



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 SEP 24 PM 3:00

Town Clerk

Project Address 5 Carna Road

Assessor Map(s) 54 Parcel Number(s) 14

OWNER INFORMATION

Signature _____ date _____

Name (printed) James Dykes

Address 5 Carna Road, Marblehead, MA, 01945

Phone Numbers: home 617-291-5910 work _____

E-mail jamesfd@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 9/24/2020

Name (printed) James Dykes

Address c/o Paul M. Lynch Esq., 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 construct an attached garage to the existing

single family dwelling with less than the required side yard setback located

in the shoreline single residence district.

- 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) [Signature]

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 5 Cama Road

Map(s) / Parcel(s) 54/14

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 9/24/2020

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-14-2015

Project Address 5 Carna Road

Map(s) / Parcel(s) 54/14

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

10,762

10,762

Area of features

footprint of accessory building(s)

200

0

footprint of building

1432

1938

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

470

470

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

2,426

2932

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

8,336

7,830

GROSS FLOOR AREA (GFA)

accessory structure(s)

200

0

basement or cellar (area >5' in height)

792

792

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

1432

1938

2nd floor (12' or less in height)

12' see definition

1272

1272

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)

0

0

roofed porch(es)

0

0

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

3,696

4,002

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

= 306

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

= 8 %

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

Reviewed by Building Department = 1:2.26

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

For Zoning Board Of Appeals = 1:1.96

This worksheet applies 1. plan by/dated Michaud Designs /9/11/2020

to the following plan(s): 2. plan by/dated Reid Land Surveyors / 9/ /2020

3. plan by/dated _____

Building Official _____

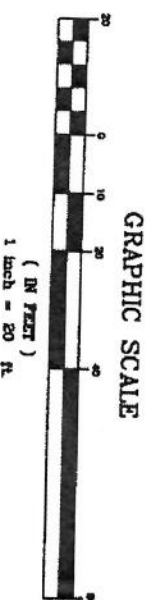
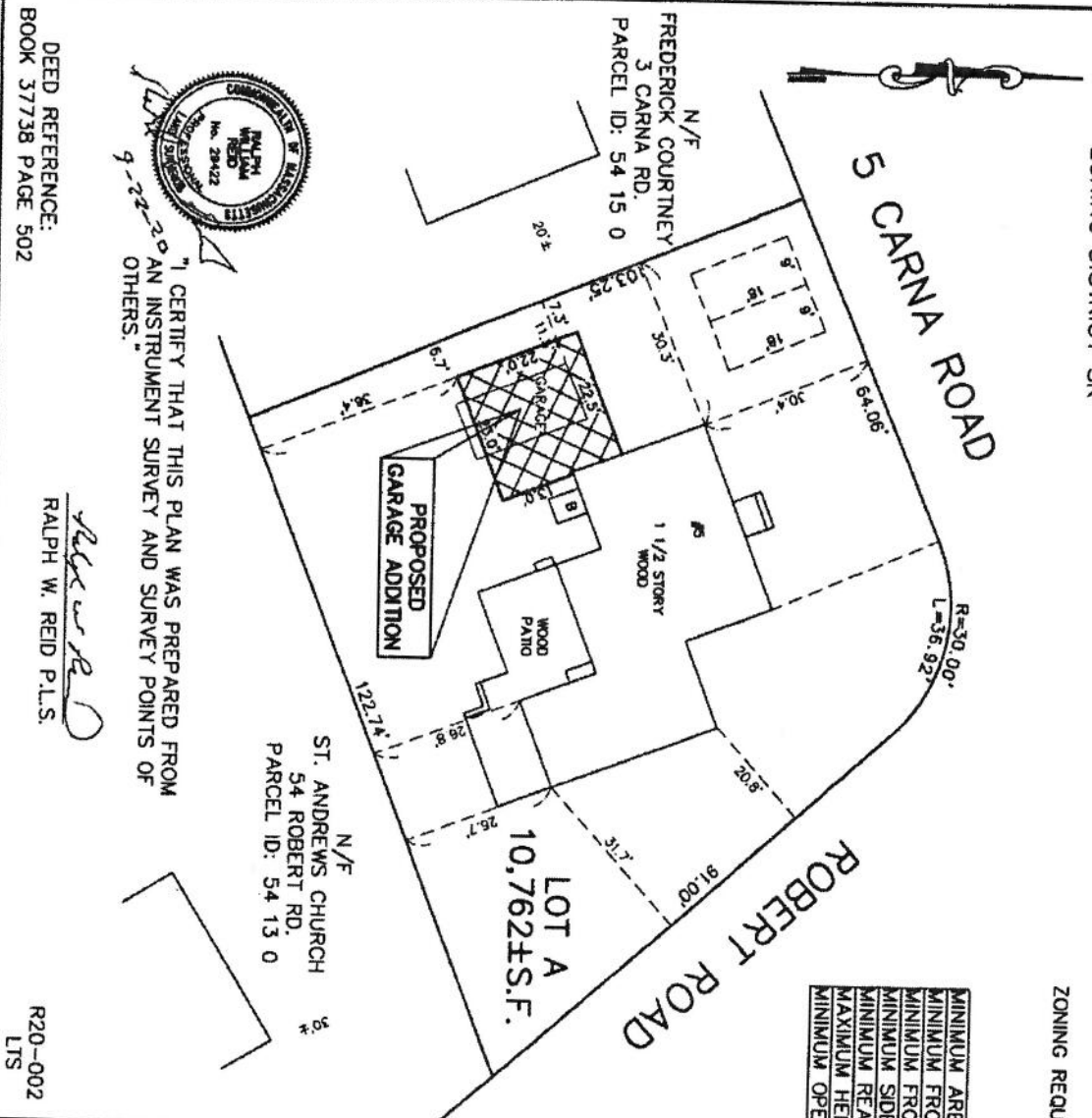
Date

9/24/2020

ZONING DISTRICT SR

ZONING REQUIREMENTS: DISTRICT SR

	REQUIRED	EXISTING	PROPOSED
MINIMUM AREA	10,000 S.F.	10762 S.F.	10762± S.F.
MINIMUM FRONTAGE *	100'	191.98'	191.98'
MINIMUM FRONT YARD	20'	20.8'	20.8'
MINIMUM SIDE YARD	15'	11.1'	5.7'
MINIMUM REAR YARD	15'	26.7'	26.7'
MAXIMUM HEIGHT	35'		
MINIMUM OPEN AREA	30%	68%	65%



REVISED: 9-22-20 GARAGE SIZE

MARBLEHEAD, MASSACHUSETTS
PROPOSED ADDITION PREPARE FOR:
JAMES FRANCIS DYKES
& CINZIA BIANCANIELLO

5 CARNA ROAD
PARCEL ID: 54 14 0

REID LAND SURVEYORS
365 CHATHAM STREET
LYNN, MASSACHUSETTS
PHONE #781-592-2660

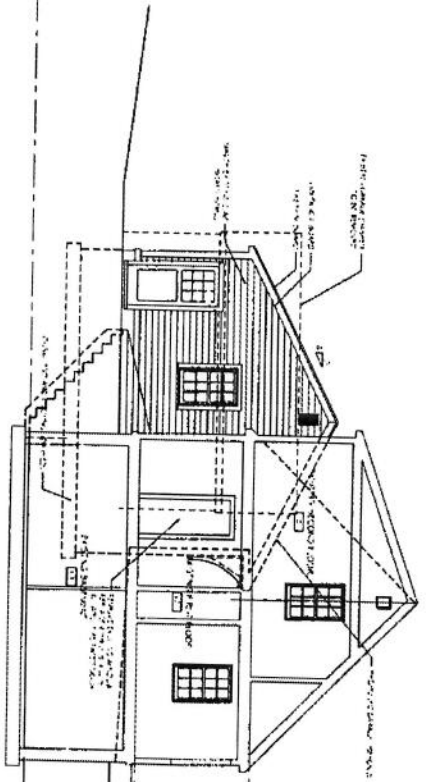
DATE: JULY 24, 2020

SCALE: 1"=20'



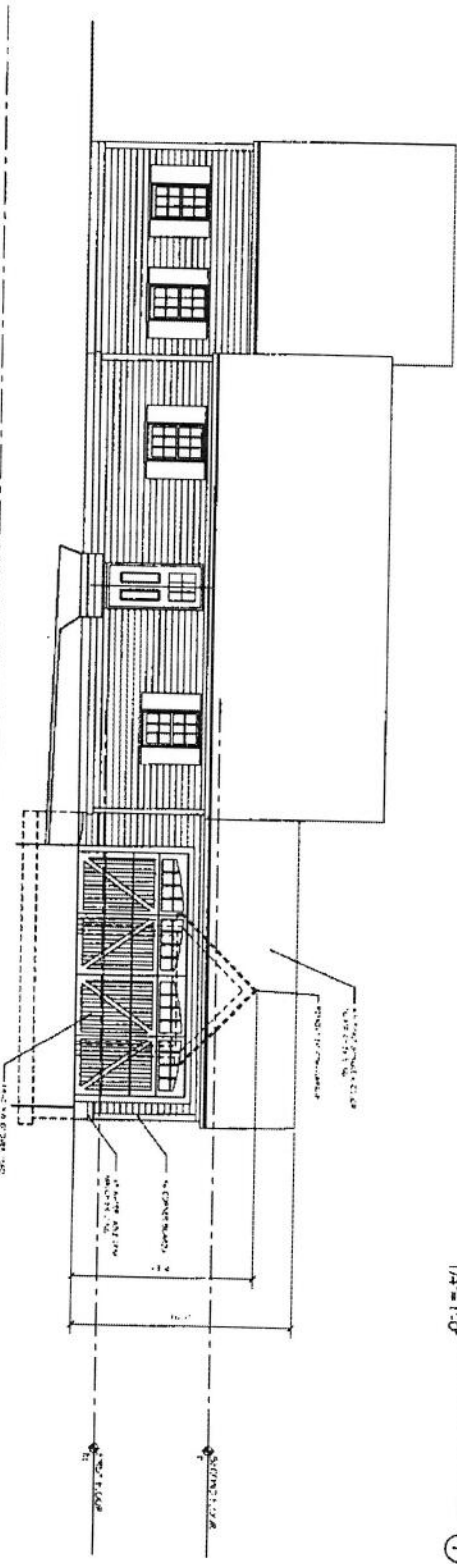
"I CERTIFY THAT THIS PLAN WAS PREPARED FROM
AN INSTRUMENT SURVEY AND SURVEY POINTS OF
OTHERS."





EAST ELEVATION
1/4" = 1'-0"

①



NORTH ELEVATION
1/4" = 1'-0"

②

Reviewed by
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For Zoning Board
Of Appeals

A2.1

MICHAEL DESIGN ASSOCIATES
ARCHITECTS
1000 15th Street, Suite 100
San Francisco, CA 94103
415.774.1111
www.michael-design.com

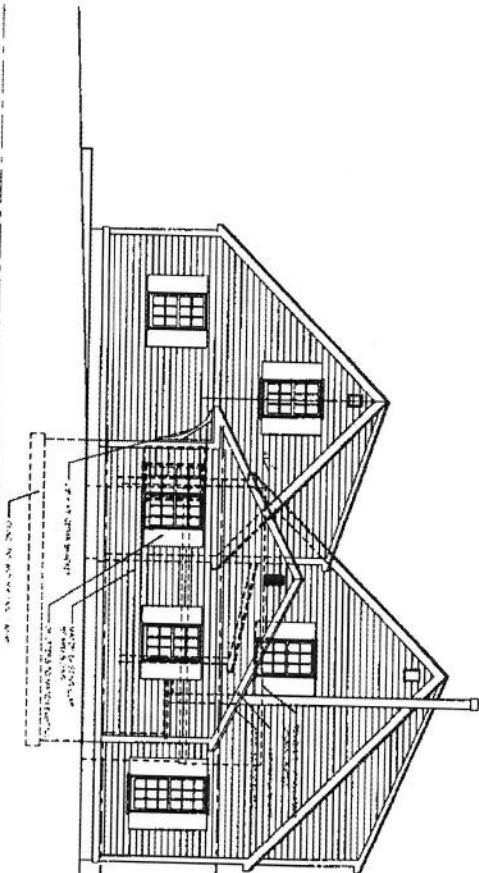


NORTH
EAST
ELEVATIONS

NO. 2500 DATE
12-11-11

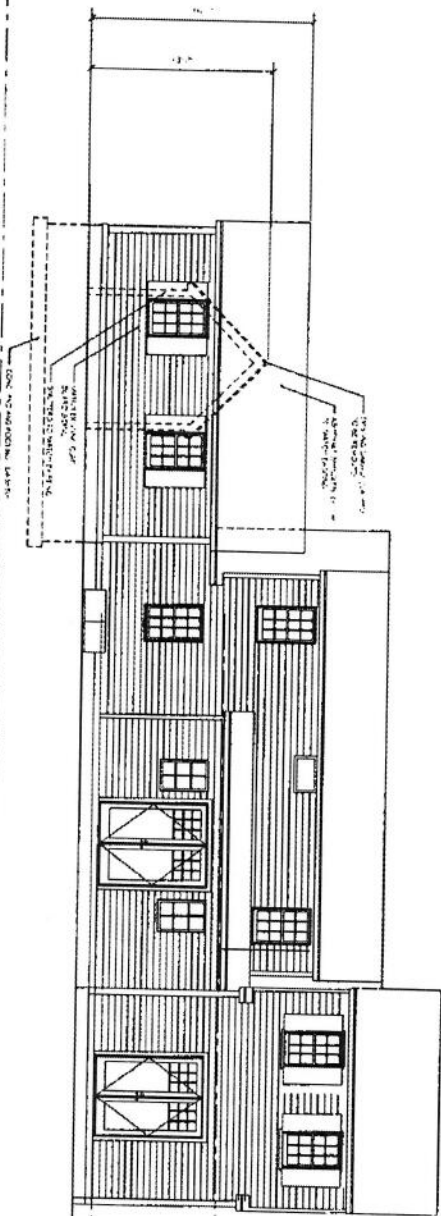
NO. 2500 DATE
12-11-11

NO. 2500 DATE
12-11-11



WEST ELEVATION
1/4" = 1'-0"

①



SOUTH ELEVATION
1/4" = 1'-0"

②

DWGS. &
BRANDWELL
RESIDENCE

3144th St.
Klamath Falls, OR

SCALE: 1/4" = 1'-0"
DATE: 10/10/07
DRAWN: J. BROWN
BY: J. BROWN

REVISIONS:
NO. DATE DESCRIPTION

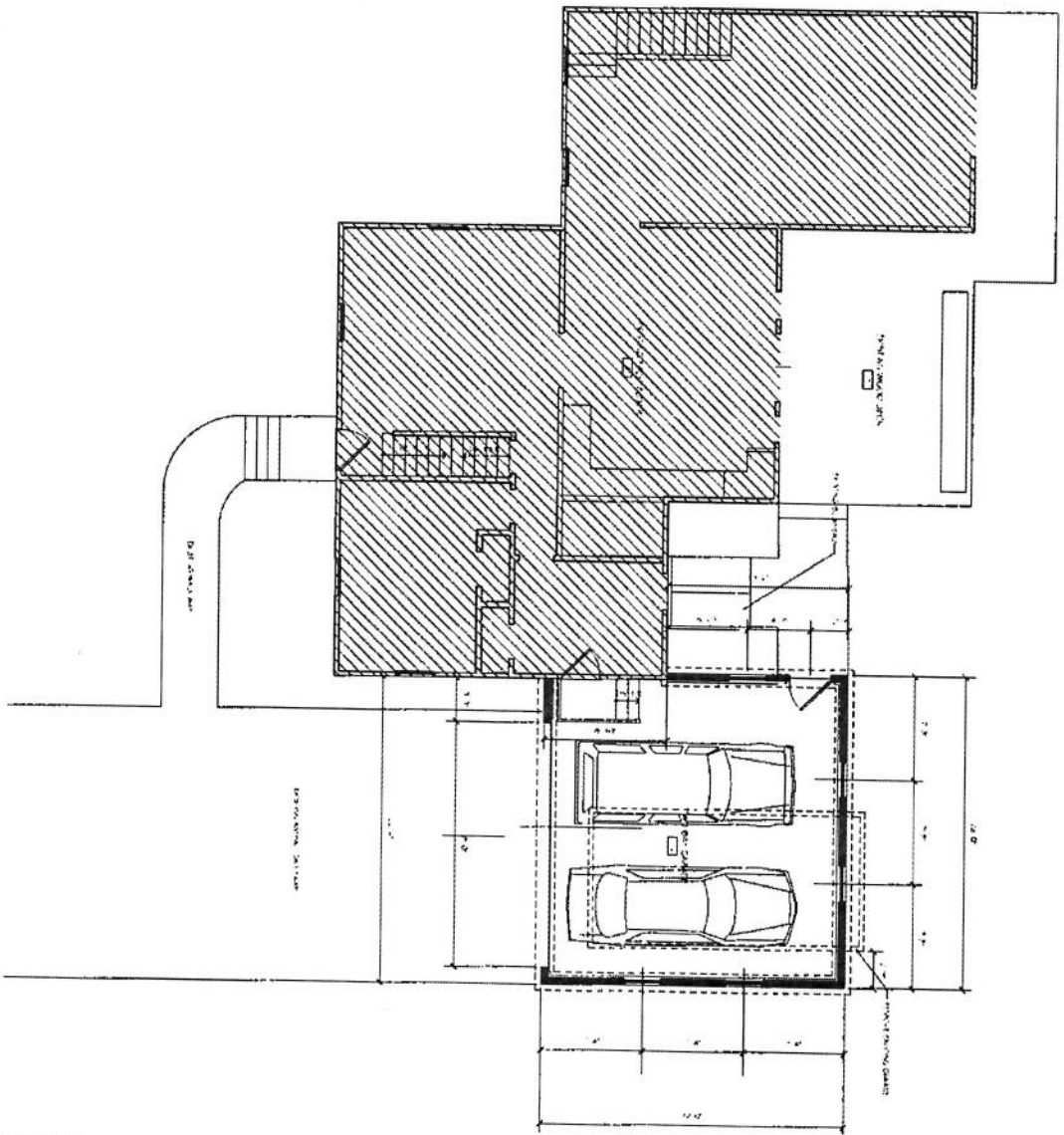
NORTH
EAST
ELEVATIONS



MICHAEL DYSON
ASSOCIATES
ARCHITECTS
1000 N. 1ST ST.
SUITE 100
KAMATH FALLS, OR 97601
TEL: 530-882-1111
FAX: 530-882-1112
WWW.MDYSONASSOCIATES.COM

A2.2

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Of Appeals



CONSTRUCTION LEGEND	
	EXISTING CONSTRUCTION
	PROPOSED CONSTRUCTION

FIRST FLOOR PLAN
1/4" = 1'-0"

1

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For Zoning Board
Of Appeals

A1.1

MICHAEL DEVEN
ASSOCIATES
ARCHITECTS
1000 10TH AVENUE
SUITE 100
DENVER, CO 80202
303.733.1111



FIRST
FLOOR
PLAN

DATE: 10/1/2010
DRAWN: JLD
CHECKED: JLD
SCALE: AS SHOWN
PROJECT: 1000 10TH AVENUE
NO. 1000 10TH AVENUE

DIVISION
ARCHITECTURE