



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

2020 SEP -3 PM 12: 06

ZBA APPLICATION

PAGE 1 of 3

Town Clerk

Project Address 16 Jefferson St.
Assessor Map(s) 117 Parcel Number(s) 20A-0

OWNER INFORMATION

Signature [Signature] date 7/23/20
Name (printed) Chandra Preyl
Address 16 Jefferson St. Marblehead MA.
Phone Numbers: home 781-697-8778 work "
E-mail chandra.wark@gmail.com fax "

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 7/23/20
Name (printed) Eugene Preyl
Address 16 Jefferson St. Marblehead MA.
Phone Numbers: home 978-857-8063 work "
E-mail sharprenovations@gmail.com fax "

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

Three bedroom, one bath, and two car garage addition.

- 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

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Revision Date: 12-14-2015

Project Address 16 JEFFERSON ST Map(s) / Parcel(s) 117/20A

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) SFD

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

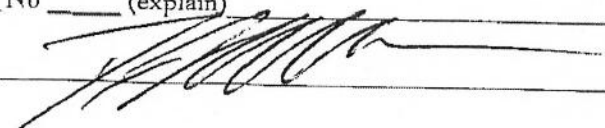
ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes ☐	No ☒
Historic District Commission	Yes ☐	No ☒
Planning Board	Yes ☐	No ☒

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

Yes ☒ No ☐ (explain)

Building Official 

Date 9/2/2020

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-14-2015

Project Address 16 Jefferson St Map(s) / Parcel(s) 117/20A

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>8080</u>	<u>8080</u> SF
Area of features		
footprint of accessory building(s)	<u>128</u> SF	<u>128</u> SF
footprint of building	<u>1249</u> SF	<u>2210</u> SF
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>357</u> SF	<u>434</u> SF
number of required parking spaces <u>2</u> x (9'x18' per space)	<u>324</u> SF	<u>324</u> SF
area of pond(s), or tidal area(s) below MHW	<u>0</u> SF	<u>0</u> SF
other areas (explain) _____	<u>0</u>	<u>0</u> SF
Sum of features = B	<u>2058</u>	<u>3096</u> SF
NET OPEN AREA (NOA) = (A - B)	<u>6022</u> SF	<u>4984</u> SF

<u>GROSS FLOOR AREA (GFA)</u>		
accessory structure(s)	<u>128</u>	<u>128</u> SF
basement or cellar (area > 5' in height)	<u>877</u> SF	<u>1789</u> SF
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1256</u> SF	<u>1256</u> SF
2nd floor (12' or less in height) 12' see definition	<u>0</u> SF	<u>921</u> SF
3rd floor (12' or less in height) of STORY ~200-7]	<u>0</u>	<u>0</u> SF
4th floor (12' or less in height)	<u>0</u>	<u>0</u> SF
attic (area > 5' in height)	<u>0</u>	<u>300</u> SF
area under deck (if > 5' in height)	<u>334</u>	<u>334</u> SF
roofed porch(es)	<u>32</u> SF	<u>32</u> SF
Gross Floor Area (GFA) = sum of the above areas	<u>2627</u> SF	<u>4760</u> SF

Proposed total change in GFA = (proposed GFA - existing GFA) = 2133 SF

Percent change in GFA = (proposed total change in GFA / existing GFA) x 100 = 81.19528 %

Existing Open Area Ratio = (existing NOA / existing GFA) **Reviewed by** = 2.2923487

Proposed Open Area Ratio = (proposed NOA / proposed GFA) **Building Department** = 1.0470588

This worksheet applies 1. plan by/dated North Shore Survey Corp 7/23/2020 **Of Appeals**

to the following plan(s): 2. plan by/dated Bloom Architecture 4/20/2020

3. plan by/dated _____

Building Official



Date 9/2/2020

16 JEFFERSON ST

4/20/20

ZONING REVIEW
16 Jefferson Street, Marblehead, MA

District	GR, General Residence		
Subdistrict			
Uses	One Family Dwelling		
	Required	Exist	Proposed
Lot Area	7500	8080	No change
Frontage	50'-0"	170.55'	No change
Front Setback	20'-0"	+/- 11'-0"	+/- 9'-0"
Side Setback	8'-0"	L +/- 4'-0" R 6'-5"	L No Change R 30'-4"
Rear Setback	8'-0"	+/- 23'-0"	+/- 15'-0"
Min. Open Area	(1)		SEE CHART
Max. Height	35'-0"	+/- 23'-6"	35'-0"
Definitions			
(1) Min. Open Area	The greater of (a) one square foot of open land area (in addition to parking areas on such lot) for each one square foot of gross floor area, or (b) 400 square feet of open land area (in addition to parking areas and maneuvering areas). For this purpose parking access driveways are defined as being a minimum width of 11 feet for single lane and 20 feet for two lane access for each dwelling unit		

OPEN AREA / GROSS FLOOR AREA WORKSHEET

16 Jefferson Street, Marblehead, MA

OPEN AREA	Existing	Proposed
Total lot area	8080	8080
less footprint of accessory building(s)	128	128
less footprint of house	1,249	2,210
less footprint of deck(s), porch(es), stoop(s), bulkhead(s)	357	424
less parking area(s) (9x20 per space)	360	360
less ponds(s)	0	0
less title area(s) below M-H-W	0	0
other (explain)	0	0
Sum of features	2,094	3,132
NET OPEN AREA (NOA)	5,986	4,948
GROSS FLOOR AREA (GFA)		
accessory structures	128	128
basement or cellar (> 5 ft height)	877	1,789
1st floor (12 ft or less in height)	1,256	1,256
2nd floor (12 ft or less in height)	0	921
3rd floor (12 ft or less in height)	0	0
4th floor (12 ft or less in height)	0	0
attic (> 5 ft height)	0	0
area under deck (if > 5 ft height)	334	334
rooftop porch(es)		
TOTAL GROSS FLOOR AREA (GFA)	2,595	4,428
REQUIRED MINIMUM OPEN AREA		4,428
PROPOSED NET OPEN AREA		4,948
PROPOSED TOTAL CHANGE IN GFA		1,833
PROPOSED % CHANGE IN GFA		71%
Existing Ratio NOA GFA		2.31
Proposed Ratio NOA GFA		1.12

LIST OF DRAWINGS

- D0 DEMOLITION BASEMENT PLAN
- A0 PROPOSED BASEMENT PLAN
- D1 DEMOLITION FIRST FLOOR PLAN
- A1 PROPOSED FIRST FLOOR PLAN
- D2 DEMOLITION ROOF PLAN
- A2 PROPOSED ROOF PLAN
- A3 NORTH ELEVATIONS
- A4 EAST ELEVATIONS
- A5 SOUTH ELEVATIONS
- A6 WEST ELEVATIONS

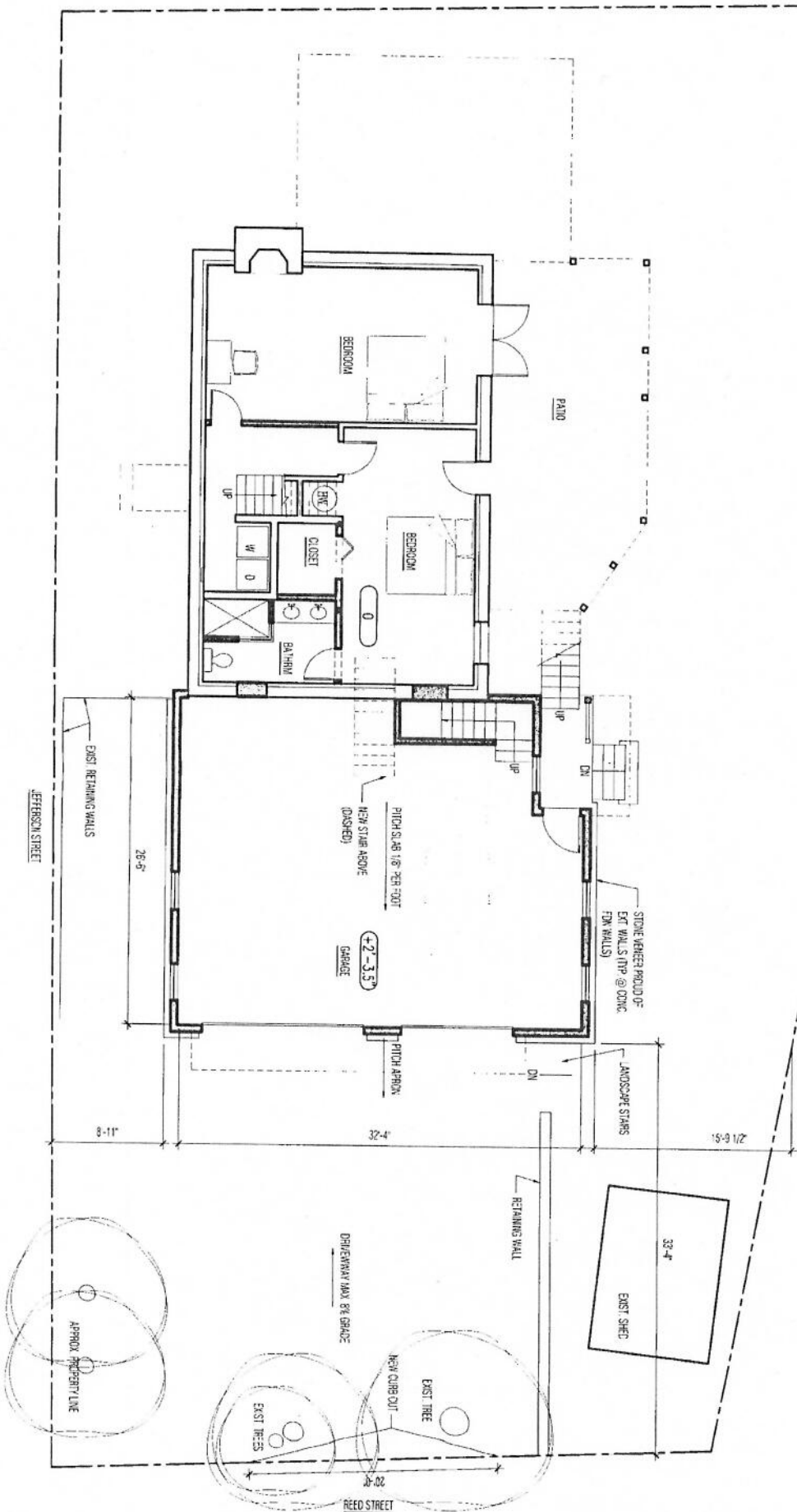
16 Jefferson Street, Marblehead
Reference

Reviewed by
Building Department
For Zoning Board
Of Appeals

4/20/20

 $1/8" = 1'-0"$

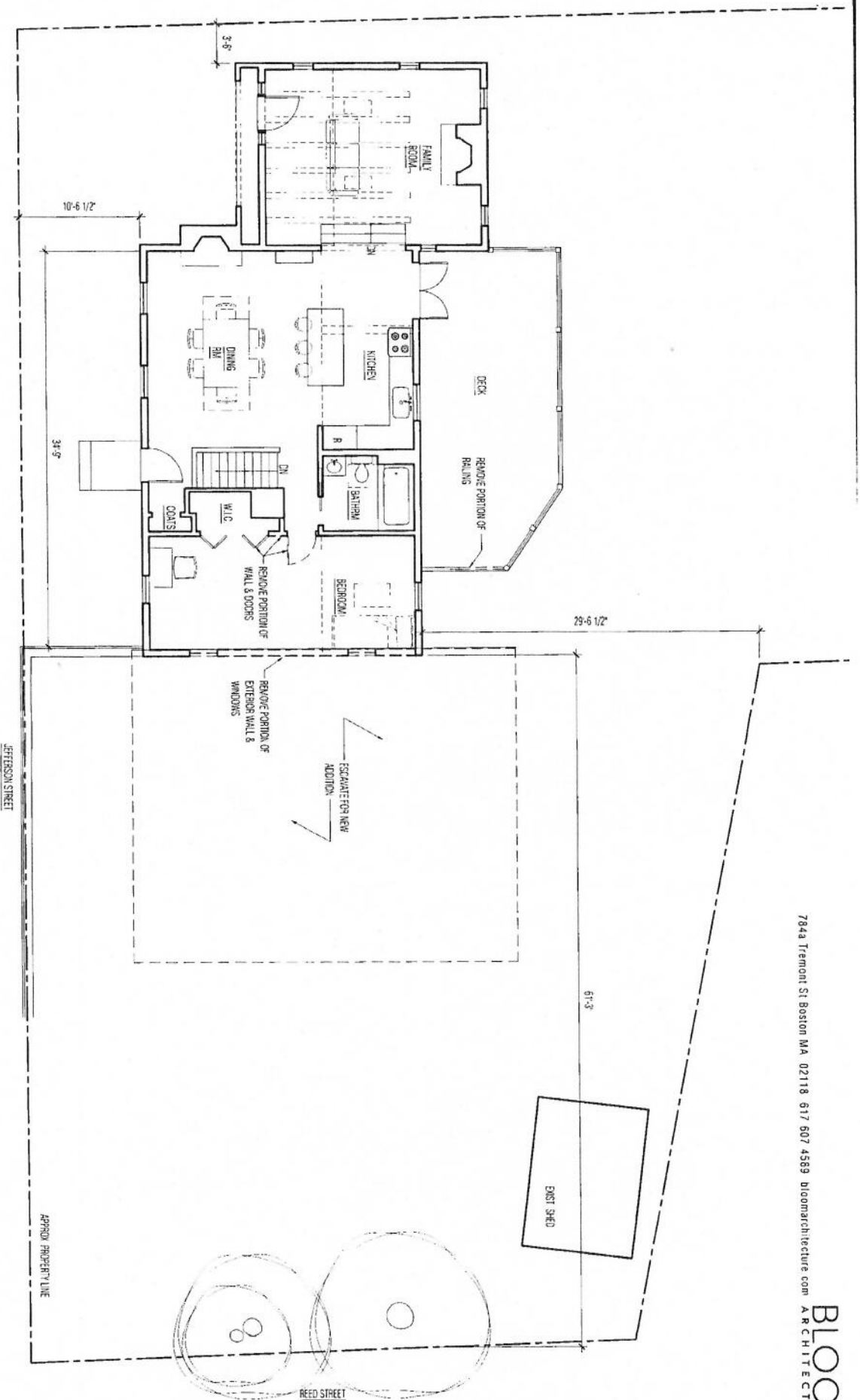
DO
4/20/20



16 Jefferson Street, Marblehead
Proposed Basement Plan
1/8" = 1'-0"

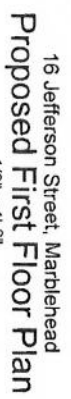
Reviewed by
Building Department
Planning Board
Circled - Sales

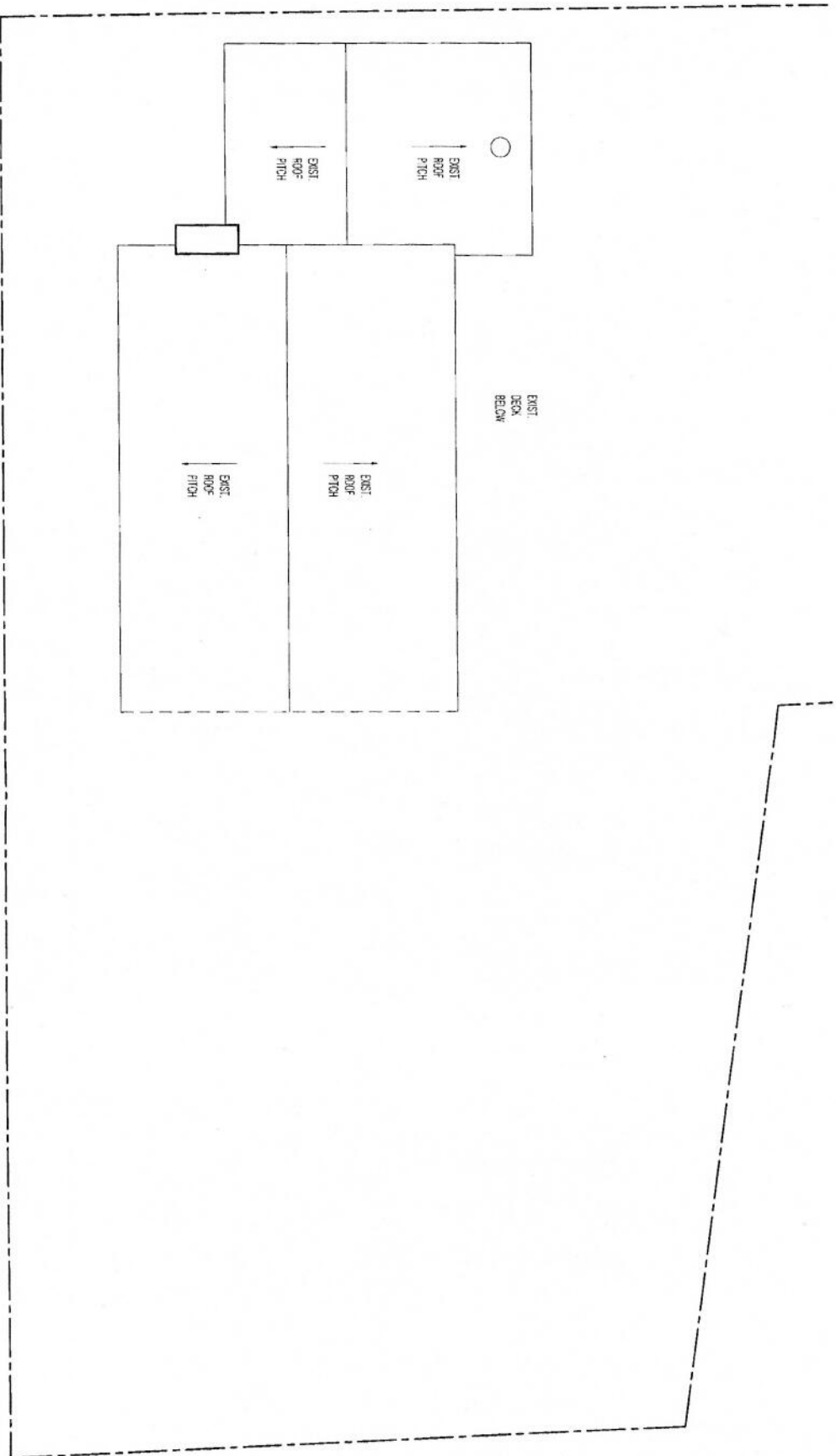
A0
4/20/20



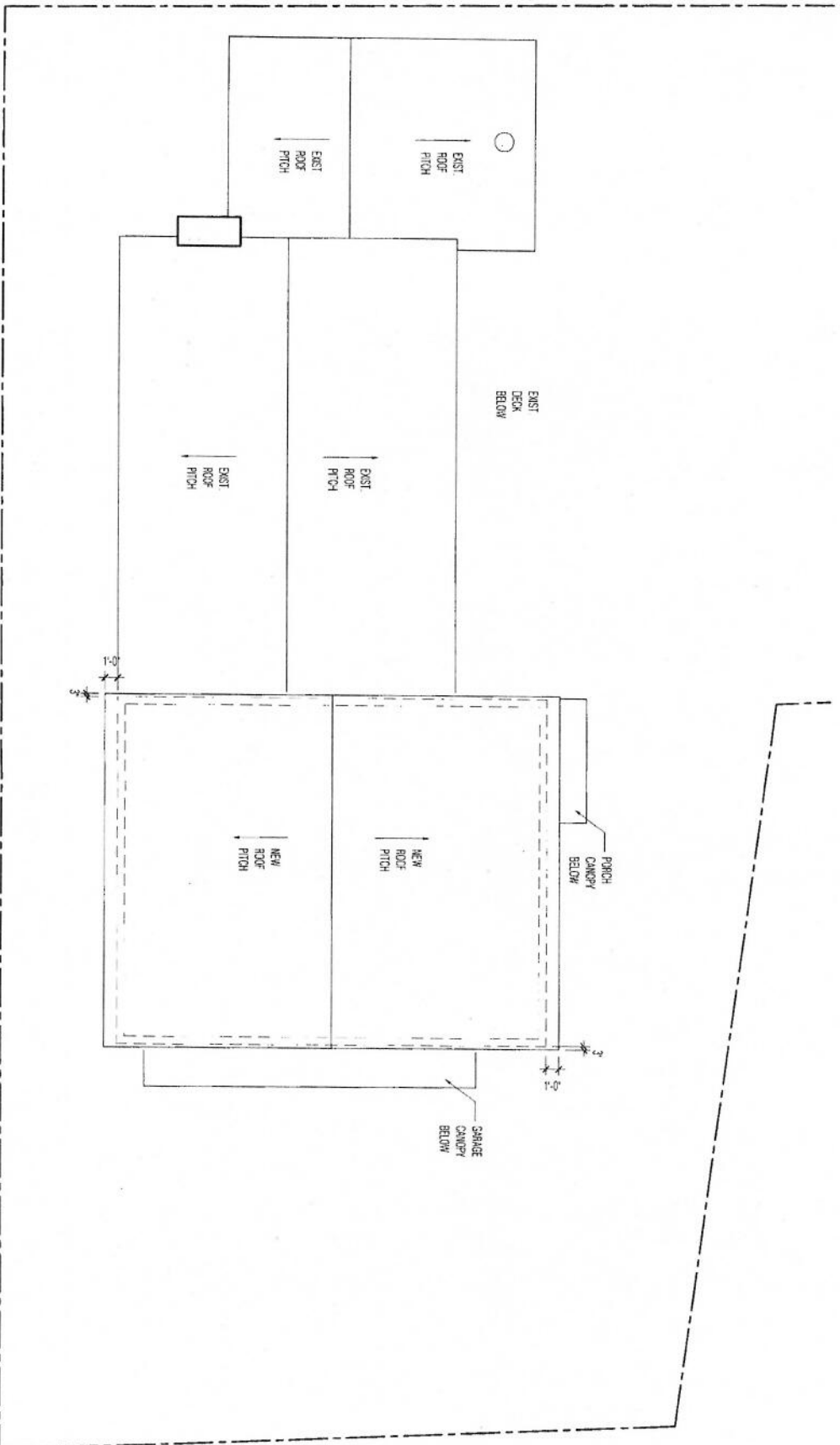
16 Jefferson Street, Marblehead
Demolition First Floor Plan

1/8" = 1'-0"





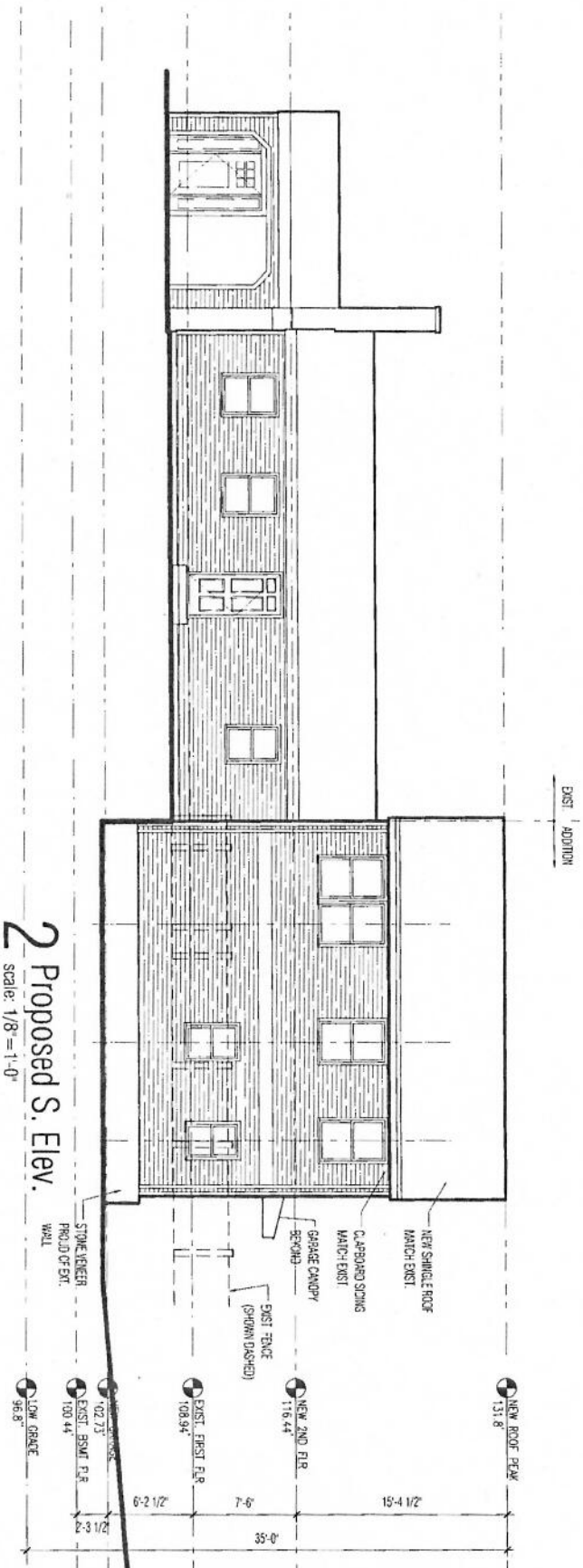
16 Jefferson Street, Marblehead
Demolition Roof Plan
1/8" = 1'-0"



16 Jefferson Street, Marblehead
Proposed Roof Plan
1/8" = 1'-0"

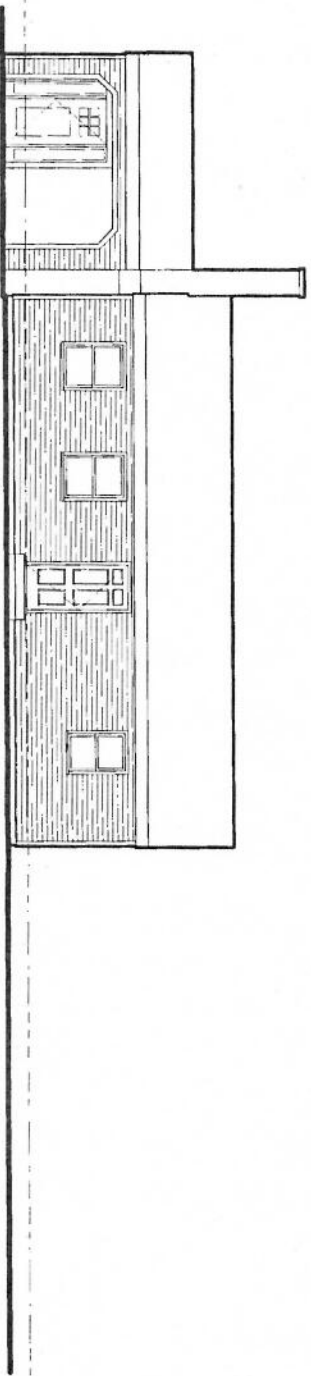
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A2
4/20/20



2 Proposed S. Elev.

scale: 1/8"=1'-0"



scale: 1/8"=1'-0"

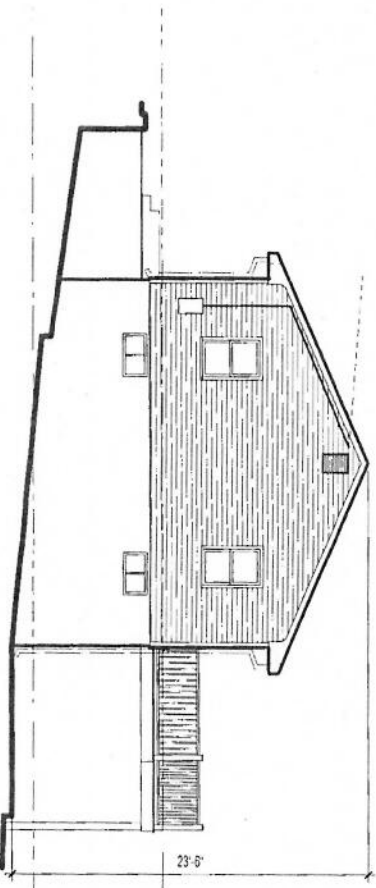
16 Jefferson Street, Marblehead
Elevations
AS NOTED

Reviewed by
Building Department
For Zoning Board
Of Appeals

A3
2/18/20

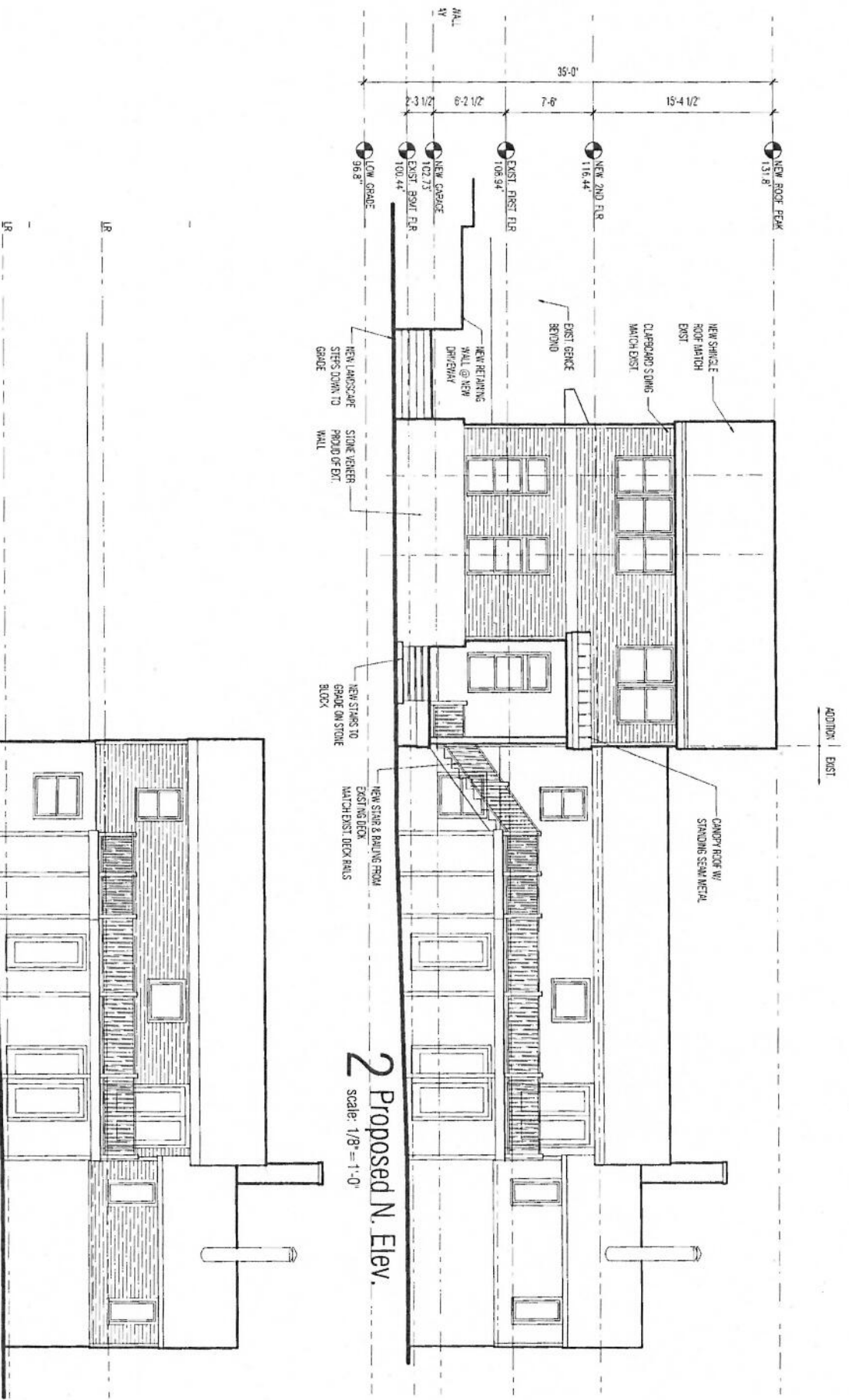


2 Proposed E. Elev.
scale: 1/8" = 1'-0"



1 Exist. E. Elev.
scale: 1/8" = 1'-0"

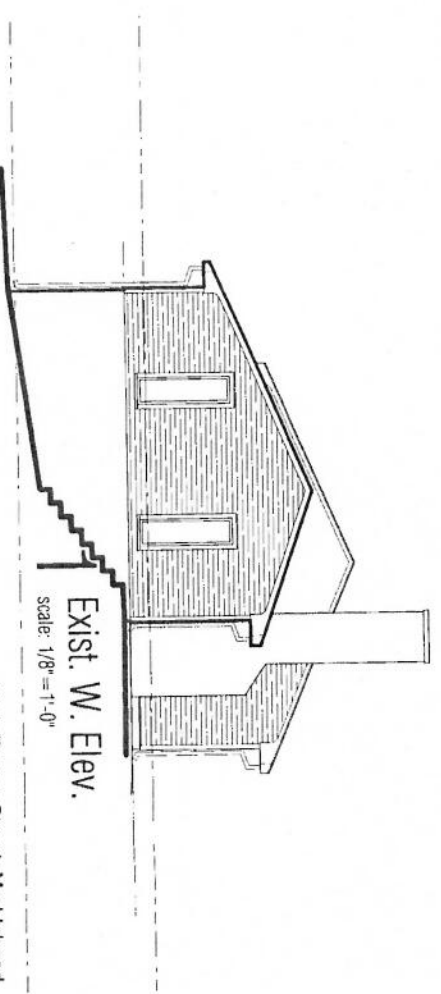
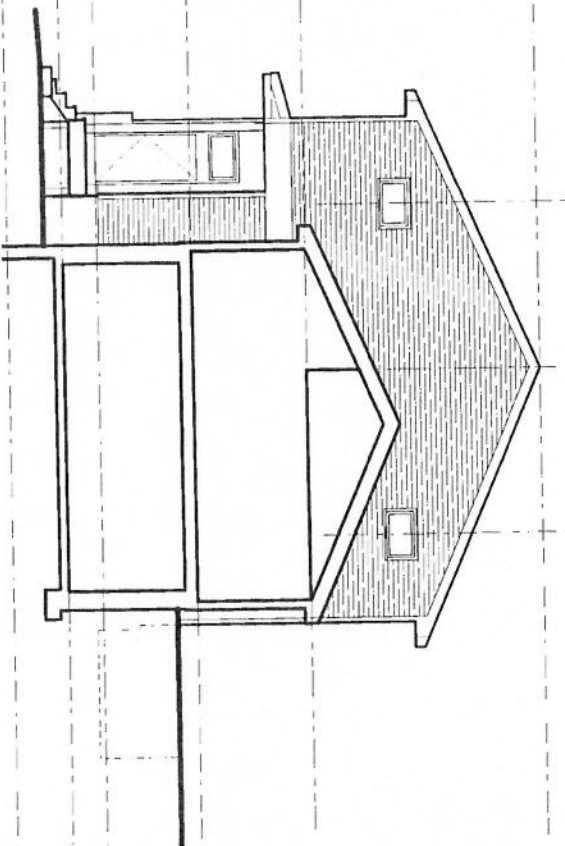
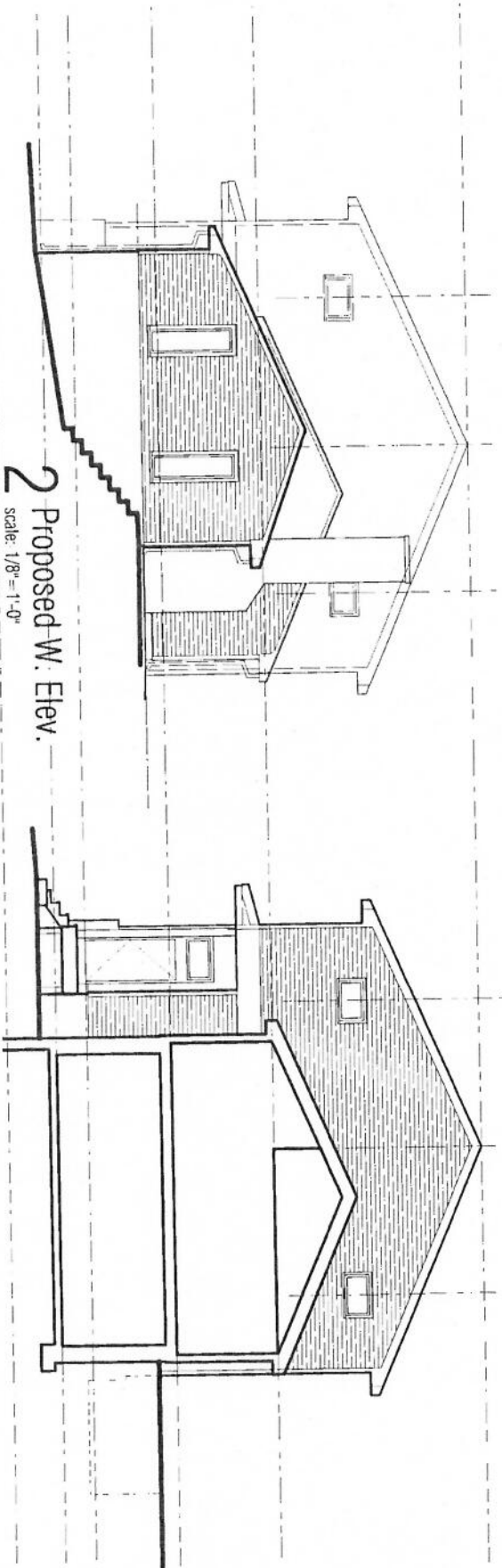
16 Jefferson Street, Marblehead
Elevations
AS NOTED



2 Proposed N. Elev.
scale: 1/8" = 1'-0"

Elevations
AS NOTED

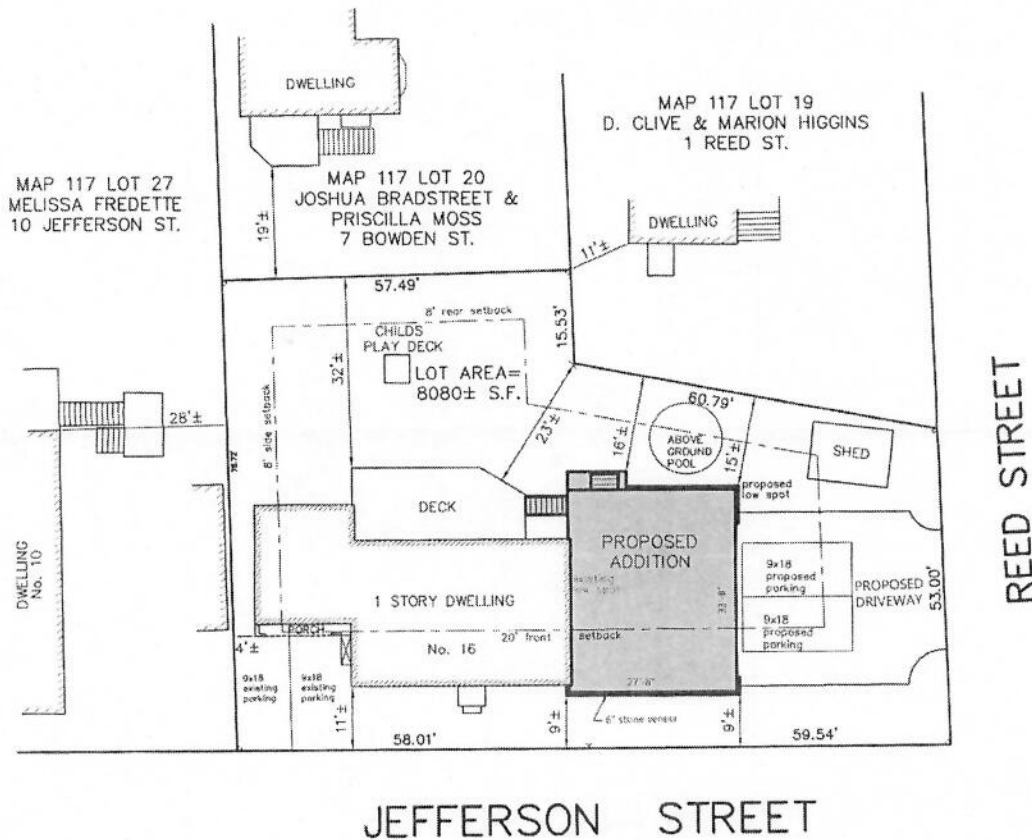
1 Exist. N. Elev.
scale: 1/8" = 1'-0"



16 Jefferson Street, Marblehead
Elevations
AS NOTED

ZONING DISTRICT - GENERAL RESIDENCE
(FOR SINGLE FAMILY DWELLING USE)

	REQUIRED	EXISTING	PROPOSED
LOT AREA	7500	8080 ±	8080 ±
FRONTAGE	50	170.55'	170.55'
FRONT	20	11'±	9'±
SIDE	8	4'±	N/A
REAR	8	23'±	15'±
BLDG HEIGHT	35	23.5'±	35.0'



Gail Smith

ZONING BOARD OF APPEALS PLAN

16 JEFFERSON STREET
MARBLEHEAD
PROPERTY OF
CHANDRA PREYL

Reviewed by
Building Department
For Zoning Board
Of Appeals

SCALE 1" = 20' JULY 23, 2020
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. - SALEM, MA
(978) 744-4800

4903