



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
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

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TOWN CLERK
2025 MAY 27 PM 4:20
Town Clerk

Project Address 10 DARLING STREET

Assessor Map(s) 149 Parcel Number(s) 87

OWNER INFORMATION

Signature _____ date 5-25-25

Name (printed) ROT & CAROLIE BRINDAMOUR

Address 10 DARLING ST. MARBLEHEAD MA

Phone Numbers: home _____ work _____

E-mail RotBrindamour@icloud.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Patricia G Lauer date 5-21-25

Name (printed) PATRICIA G LAUER ESQ

Address 2 HOOPER STREET MARBLEHEAD MA

Phone Numbers: home 781-631-8845 work 781-631-8830

E-mail pat@lauerslaw.com fax 781-631-8840

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

- SITE ATTACHED -

Reviewed by
Building Department
For Zoning Board
Of Appeals

- 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) ATL C J 5-27-2025
2. Town Clerk's stamp (upper right corner)

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 10 DARLING STREET Map(s) / Parcel(s) 149/87

ZONING DISTRICT (circle all that apply)

B B1 BR 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

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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 checked="" type="checkbox"/>	No <input 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 *etj* *CJ* Date 5-27-2025

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Revision Date: 12-02-2020

Project Address 10 DAWING STREET Map(s) / Parcel(s) 149/87

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>3298 1/2</u>	<u>3298 1/2</u>

Area of features

footprint of accessory building(s)	<u>0</u>	<u>0</u>
footprint of building	<u>848</u>	<u>1015</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>124</u>	<u>205</u>
number of required parking spaces <u>2</u> x (9'x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) _____	<u>0</u>	<u>0</u>
Sum of features = B	<u>1296</u>	<u>1544</u>
Net Open Area (NOA) = (A - B)	<u>2002 1/2</u>	<u>1754 1/2</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>0</u>	<u>0</u>
basement or cellar (area >5' in height)	<u>848</u>	<u>848</u>
1st floor (12' or less in height) <u>NOTE: [for heights exceeding</u>	<u>848</u>	<u>1015</u>
2nd floor (12' or less in height)	<u>727</u>	<u>727</u>
3rd floor (12' or less in height)	<u>0</u>	<u>0</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area >5' in height)	<u>0</u>	<u>0</u>
area under deck (if >5' in height)	<u>0</u>	<u>0</u>
roofed porch(es)	<u>54</u>	<u>54</u>
Gross Floor Area (GFA) = sum of the above areas	<u>2477 1/2</u>	<u>2604 1/2</u>

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Proposed total change in GFA = (proposed GFA - existing GFA)	= <u>+167 1/2</u>
Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100	= <u>6.7</u> %
Existing Open Area Ratio = (existing NOA ÷ existing GFA)	= <u>.81</u>
Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)	= <u>.66</u>

This worksheet applies 1. plan by/dated TAKOOT DESIGN 5/20/25
to the following plan(s): 2. plan by/dated HOVETT SITE PLAN SUBMITTAL 5/2/25
3. plan by/dated _____

Building Official SS Date 5-27-2025

ZONING BOARD OF APPEALS

Applicant: Roy & Carole Brindamour

Address: 10 Darling Street (Map 149, Parcel 87)

District: Central Residence/Unrestricted

Relief: A Special Permit to construct an addition to the rear of a structure that currently exceeds the left side setback by 5.8' at the front left corner. The lot has less than the required lot area and has less than the required Open Area Ratio.

The single-story addition will exceed the left side setback by 3'+/-.

With a net increase of 167 sf, the proposed structure would increase the overall GFA by 6.7 %. The Open Area Ratio will be reduced from .81 to .66.

Proposal: The proposal before the board is to construct a 14'-0"x11'-10", single-story addition to the rear of the home and to expand the existing rear deck. The addition will provide the family with a first floor bedroom/art studio.