



TOWN SEAL  
tel: 781-631-1529

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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**

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2020 DEC 16 PM 5:01  
Town Clerk

Project Address 7 Merrill Road

Assessor Map(s) 4 Parcel Number(s) 50

### **OWNER INFORMATION**

Signature *Jeffrey Heit & Luisa Boverini* date 12/11/20

Name (printed) Jeffrey Heit & Luisa Boverini

Address 7 Merrill Road, Marblehead, Ma 01945

Phone Numbers: home 215-280-1934 work

E-mail lcboverini@yahoo.com fax

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

Signature *Bruce Greenwald* date 12/11/20

Name (printed) Bruce Greenwald

Address 32 High Street. Marblehead, Ma 01945

Phone Numbers: home  work 617-794-2234

E-mail bruce@brucegreenwald.com fax

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

Construct additions to a single family residence with less than the required lot area, lot width frontage, front yard set-back, and side yard set-back. Parking is tandem. The proposed addition, screened porch and deck will have less than the required front yard and side yard set-backs.

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

**Town of Marblehead**  
**ZBA-APPLICATION**

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Project Address 7 Merrill Road Map(s) / Parcel(s) 4-50

**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

**CURRENT USE CONFORMS TO ZONING** (Article IV, Table 1)

Yes X No \_\_\_\_\_ (explain) \_\_\_\_\_

**PROPOSED CHANGE OF USE**

No X Yes \_\_\_\_\_ (explain) \_\_\_\_\_

**PROPOSED CONSTRUCTION QUALIFIES AS "Building New"** (§200-7) Yes \_\_\_\_\_ No X

**EXISTING DIMENSIONAL NON-CONFORMITIES** (check all that apply)

- X Lot Area - Less than required (§200-7 and Table 2)  
X Lot Width - Less than required (§200-7)  
X Frontage - Less than required (§200-7 and Table 2)  
X Front Yard Setback - Less than required (Table 2)  
Rear Yard Setback - Less than required (Table 2)  
X 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)  
X 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)  
X Front Yard Setback - Less than required (Table 2)  
Rear Yard Setback - Less than required (Table 2)  
X 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 <u>X</u>
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes _____	No <u>X</u>

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

Yes X No \_\_\_\_\_ (explain) \_\_\_\_\_

Building Official [Signature]

Date 12/16/2020

Town of Marblehead  
**ZBA-APPLICATION**  
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Project Address \_\_\_\_\_ Map(s) / Parcel(s) \_\_\_\_\_

**NET OPEN AREA (NOA)**

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>6379</u>	<u>6379</u>
Area of features		
footprint of accessory building(s)	<u>245</u>	<u>245</u>
footprint of building	<u>913</u>	<u>1224</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>464</u>	<u>350</u>
number of required parking spaces <u>2</u> x (9' x <u>18</u> per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>-</u>	
other areas (explain) _____	<u>-</u>	
Sum of features = B	<u>1946</u>	<u>2143</u>
Net Open Area (NOA) = (A - B)	<u>4433</u>	<u>4236</u>

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	<u>245</u>	<u>245</u>
basement or cellar (area >5' in height)	<u>839</u>	<u>839</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>913</u>	<u>1224</u>
2nd floor (12' or less in height) 12' see definition	<u>780</u>	<u>780</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>-</u>	<u>-</u>
4th floor (12' or less in height)	<u>-</u>	<u>-</u>
attic (area >5' in height)	<u>70</u>	<u>70</u>
area under deck (if >5' in height)	<u>-</u>	<u>-</u>
roofed porch(es)	<u>195</u>	<u>186</u>
Gross Floor Area (GFA) = sum of the above areas	<u>3042</u>	<u>3344</u>

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 302

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 9.92 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 1.45

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 1.27

This worksheet applies 1. plan by/dated Nº SHORE SURVEY 12-3-2020  
to the following plan(s): 2. plan by/dated D. BRUCE GREENWALD ARCHITECTURE 12-11-2020  
3. plan by/dated \_\_\_\_\_

Building Official [Signature] Date 12/16/2020

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**Zoning Board of Appeals Application:  
Project Description and Demolition**

**Proposed Modifications to 8 Monroe Road Marblehead, MA**  
**For Luisa Boverini & Jeffrey Heit** **12/11/20**

Zoning District: Single Residence

Relief: Special Permit to construct additions and modifications to an existing non-conforming single-family residence with less than the required lot area, lot width, frontage, front yard set-back and side-yard setback. There are 2 parking spaces, but they are tandem. The new construction of a covered porch and deck will be in the front yard set-back along Briar Lane, which is currently a paper road. The proposed single-story addition will have less than the required side yard set-back.

Demolition: The proposal is to remove the existing deck and screened porch in order to make way for the proposed new construction. These changes are shown in the attached drawings, dated 12/11/20.

Existing/new: Existing non-conformities for the main house will be maintained.

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