



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

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  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

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

**ADDITIONAL HEARINGS REQUIRED**

Conservation Commission	Yes _____	No <input checked="" type="checkbox"/>
Historic District Commission	Yes _____	No <input checked="" type="checkbox"/>
Planning Board	Yes _____	No <input checked="" type="checkbox"/>

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

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

Building Official *ED* Date 3-18-2025

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<b><u>NET OPEN AREA (NOA)</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
<b>Lot area = A</b>	<u>9,771 SF</u>	<u>9,771 SF</u>
<b>Area of features</b>		
footprint of accessory building(s)	<u>None</u>	<u>None</u>
footprint of building	<u>1,770 SF</u>	<u>1,770 SF (No change)</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>561 SF</u>	<u>561 SF (No change)</u>
number of required parking spaces _____ x (9'x 18' per space)		
area of pond(s), or tidal area(s) below MHW		
other areas (explain) _____		
<b>Sum of features = B</b>	<u>2,331 SF</u>	<u>2,331 SF (No change)</u>
<b>Net Open Area (NOA) = (A - B)</b>	<u>7,440 SF</u>	<u>7,440 SF (No change)</u>

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	<u>None</u>	<u>None</u>
basement or cellar (area >5' in height)	<u>1,254 SF</u>	<u>1,254 SF (No change)</u>
1st floor (12' or less in height) <b>NOTE:</b> [for heights exceeding	<u>1,770 SF</u>	<u>1,770 SF (No change)</u>
2nd floor (12' or less in height)	<u>1,042 SF</u>	<u>1,623 SF</u>
3rd floor (12' or less in height)		
4th floor (12' or less in height)		
attic (area >5' in height)	<b>Reviewed by</b> <b>Building Department</b> <b>For Zoning Board</b> <b>Of Appeals</b>	
area under deck (if >5' in height)		
roofed porch(es)		

**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**

*[Signature]*

**Date** 3-18-2025