



Town of Marblehead
ZONING BOARD OF APPEALS

TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617
Revision Date: 12-02-20

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

ZBA APPLICATION

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2025 MAY 23 PM 1:40

Town Clerk

Project Address 13-15 HAWKINS STREET

Assessor Map(s) 77 Parcel Number(s) 4

OWNER INFORMATION

Signature ELENA date 5-26-2025

Name (printed) ELENA NELSON

Address 13-15 HAWKINS STREET

Phone Numbers: home 339-224-2926 work SAME

E-mail JFADESIGNGroup@gmail.com fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature John Andre date 5-26-2025

Name (printed) John Andre

Address 81 BURPEE RD Susampscott MA

Phone Numbers: home 339-224-2926 work

E-mail JFADESIGNGroup@gmail.com fax

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

A GARAGE ADDITION 2 STORY WITH FAMILY
POD ABOVE & OFFICE

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) Jeff C 5-28-2025
2. Town Clerk's stamp (upper right corner) J

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

Project Address 13-15 Maverick St. Map(s) / Parcel(s) 41803 543 Pg

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR (SR) SSR ESR SESR HBR U SU

CURRENT USE (explain) Two Family Home

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes No (explain) NON CONFORMING EXIST FRONT

PROPOSED CHANGE OF USE

No Yes (explain) RENT

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 No

Reviewed by
Building Department
For Zoning Board
Of Appeals

Historic District Commission

Yes No

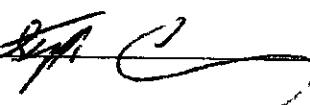
Planning Board

Yes No

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

Yes No (explain)

Building Official



Date 5-28-2021

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

Pg

Project Address 13-15 TAUERICK ST Map(s) / Parcel(s) 41803 543

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>7,687</u>	<u>7,687</u>
Area of features		
footprint of accessory building(s)	<u>72.</u>	<u>72.</u>
footprint of building	<u>1080.</u>	<u>1,626</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>488.</u>	<u>488</u>
number of required parking spaces _____ x (9'x 18' per space)	<u>2</u>	<u>3.</u>
area of pond(s), or tidal area(s) below MHW	<u>N/A</u>	<u>N/A</u>
other areas (explain) _____		
Sum of features = B	<u>6,047.</u>	<u>5,501.</u>
Net Open Area (NOA) = (A - B)		

GROSS FLOOR AREA (GFA)

accessory structure(s)		
basement or cellar (area >5' in height)	<u>1075</u>	<u>530</u>
1st floor (12' or less in height) <u>NOTE:</u> [for heights exceeding	<u>1075</u>	<u>530</u>
2nd floor (12' or less in height)	<u>1075</u>	
3rd floor (12' or less in height)	<u>537</u>	
4th floor (12' or less in height)	<u>N/A</u>	
attic (area >5' in height)	<u>N/A</u>	
area under deck (if >5' in height)	<u>369</u>	
roofed porch(es)		
Gross Floor Area (GFA) = sum of the above areas	<u>4,131.</u>	<u>1060.</u>

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<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	= <u>3,071.</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	= <u>25</u> %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	= _____
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	= _____

This worksheet applies 1. plan by/dated _____
to the following plan(s): 2. plan by/dated _____
3. plan by/dated _____

Building Official ES Date 5-28-2025