

RECEIVED  
MARBLEHEAD  
TOWN CLERK



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 MAY 15 AM 11:36

**ZBA APPLICATION**

PAGE 1 of 3

Town Clerk

Project Address 36 Mugford Street  
Assessor Map(s) 134 Parcel Number(s) 36

**OWNER INFORMATION**

Signature [Signature] date 4/23/20  
Name (printed) Donna & Lee Weiner  
Address 36 Mugford Street, Marblehead, MA 01945  
Phone Numbers: home 781-290-6656 work \_\_\_\_\_  
E-mail donna.weiner@gmail.com fax \_\_\_\_\_

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

Signature \_\_\_\_\_ date \_\_\_\_\_  
Name (printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Numbers: home \_\_\_\_\_ work \_\_\_\_\_  
E-mail \_\_\_\_\_ fax \_\_\_\_\_

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

This project includes a new fence in the rear yard on top of the existing stone retaining wall. Fence height of 4' over the wall will be greater than 6'.

- 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/](http://www.marblehead.org/)

Town of Marblehead  
**ZBA-APPLICATION**  
Page 2 of 3

Revision Date: 12-14-2015

Project Address 36 Mugford St Map(s) / Parcel(s) 134/36

**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  
Historic District Commission  
Planning Board

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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 [Signature] Date 5/12/2020

Town of Marblehead  
**ZBA-APPLICATION**  
Page 3 of 3

Revision Date: 12-14-2015

Project Address 36 Mugford St Map(s) / Parcel(s) 134/36

**NET OPEN AREA (NOA)**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Lot area = A	<u>± 10,861</u>	<u>± 10,861</u>
Area of features		
footprint of accessory building(s)	<u>0</u>	<u>0</u>
footprint of building	<u>1349</u>	<u>1349</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>525</u>	<u>525</u>
number of required parking spaces _____ x (9' x 20' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>N/A</u>	<u>N/A</u>
other areas (explain) _____		
Sum of features = B	<u>2198</u>	<u>2392</u>
Net Open Area (NOA) = (A - B)	<u>8663</u>	<u>8469</u>

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	<u>0</u>	
basement or cellar (area > 5' in height)	<u>1349</u>	<u>1349</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1349</u>	<u>1349</u>
2nd floor (12' or less in height) 12' see definition	<u>1349</u>	<u>1349</u>
3rd floor (12' or less in height) of STORY §200-71		
4th floor (12' or less in height)		
attic (area > 5' in height)	<u>948</u>	<u>948</u>
area under deck (if > 5' in height)	<u>148</u>	<u>148</u>
roofed porch(es)	<u>302</u>	<u>302</u>
Gross Floor Area (GFA) = sum of the above areas	<u>5445</u>	<u>5445</u>

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 0

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 0 %

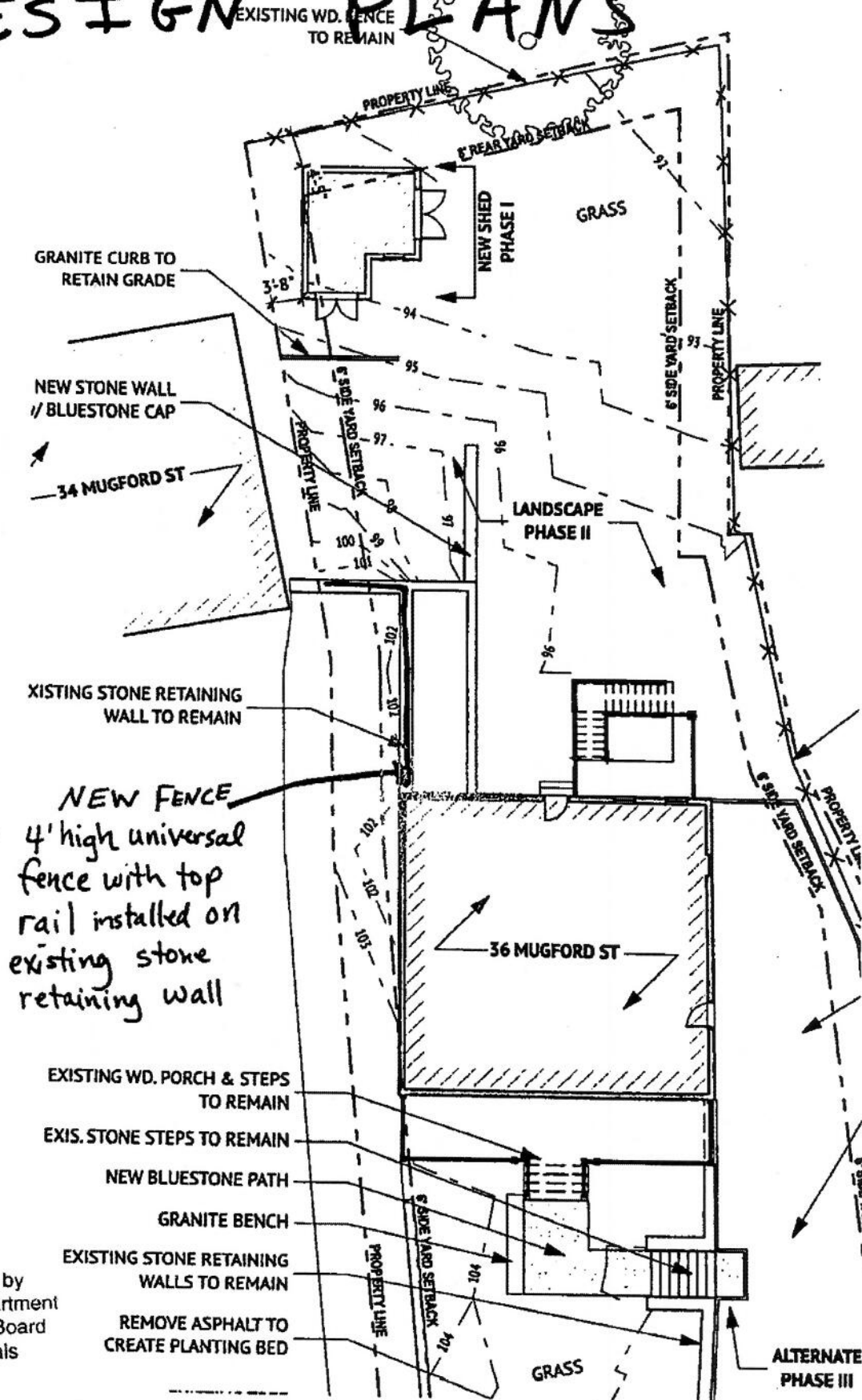
**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) Reviewed by Building Department = 1.59100

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) For Zoning Board = 1.59100  
Of Appeals

This worksheet applies 1. plan by/dated Peter Nolan & Associates LLC 03.10.20  
to the following plan(s): 2. plan by/dated \_\_\_\_\_  
3. plan by/dated \_\_\_\_\_

Building Official [Signature] Date 5/12/2020

# DESIGN PLANS

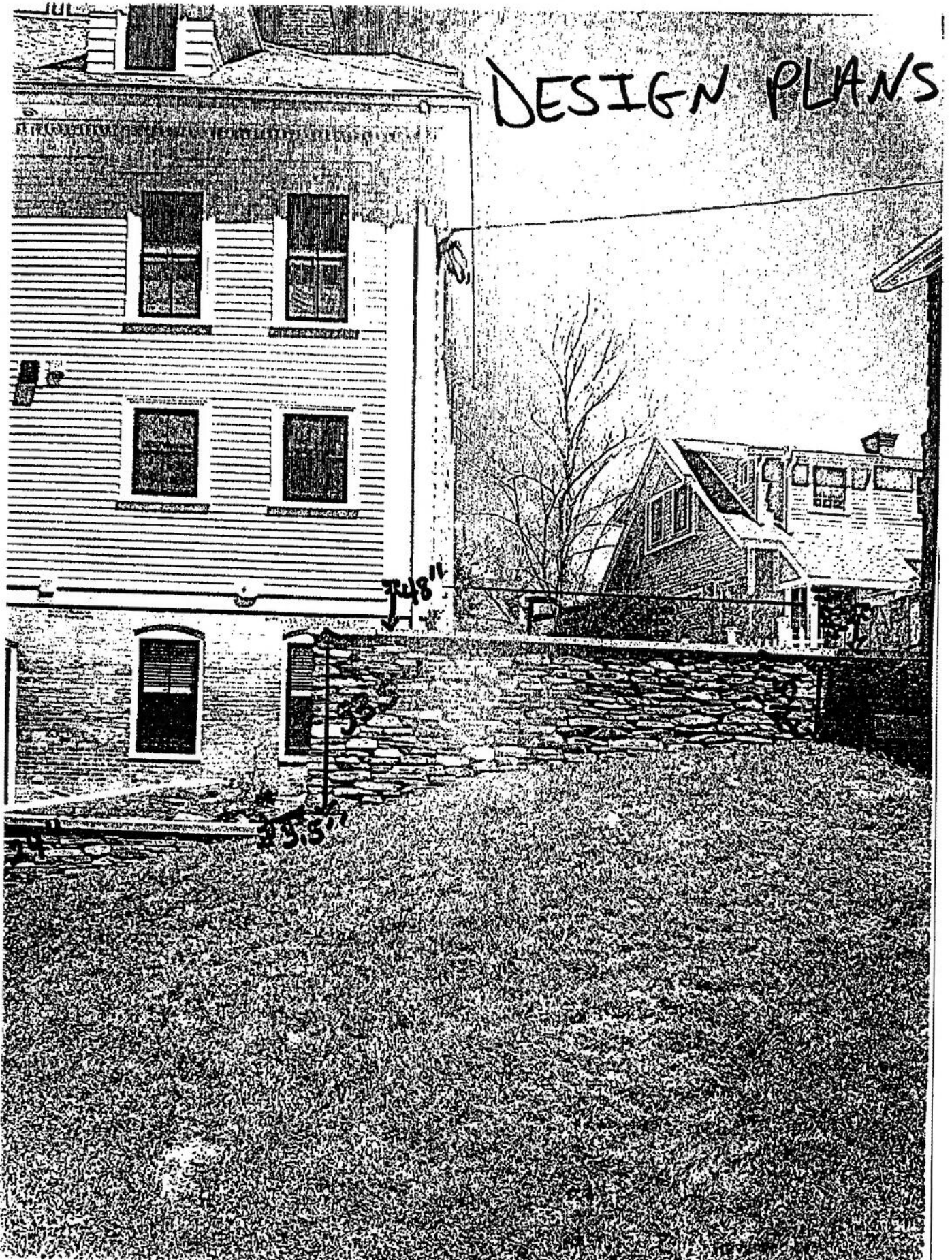


Reviewed by  
Building Department  
For Zoning Board  
Of Appeals



Building Department  
For Zoning Board  
Of Appeals

# DESIGN PLANS



Building Department  
For Zoning Board  
Of Appeals





Fence

# DESIGN PLANS

Mugford Perspective

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

