



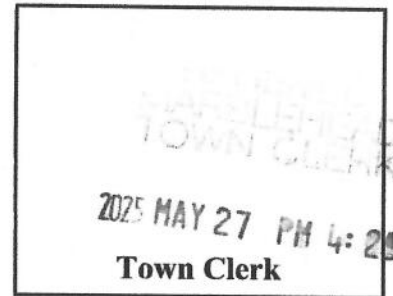
TOWN SEAL  
tel: 781-631-1529  
fax: 781-631-2617  
Revision Date: 12-02-20

# Town of Marblehead **ZONING BOARD OF APPEALS**

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

## **ZBA APPLICATION**

PAGE 1 of 3



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

### **OWNER INFORMATION**

Signature \_\_\_\_\_ date 5.25.25  
Name (printed) ROBT & CAROL BRINDAMONTE  
Address 10 DARLING ST. MARBLEHEAD MA  
Phone Numbers: home \_\_\_\_\_ work \_\_\_\_\_  
E-mail ROTB@BRINDAMONTE.1CLOUD.COM fax \_\_\_\_\_

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

Signature Patricia G Lausier date 5-21-25  
Name (printed) PATRICIA G LAUSIER ESQ  
Address 2 HOOPER STREET MARBLEHEAD MA  
Phone Numbers: home 781-631-8845 work 781-631-8830  
E-mail pat@lausierlaw.com fax 781-631-8840

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

- SET 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) [Signature] 5-27-2025
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**  
Page 2 of 3

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 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)

- X 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(2) 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)  
\_\_\_\_ 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(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

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

**ADDITIONAL HEARINGS REQUIRED**

Conservation Commission	Yes _____	No <u>✓</u>
Historic District Commission	Yes <u>✓</u>	No _____
Planning Board	Yes _____	No <u>✓</u>

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

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

Building Official [Signature] Date 5-27-2025

**Town of Marblehead  
ZBA-APPLICATION**

Page 3 of 3

Revision Date: 12-02-2020

Project Address 10 DARLING STREET

Map(s) / Parcel(s) 149/87

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

3298 #

3298 #

**Area of features**

footprint of accessory building(s)

0

0

footprint of building

848

1016

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

124

205

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

1296

1544

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

2002 #

1754 #

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

0

0

basement or cellar (area > 5' in height)

848

848

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

848

1016

2nd floor (12' or less in height)

12' see definition

727

727

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)

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

54

0

roofed porch(es)

54

54

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

2477 #

2644 #

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

= +167 #

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

= 6.7 %

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

= .81

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

= .66

This worksheet applies 1. plan by/dated

TARROTT DESIGN 5/20/25

to the following plan(s): 2. plan by/dated

NORTH SUBERC SURVEY 5/2/25

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

Building Official



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.