



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 JUN 19 AM 11:51

Town Clerk

Project Address 47 Atlantic Avenue  
Assessor Map(s) 110 Parcel Number(s) 14

**OWNER INFORMATION**

Signature \_\_\_\_\_ date \_\_\_\_\_  
Name (printed) Gregory Cassanos  
Address 47 Atlantic Avenue, Marblehead, MA 01945  
Phone Numbers: home 781-547-1064 work \_\_\_\_\_  
E-mail gregcassanos@comcast.net fax \_\_\_\_\_

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

Signature [Signature] date 6-18-20  
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 amend previous Special Permit to install new landing and stairs on front elevation  
and install handicap lift within front covered porch.

- 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**  
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Revision Date: 12-14-2015

Project Address 47 Atlantic Avenue

Map(s) / Parcel(s) 110/14

**ZONING DISTRICT** (circle all that apply)

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

**CURRENT USE** (explain) combined residential and non residential

**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 4/18/2020

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

Project Address 47 Atlantic Avenue

Map(s) / Parcel(s) 110/14

**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 4 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)

**EXISTING**

1960

**PROPOSED**

1960

0

0

927

927

132

187

648

648

0

0

0

0

1707

1762

253

198

**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

0

0

907

907

927

927

708

708

132

132

2,654

2,654

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)

Building Department = .10  
For Zoning Board

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

Of Appeals = .07

This worksheet applies 1. plan by/dated North Shore Survey 6/14/2020

to the following plan(s): 2. plan by/dated Carpenter/McNeill 2/20

3. plan by/dated \_\_\_\_\_

Building Official \_\_\_\_\_

Date

4/18/2020

ZONING DISTRICT - 81

LOT AREA	REQUIRED	EXISTING	PROPOSED
4000	1900 ±	1900 ±	1900 ±
FRONTAGE	35	91'	91'
FRONT	N	0/4 ±	0/8 ±
SIDE	6	2 ±	2 ±
REAR	8	0	0
BLDG HEIGHT	35	28.1' ±	28.1' ±

MAP 110 LOT 13  
JAN BETH WARNER  
9 COMMERCIAL ST.

MAP 110 LOT 13A  
SANDRA BARRY  
GARY WARD  
48 ATLANTIC AVE.

ATLANTIC AVENUE

COMMERCIAL STREET

ZONING BOARD OF APPEALS PLAN

47 ATLANTIC AVENUE  
MARBLEHEAD

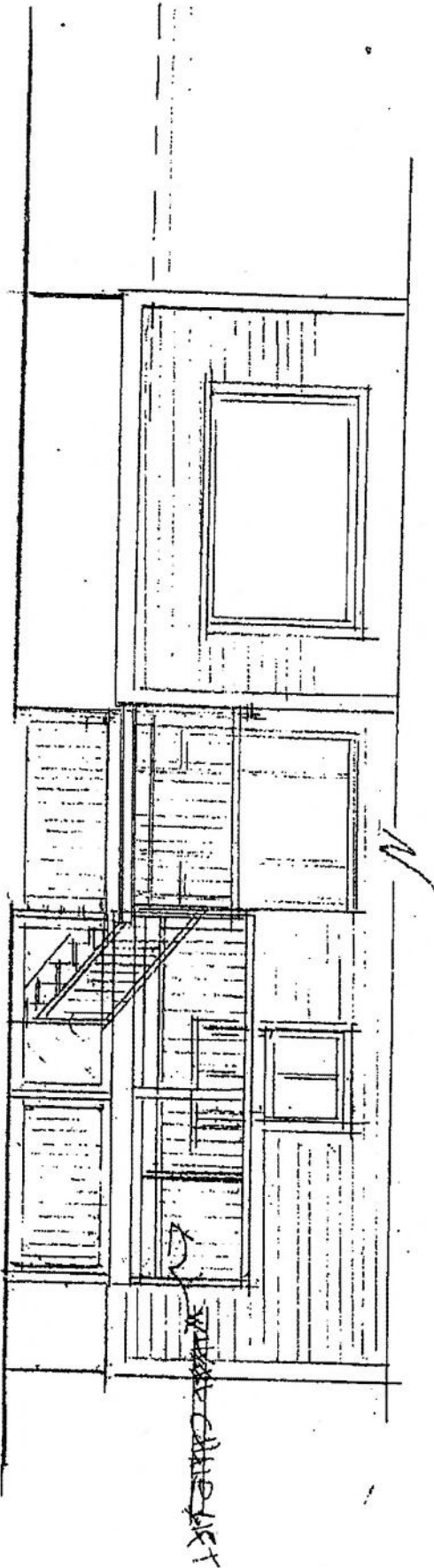
PROPERTY OF  
GREGORY & JEAN CASSANOS  
SCALE 1" = 10' JUNE 14, 2020  
NORTH SHORE SURVEY CORPORATION  
14 BROWN ST. - SALEM, MA  
(978) 744-4800

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EXISTING WHEEL CHAIR LIFT  
TO BE MOVED UNDER PORCH

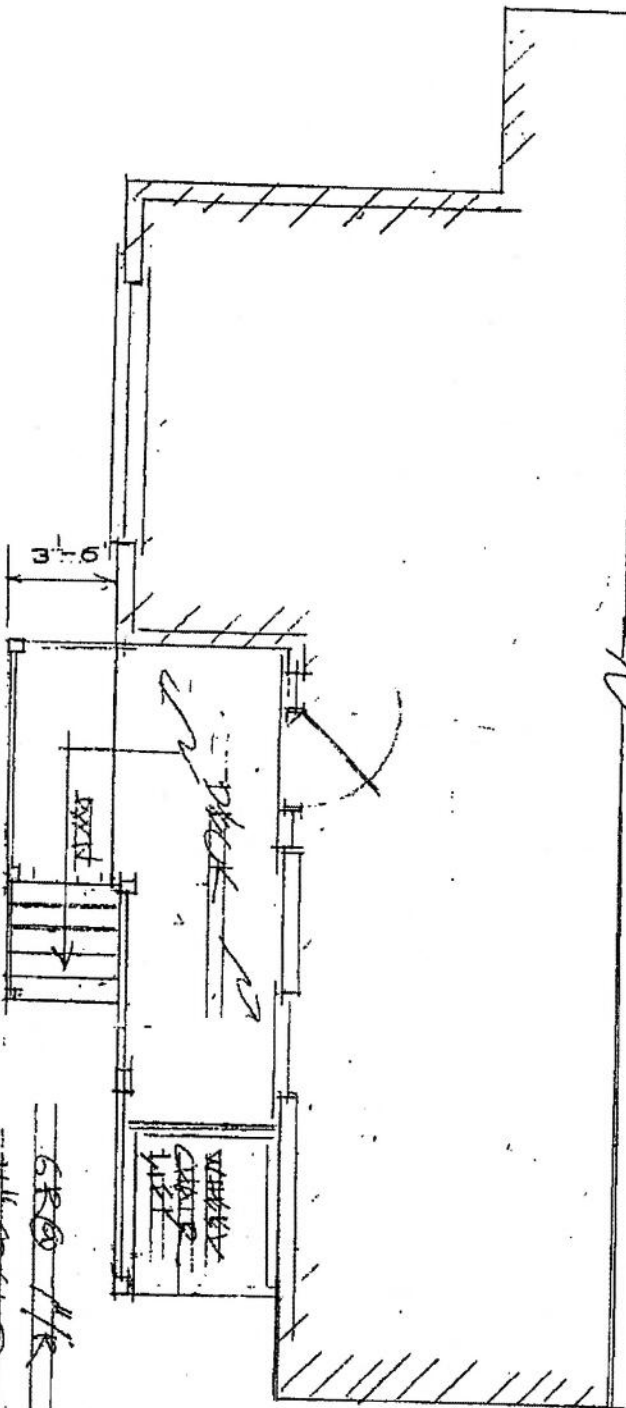


FIRST FLOOR BACK FRONT VIEW



# DECK PLAN

N



47 ATLANTIC AVE. MARLBOROUGH

SCALE 1/4" = 1'-0" DATE FEBRUARY 2000

CRG 1/16  
11" REAR

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DWG R. NELSON