



TOWN SEAL  
tel: 781-631 1529

fax: 781-631-2617

Revision Date: 12-02-20

# Town of Marblehead ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building  
Widger Road, Marblehead, MA 01945

## ZBA APPLICATION

PAGE 1 of 3

2021 JAN 25 AM 8:39

Town Clerk

Project Address 8 Shepard ST Marblehead, MA 01945  
Assessor Map(s) \_\_\_\_\_ Parcel Number(s) 125-19-0

### OWNER INFORMATION

Signature [Signature] date 1-20-21  
Name (printed) James C Battuso  
Address 8 Shepard ST Marblehead, MA 01945  
Phone Numbers: home 978-604-2491 work \_\_\_\_\_  
E-mail James@MayflowerPublicGroup.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)

Re construct Single Family 1.5 story to 2 story  
colonial home. I am seeking relief for lot area, lot  
width, frontage, front yard setback, side yard setback, and  
parking. Property is located on corner of Garfield St & Shepard St

- 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)

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

Town of Marblehead  
**ZBA-APPLICATION**

Revision Date: 12-02-2020

Page 2 of 3

Project Address 8 Shepard St. Map(s) / Parcel(s) 125/19

**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(2) 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(2) 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"/>

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

Building Official [Signature] Date 1-20-21

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

Revision Date: 12-02-2020

Project Address 8 SAEPARD ST.

Map(s) / Parcel(s) 125/19

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

4134

4134

**Area of features**

footprint of accessory building(s)

0

0

footprint of building

1130

1130

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

23

23

number of required parking spaces 2 x (9' x 18' 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

1477

1477

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

2657

2657

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

0

0

basement or cellar (area >5' in height)

1130

1130

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

1130

1121

2nd floor (12' or less in height)

12' see definition

472

1048

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

240

area under deck (if >5' in height)

0

0

roofed porch(es)

0

27

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

2732

3566

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

= 834

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

= 30.5 %

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

= 0.97

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

= 0.75

This worksheet applies 1. plan by/dated ECKSTROM HOME DESIGNS 1-20-2021  
to the following plan(s): 2. plan by/dated PJF + ASSOCIATES JANUARY 14, 2021

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

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

Date 1-20-2021

PARCEL ID 125 19 0

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

PARCEL ID 125 20 0  
N/F  
JENNIFER PEARCE

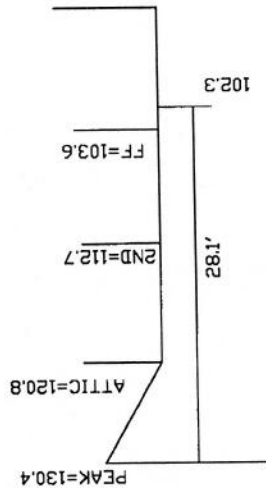
LOT AREA	10.000	4134
FRONTAGE	100'	41.25'
SETBACKS		
FRONT	20'	10.0'
SIDE (LT)	15'	7.4'
SIDE (RT)	15'	7.8'
REAR	15'	47.0'
OPEN AREA		3004
LOT CDV.		20.5'
HEIGHT	35'	28.1'
PARKING	2	0

ZONING - SR  
REQ'D EXIST. PRDP.

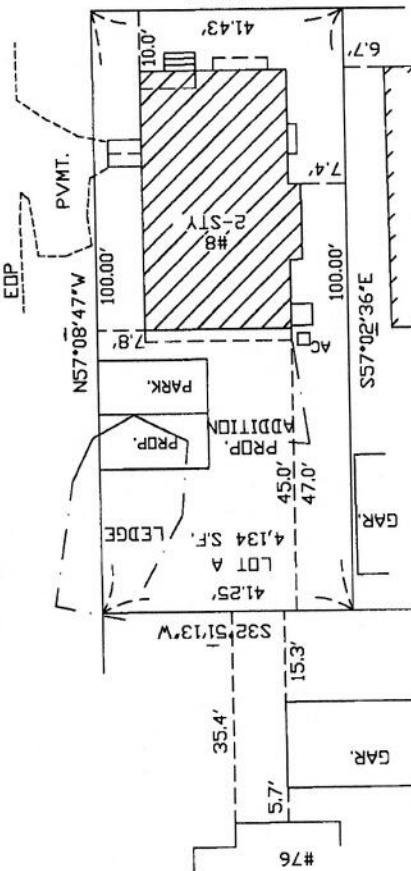
OPEN AREA  
EXIST.  
4134-1130--=3004  
PROPOSED  
4134-1169--=2938

GARFIELD STREET

AVG GRADE =102.3



SHEPARD STREET



PARCEL ID 125 18 0  
N/F  
PETER BELLIVEAU  
LINDA BELLIVEAU

I HEREBY CERTIFY THAT THIS PLAN HAS  
BEEN PREPARED FROM AN ACTUAL ON THE  
GROUND INSTRUMENT SURVEY.



PAUL J. FINDOCCHIO P.L.S. No.36115

DATE 1/19/21

PROPOSED  
PLOT PLAN OF LAND  
PREPARED FOR BOARD OF APPEALS  
IN  
8 SHEPARD STREET  
MARBLEHEAD, MA

PREPARED BY:  
PJF & ASSOCIATES  
4 HIGHLAND AVE WAKEFIELD, MA  
PAUL J. FINDOCCHIO-P.L.S.  
(781)883-5473

SCALE: 1" = 20'

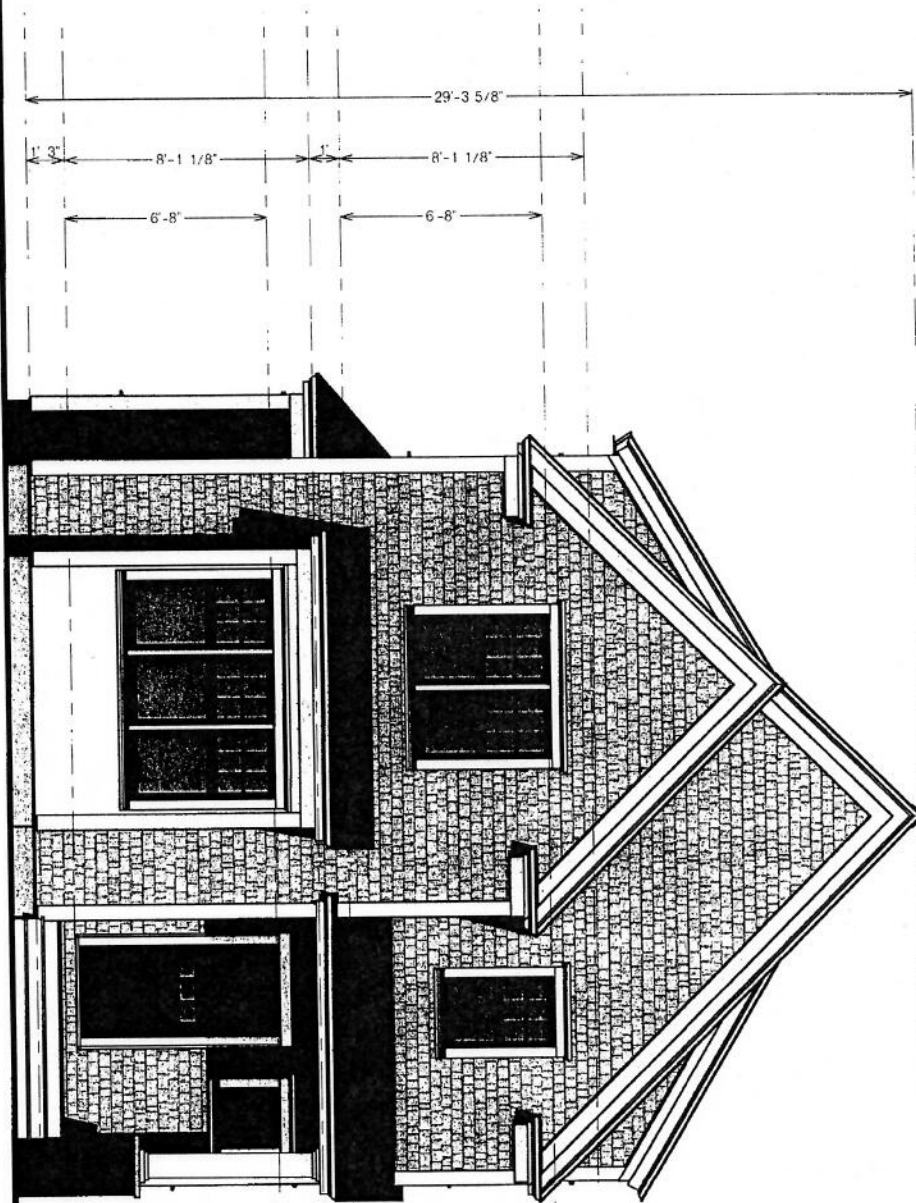
DEED REF.

DATE: JANUARY 14, 2021

FILE No. 7501B

REV. 1/19/21

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Of Appeals



1  
1/4" = 1'-0"  
PROPOSED FRONT ELEVATION

1/20/21

ENGINEER

CONSULTANT



PROJECT  
8 SHEPHERD STREET  
MARBLEHEAD, MA  
JOG INVESTMENTS

ECKSTROM  
HOME DESIGNS  
RENDERING DREAMS INTO REALITY

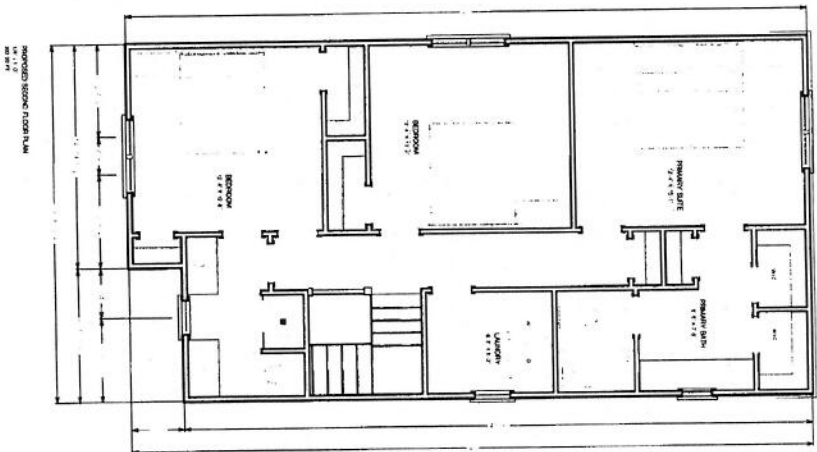
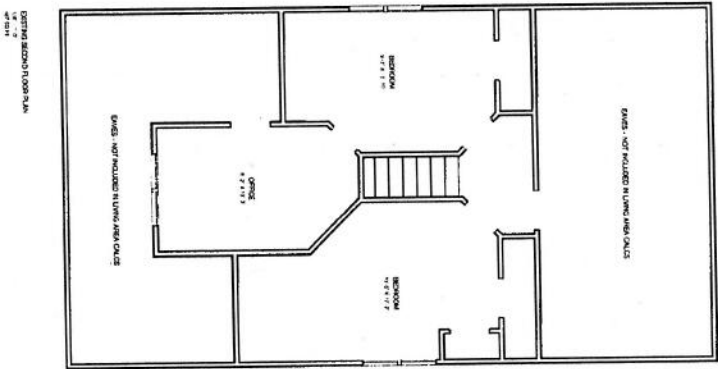
DRAWN BY

ETE

A-1.002

SHEET NUMBER

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For Zoning Board  
Of Appeals



PROJECT

CONSULTANT



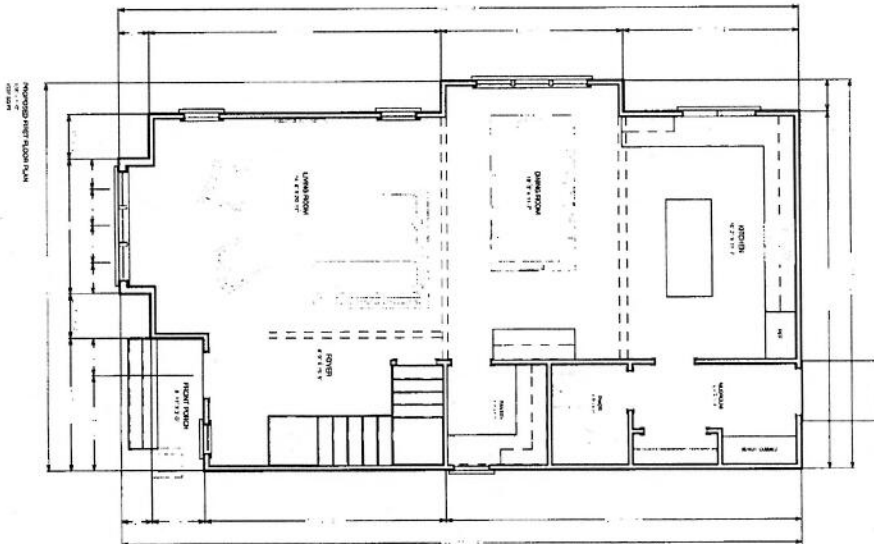
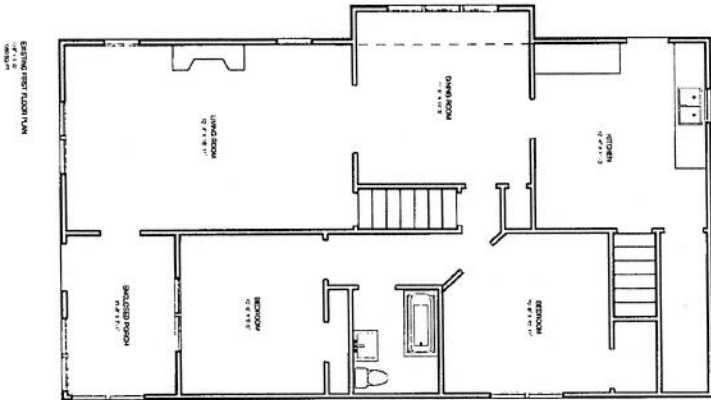
PROJECT  
8 SHEPHERD STREET  
MARBLEHEAD, MA  
JCS INVESTMENTS

ECKSTROM  
HOME DESIGNS  
RENDERING DREAMS INTO REALITY

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ETE

SHEET NUMBER  
A-1.007

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**ECKSTROM**  
HOME DESIGNS  
RENDERING DREAMS INTO REALITY

PROJECT  
8 SHEPHERD STREET  
MARBLEHEAD, MA  
JOG INVESTMENTS



CONSULTANT

ENGINEER

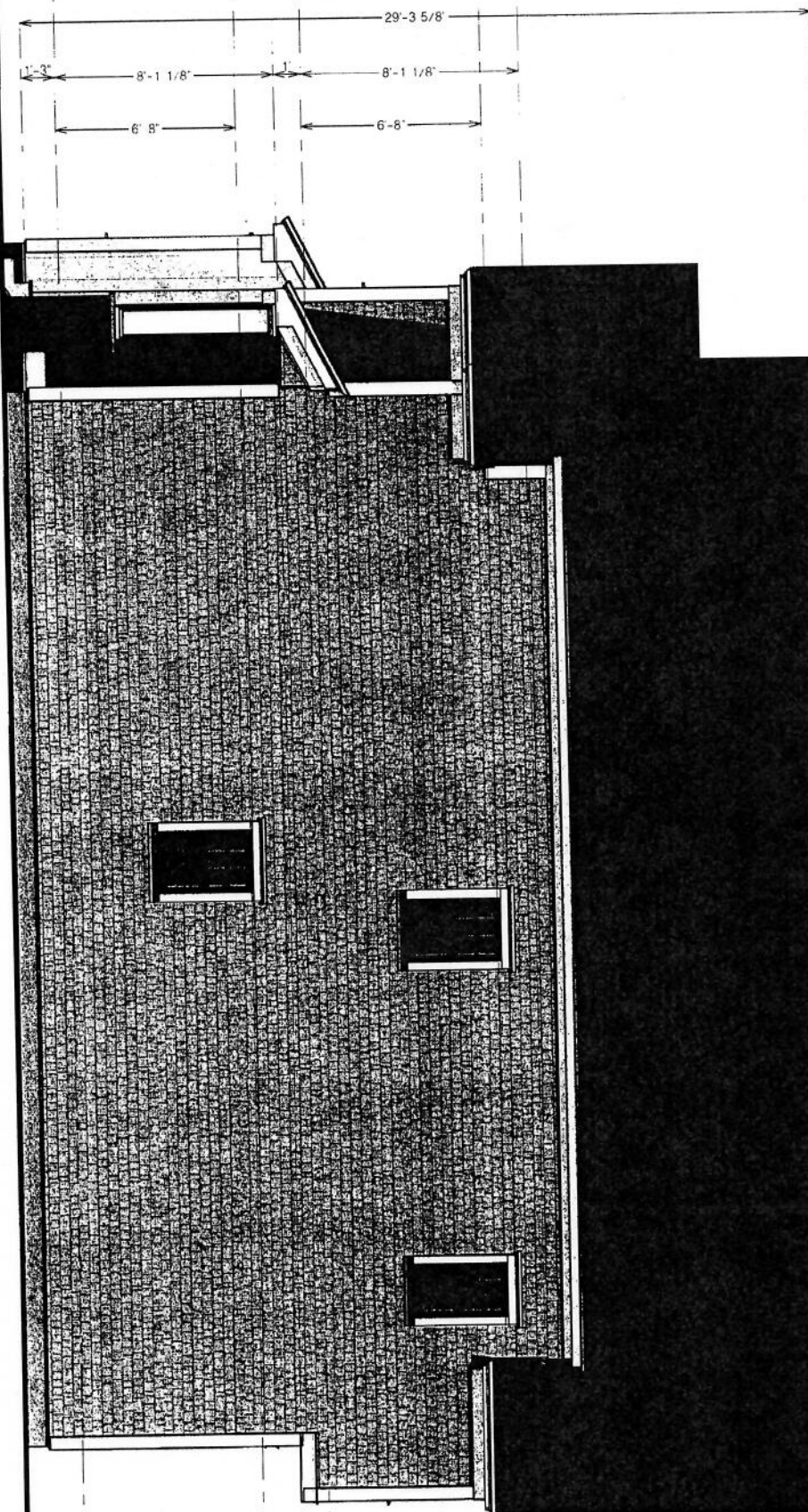
ET.E.

SHEET NUMBER  
A-1006



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For Zoning Board  
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PROPOSED RIGHT ELEVATION  
1/4" = 1'-0"



ENGINEER

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PROJECT  
8 SHEPHERD STREET  
MARBLEHEAD, MA  
JCG INVESTMENTS

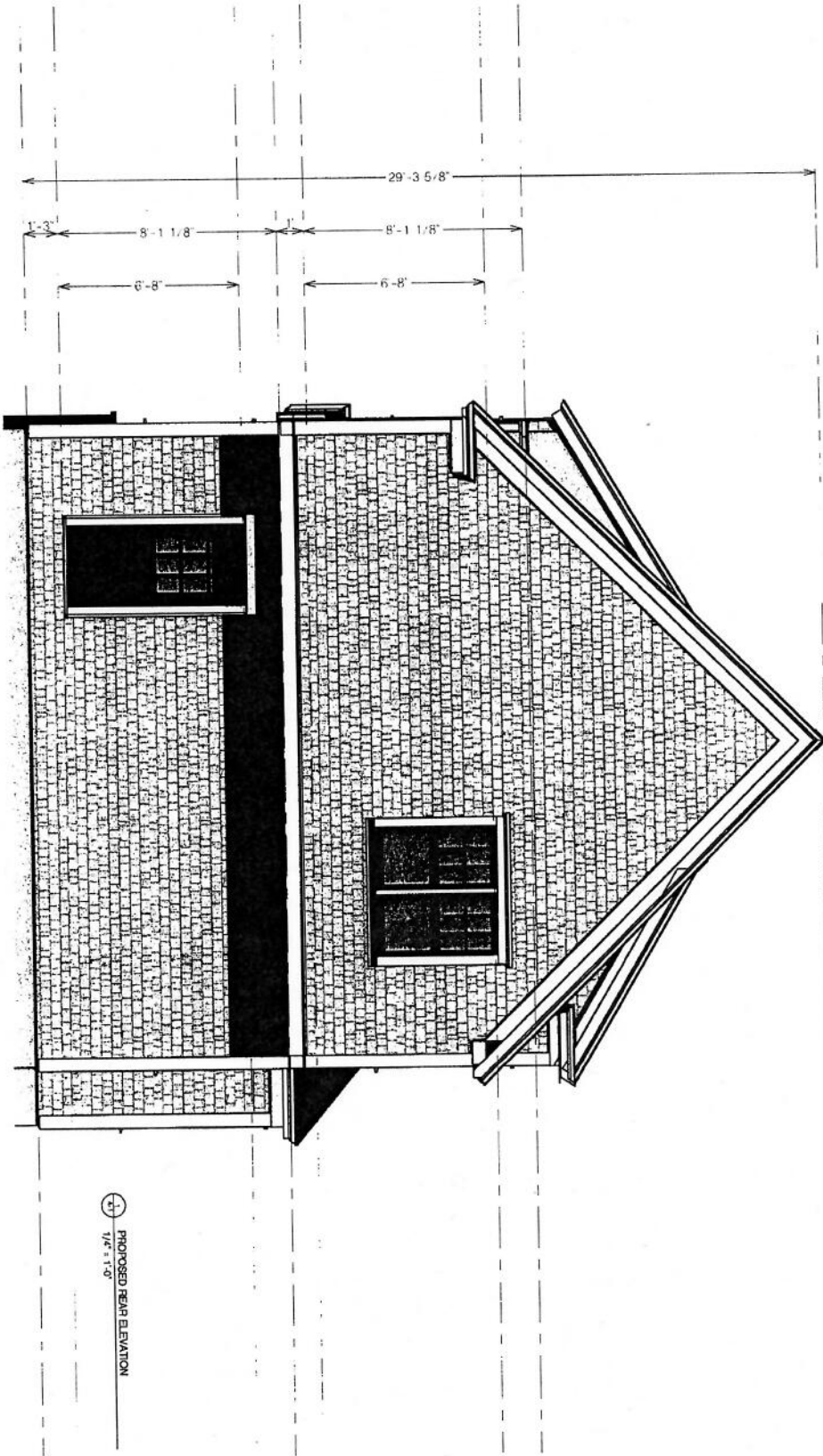
**ECKSTROM**  
HOME DESIGNS  
RENDERING DREAMS INTO REALITY

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ETE

SHEET NUMBER  
A-1.003



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Building Department  
For Zoning Board  
Of Appeals



RECEIVED

CONSULTANT

PROJECT

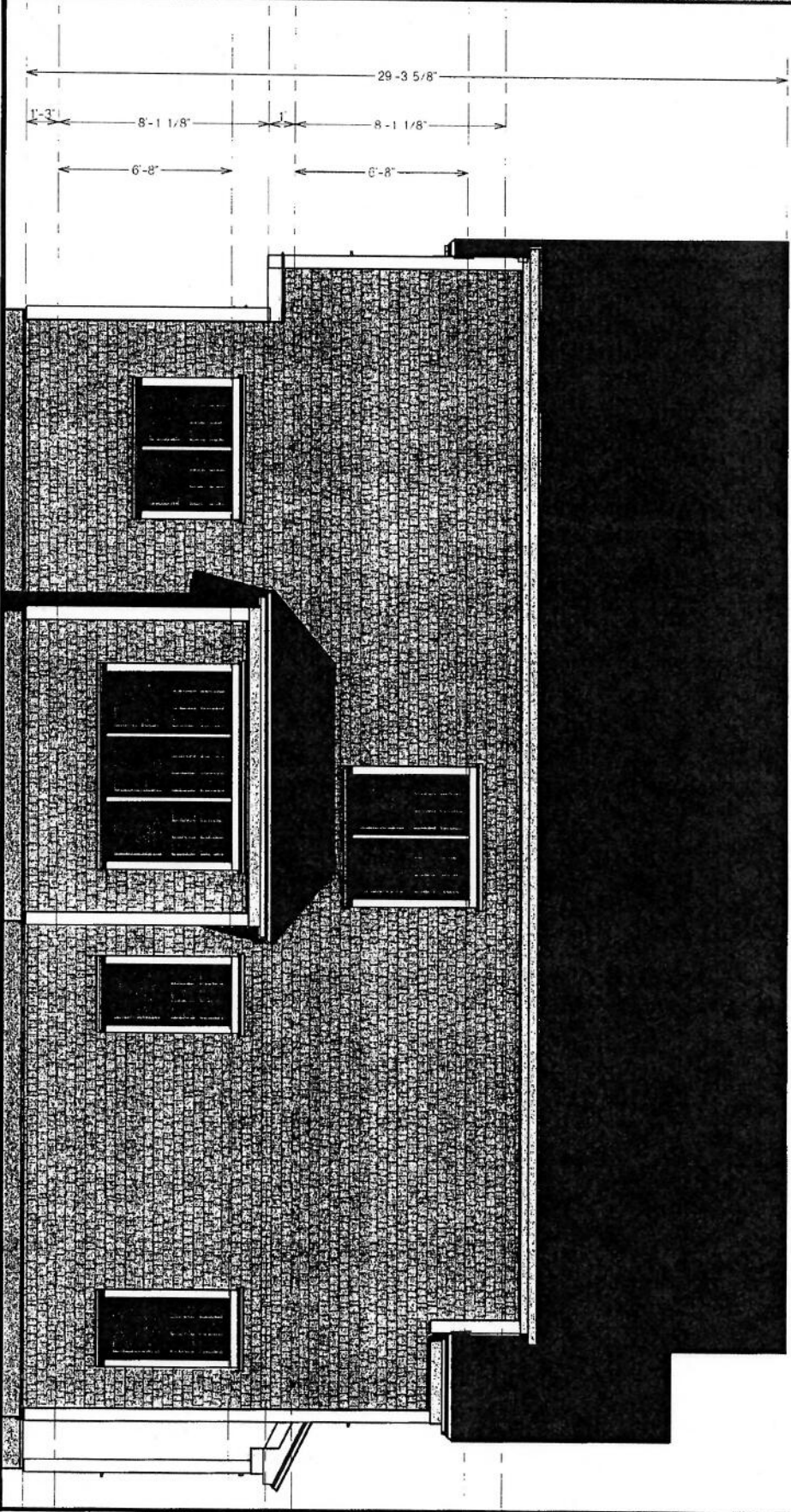
8 SHEPHERD STREET  
MARBLEHEAD, MA  
JCG INVESTMENTS

**ECKSTROM**  
HOME DESIGNS  
RENDERING DREAMS INTO REALITY

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ETE

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A-1.004

PROPOSED LEFT ELEVATION  
1/4" = 1'-0"



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Of Appeals

ENGINEER

CONSULTANT



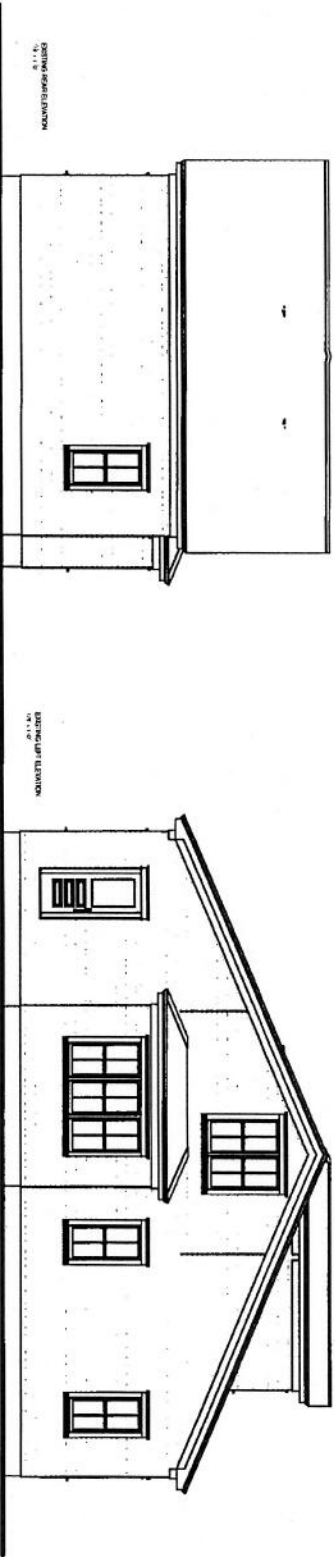
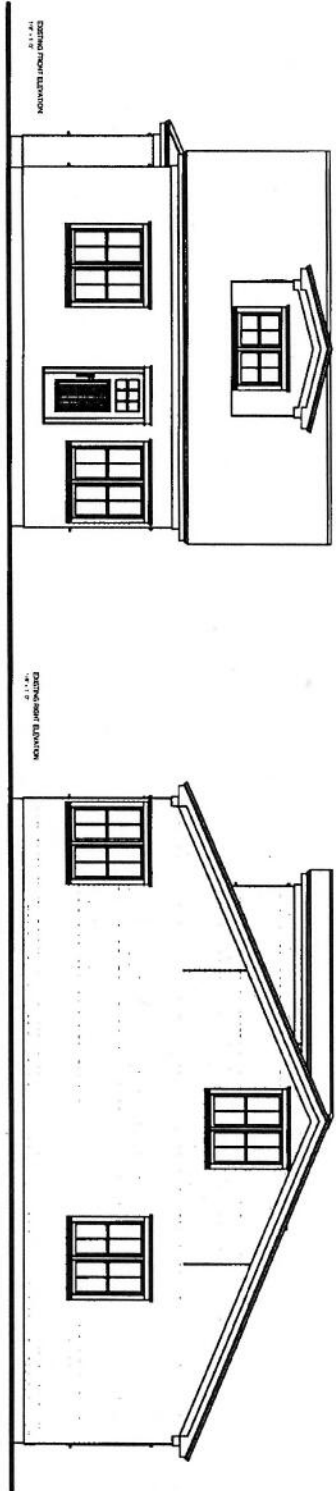
8 SHEPHERD STREET  
MARBLEHEAD, MA  
JCS INVESTMENTS  
690.537

ECKSTROM  
HOME DESIGNS  
RENDERING DREAMS INTO REALITY

DESIGNED BY  
ETE

SHEET NUMBER  
A-1005

Reviewed By  
Building Department  
For Zoning Board  
Of Appeals



OWNER

CONSULTANT



8 SHEPHERD STREET  
MARBLEHEAD, MA  
JCC INVESTMENTS

PROJECT

ECKSTROM  
HOME DESIGNS  
RENDERING DREAMS INTO REALITY

ETE

DRAWN BY

A-1001

SHEET NUMBER