

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

2020

Town Clerk

Project Address 8 Monroe Road
Assessor Map(s) 47 Parcel Number(s) 22-0
Signature
Phone Numbers: home 781-249-6669 workwork
E-mail egt_4@hotmail.comfax
APPLICANT or REPRESENTATIVE INFORMATION (if different from owner) Signature
Phone Numbers: homework 617-794-2234
E-mail bruce@brucegreenwald.comfax781-639-4458
PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary) Dormer additions to a single family residence with less than the required lot area, frontage and side yard set-backs. The proposed additions will be in the side yard setbacks.

- 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);
 - o 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	
Talana AX	10-14-2020
2 F Cl 11	

2. Town Clerk's stamp (upper right corner)

View Bylaws - (Chapter 200, Zoning) - online at: www.marblehead.org/

Town of Marblehead <u>ZBA-APPLICATION</u> Page 2 of 3

Revision Date: 12-14-2015

Project Address 8 Monroe Road Map(s) / Parcel(s) 47-22-0			
ZONING DISTRICT (circle all that apply)			
B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU			
<u>CURRENT USE</u> (explain) Single Family Residence			
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)			
Lot Area - Less than required (§200-7 and Table 2)			
Lot Width - Less than required (§200-7)			
X 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)			
X Side Yard Setback - Less than required (Table 2) Height - Evocada maximum all 162202 5			
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)			
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 1076 Expansion Limits for Non-conforming Ruilding (8200.30 D)			
Other Non-conformities (explain)			
No New Dimensional Non-conformities			
ADDITIONAL HEARINGS REQUIRED			
Historic District Commission Yes No X			
Conservation Commission Yes No X Historic District Commission Yes No X Planning Board Yes No X			
DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))			
Yes X No (explain)			
Building Official Date 10-14-2020			
1 1 1000			

Town of Marblehead <u>ZBA-APPLICATION</u> Page 3 of 3

Revision Date: 12-14-2015

ruge s of s		
Project Address 8 Monroe Road	_ Map(s) / Parcel(s)47-22-0
NET OPEN AREA (NOA)	EXISTING	PROPOSED
Lot area = A	6660	6660
Area of features footprint of accessory building(s)	32	32
footprint of building	1564	1564
footprint of deck(s), porch(es), step(s), bulkhead(s)	124	124
number of required parking spaces 2 x (9'x 20' per space)	360	360
area of pond(s), or tidal area(s) below MHW	-	
other areas (explain)	_	
Sum of features $= B$	2080	2080
Net Open Area $(NOA) = (A - B)$	4580	4580
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)	32 240 1564 1163 - -	32 240 1564 1250 -
roofed porch(es)	124	124
Gross Floor Area (GFA) = sum of the above areas	3123	3210
<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA Percent change in GFA = (proposed total decision)	A)	=87
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ exis <u>Existing Open Area Ratio</u> = (ovicting NOA)	ting GFA) x 100	=
Existing Open Area Ratio = (existing NOA ÷ existing GFA)		=1.47
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)		=1.43
This worksheet applies 1. plan by/dated BRUCE GREEN WAS	10-	1-2020
to the following plan(s): 2. plan by/dated No SHORE SURVEY 3. plan by/dated	9-	29-2020
Building Official MMA Vru	Date	1-14-2020