



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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2025 MAR 18 PM 3:42

Town Clerk

Project Address 12 Edgemere Road, Marblehead, MA 01945

Assessor Map(s) 178 Parcel Number(s) Lot 14

OWNER INFORMATION

Signature Susan B Goldstein date 3-5-2025

Name (printed) Susan B Goldstein

Address 12 Edgemere Rd

Phone Numbers: home 781-990-1629 work 951-202-3540

E-mail Susie.Bechtel@gmail.com fax NA

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Christopher Vance date 3-5-2025

Name (printed) Christopher Vance

Address 85 Sam Fonzo Drive, Suite 1, Beverly, MA 01915

Phone Numbers: home 802-310-0201 work 978-522-2600 x 102

E-mail CVance@vancestein.com fax

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

- The project will consist of constructing a new master bedroom over the existing one-story two-car garage. The new addition will not exceed the current dwelling height and not exceed the existing footprint.
- The new addition will be 581 GSF.

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] 3-18-2025
2. Town Clerk's stamp (upper right corner)

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

Town of Marblehead
ZBA-APPLICATION

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Project Address 12 Edgemere Road, Marblehead, MA 01945 Map(s) / Parcel(s) 178, Lot 14

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 residential

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)
- _____ 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)
- _____ 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

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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>

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

Yes X No _____ (explain) _____

Building Official  Date 3-18-2025

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Project Address 12 Edgemere Road, Marblehead, MA 01945 Map(s) / Parcel(s) 178, Lot 14

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

9,771 SF

9,771 SF

Area of features

footprint of accessory building(s)

None

None

footprint of building

1,770 SF

1,770 SF (No change)

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

561 SF

561 SF (No change)

number of required parking spaces _____ x (9' x 18' per space)

area of pond(s), or tidal area(s) below MHW

other areas (explain) _____

Sum of features = B

2,331 SF

2,331 SF (No change)

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

7,440 SF

7,440 SF (No change)

GROSS FLOOR AREA (GFA)

accessory structure(s)

None

None

basement or cellar (area >5' in height)

1,254 SF

1,254 SF (No change)

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

1,770 SF

1,770 SF (No change)

2nd floor (12' or less in height) 12' see definition

1,042 SF

1,623 SF

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)

roofed porch(es)

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

4,066 SF

4,647 SF

Proposed total change in GFA = (proposed GFA - existing GFA) = 581 SF

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 14.3 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1.83

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.6

This worksheet applies 1. plan by/dated Vance Stein Architects/ 03/03/2025
to the following plan(s): 2. plan by/dated Vance Stein Architects/ 03/03/2025
3. plan by/dated Vance Stein Architects/ 03/03/2025

Building Official  Date 3-18-2025