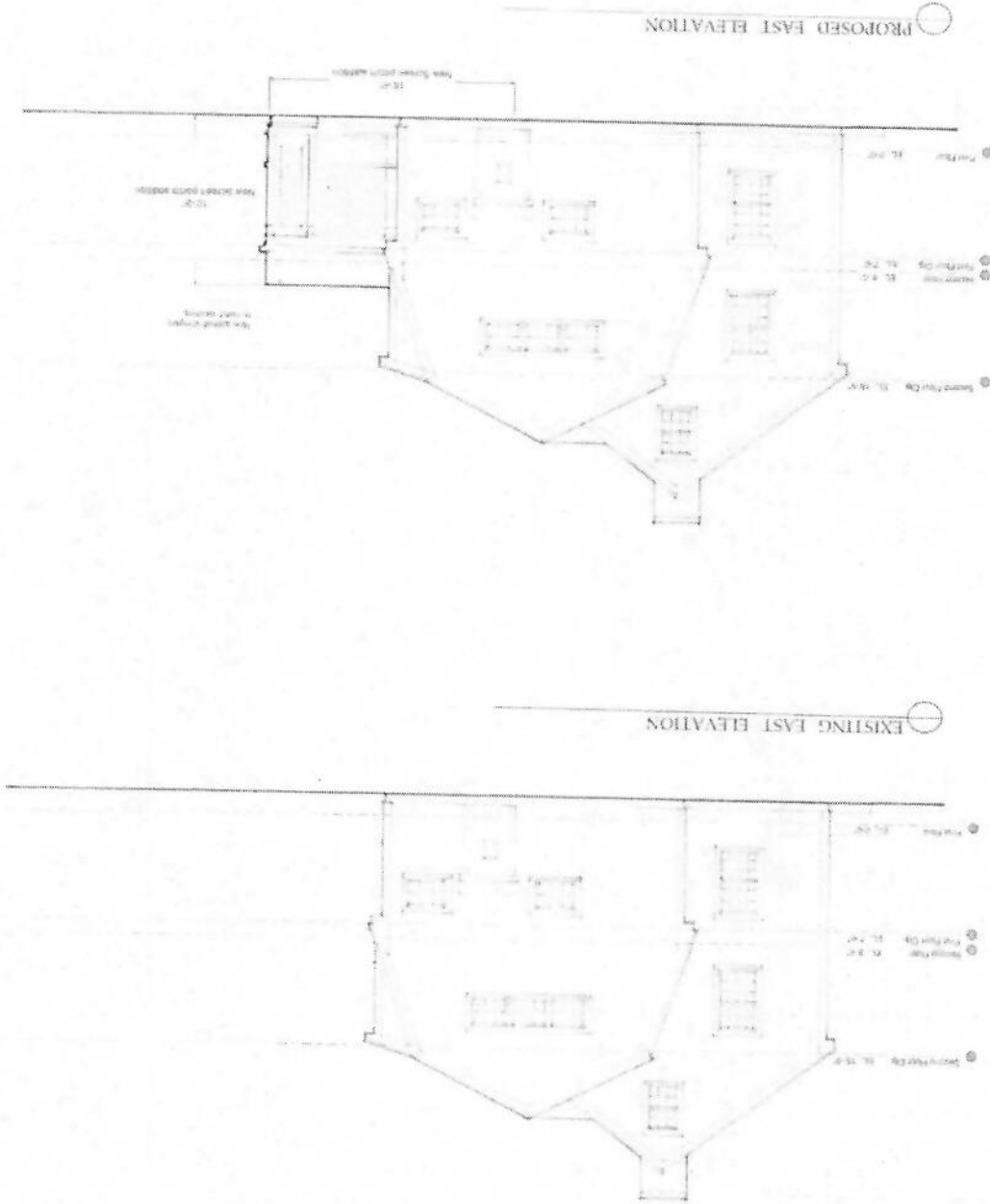
535 Albany Street,
Boston, MA 02118
saltzmanbrenzel.com

Poss Residence
3 Massasoit Road
Marshfield MA
01945

Title:
EAST
ELEVATION

Issue Set: Date:
Z/A: 7/9/20

A3



Reviewed by
Building Department
For Zoning Board
Of Appeals

SB

Saltzman/Brenzel

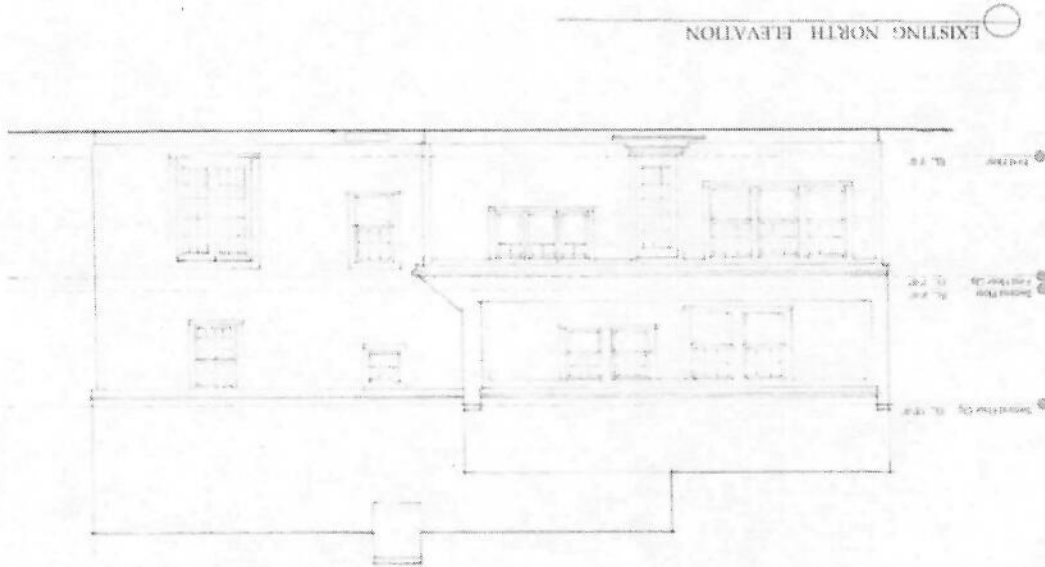
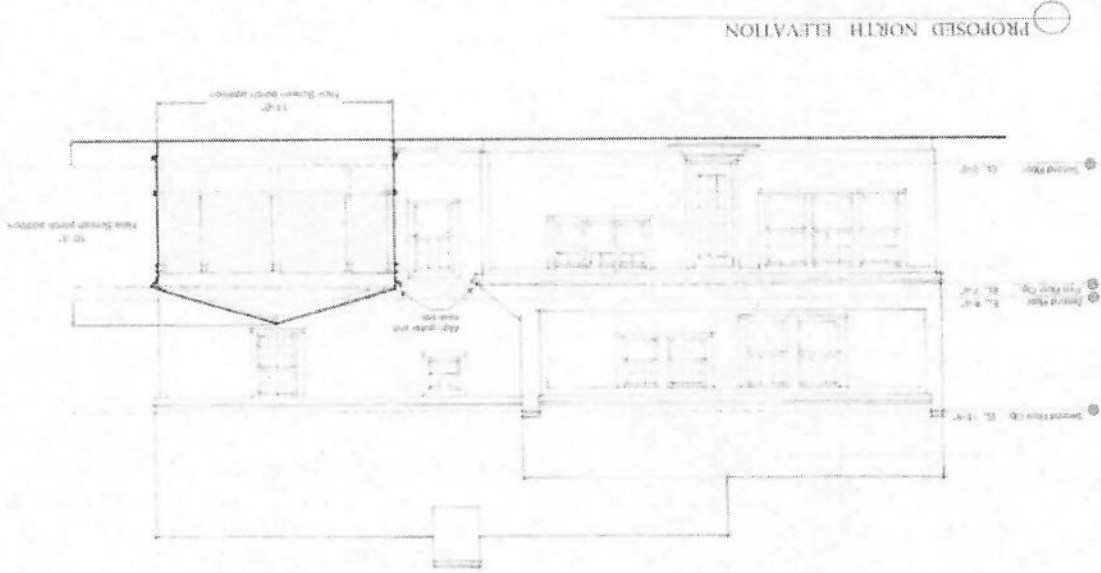
535 Albany Street
Boston, MA 02118
saltzmanbrenzel.com

Poss Residence
3 Mansour Road
Malden, MA
02148

Title:
NORTH
ELEVATION

Issue Set	Date
ZBA	7.9.20

A2



Reviewed by
Building Department
For Zoning Board
Of Appeals

SB

SaltzmanBrenzel

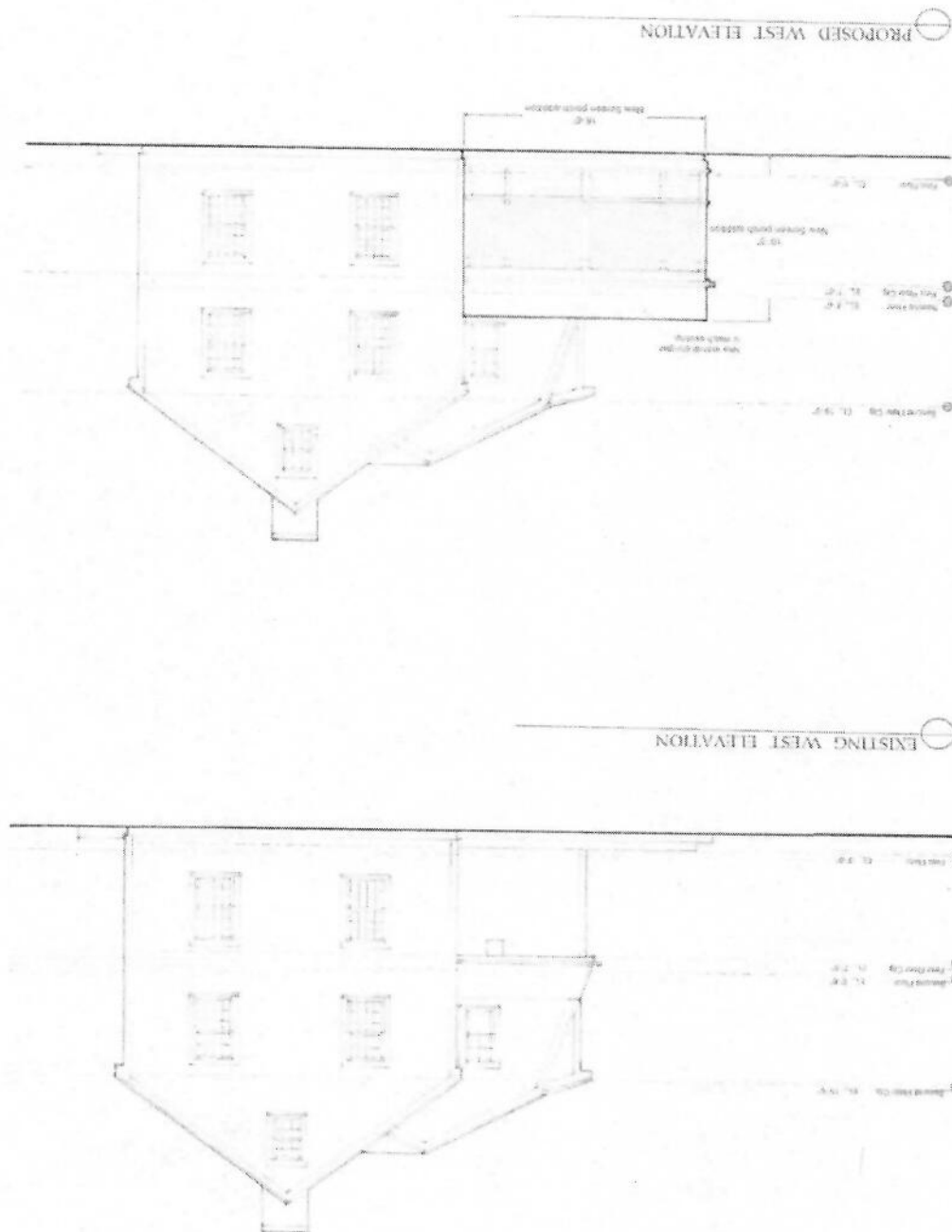
505 Albany Street,
Boston, MA 02118
saltzmanbrenzel.com

Prop Residence
1 Munson Road
Marblehead, MA
01945

Title:
WEST
ELEVATION

Issue Set Date
ZBA 7/9/20

A1



Reviewed by
Building Department
For Zoning Board
Of Appeals



Saltsman, Brenzel

[illegible]

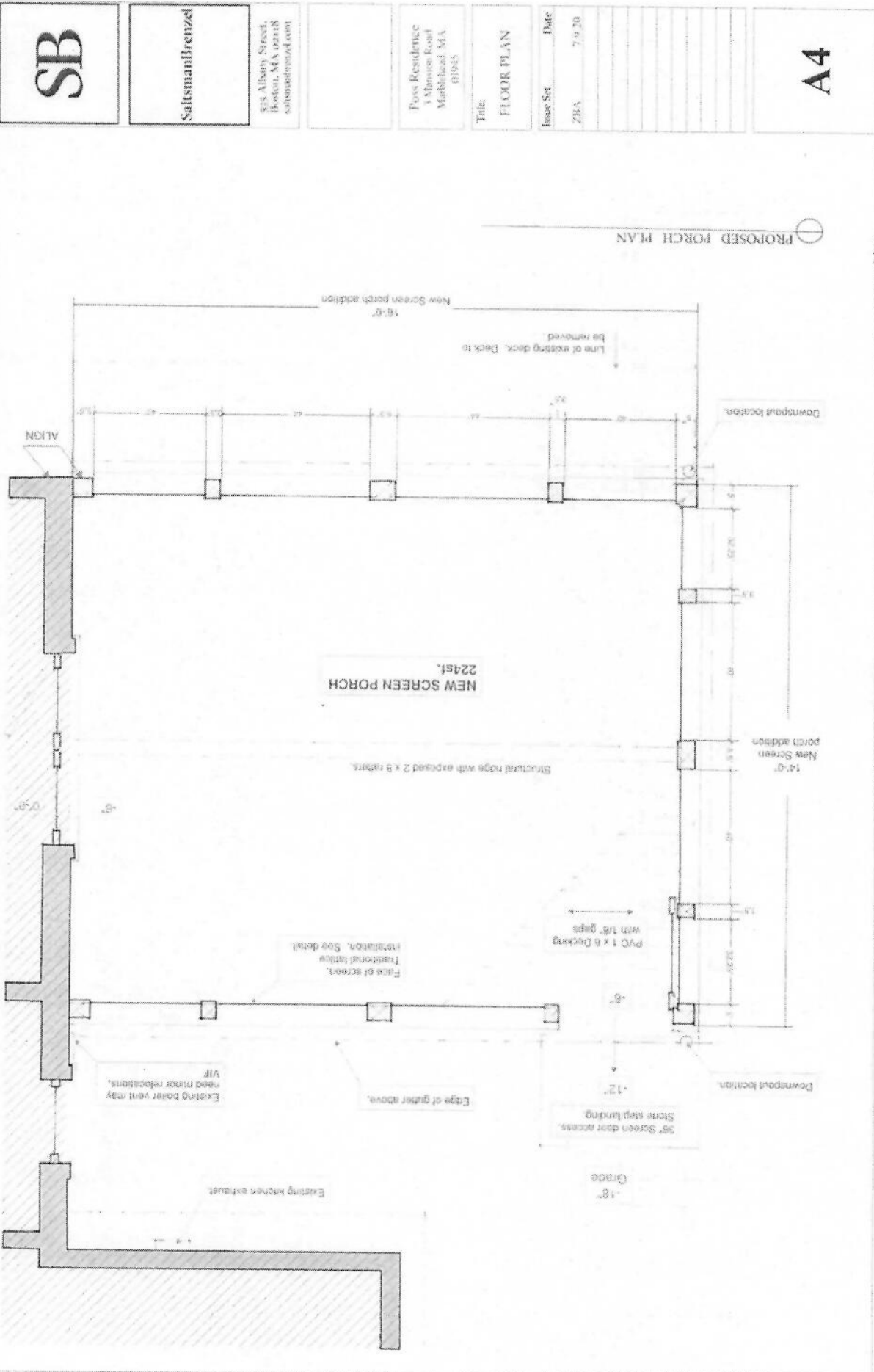
Free Reading
in American English
Middletown, N.J.
1900-1904

Title: FLOOR PLAN

[illegible]

138 7420

A4



Reviewed by
Building Department
For Zoning Board
Of Appeals