

ZONING BOARD OF APPEALS (revision 05/27/25)

Applicant: Stefan & Stephanie Brocoun

Address: 132 Washington Street (Map 149, Parcel 82)

District: Unrestricted (Combined Residence & Commercial)

Relief:

A Special Permit to construct an addition to the rear of a structure that currently exceeds the left side setback by 4.8', and the right side setback by 5.3'. The lot has less than the required lot area, less than the required Open Area Ratio, and less than required parking.

The addition includes the construction of a second-floor addition with roof deck at the rear of the structure that will exceed the left side setback (deck only) by 3' +/- . The enclosed addition conforms to dimensional requirements.

The addition of an awning over the ground (basement) level landing conforms to all setback requirements.

We are also requesting a change of use from non-residential and to combined residential and non-residential. This is a Permitted Use by Special Permit but requires relief from the parking requirement (less than required).

With a net increase of 240 sf, the proposed structure would increase the overall GFA by 5.9 %. The reduced parking requirement with the change of use results in an increase of the Open Area Ratio from .22 to .23

Proposal:

The proposal before the board is to convert the second floor from office space to a residential unit and to construct a second-floor extension to the rear of the structure that will allow for an interior stairwell with direct access to the rear parking area, additional living space, and a roof deck.

There is also a proposed roof with brackets over a stone landing at grade at the rear of the structure at the basement/ground level.



ZBA-APPLICATION

Page 2 of 3

Project Address 132 WASHINGTON ST Map(s) / Parcel(s) 149/02**ZONING DISTRICT** (circle all that apply)B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU**CURRENT USE** (explain) 1/20.1 - RESIDENTIAL**CURRENT USE CONFORMS TO ZONING** (Article IV, Table 1)Yes No (explain) _____**PROPOSED CHANGE OF USE**No Yes (explain) _____**PROPOSED CONSTRUCTION QUALITIES 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-CONEFORMITIES (check all that apply)

- Lot Area - Less than required (§200-7 and Table 2)
- Lot Width - Less than required (§200-7)
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- Height - Exceeds maximum allowed (§200-7 and Table 2)
- Open Area - Less than required (§200-7, §200-15.B(2) and Table 2)
- Parking - Exceeds 10% Expansion Limits for Non-conforming Building (§200-30.D)
- Other Non-conformities (explain) _____
- No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

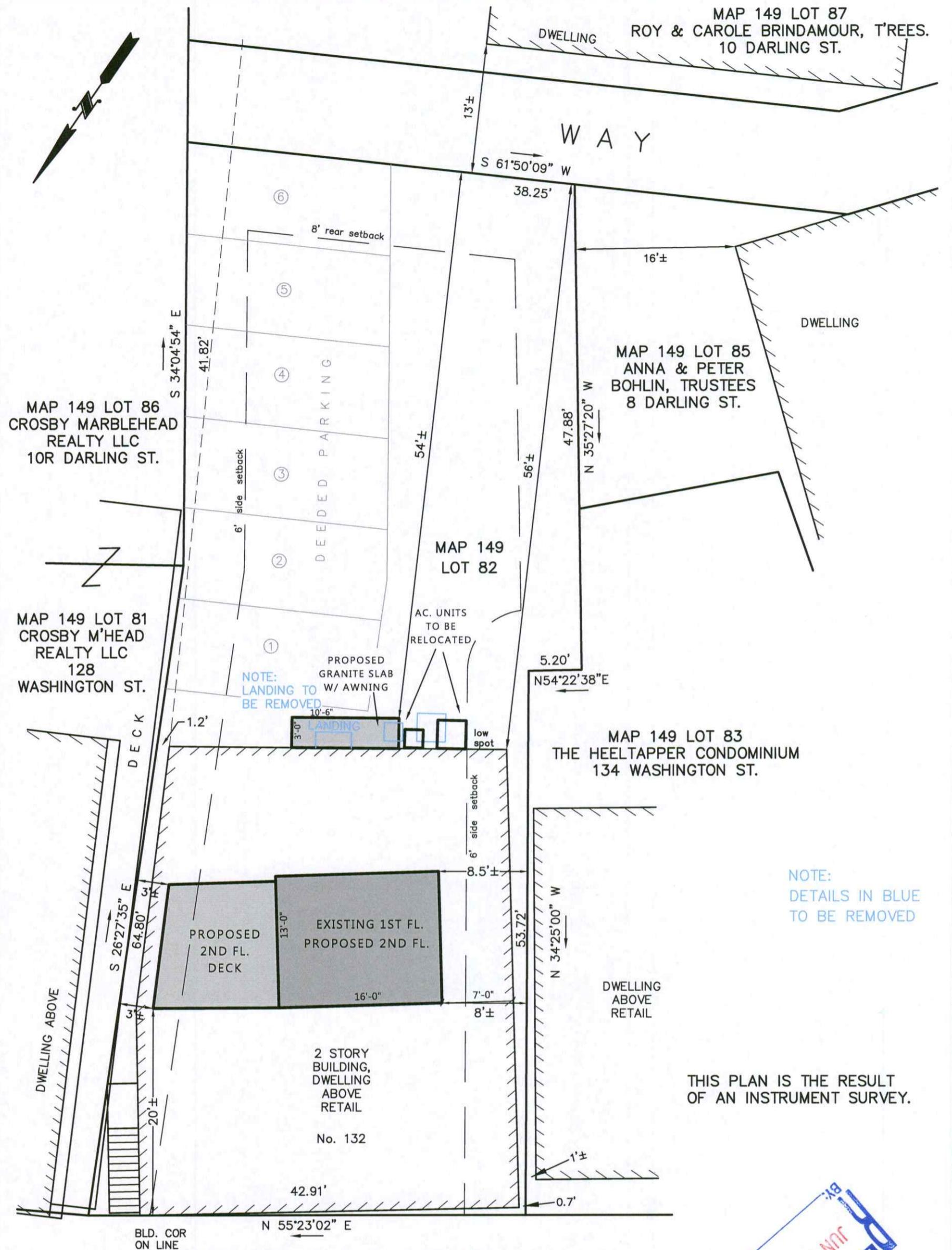
Conservation Commission	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))Yes No (explain) _____

Building Official _____

Date _____

MAP 149 LOT 87
ROY & CAROLE BRINDAMOUR, T'REES.
10 DARLING ST.



ZONING DISTRICT - UNRESTRICTED
COMBINED RESIDENCE & COMMERCIAL

REQUIRED EXISTING PROPOSED

LOT AREA	7500	4045±	4045±
FRONTAGE	35	42.91'	42.91'
FRONT	NONE	0'	20'±
SIDE	6	1.2'	3'±
REAR	8	56'±	54'±
BLDG HEIGHT	35	32.2'±	32.2'±

ZONING BOARD OF APPEALS PLAN

132 WASHINGTON STREET

MARBLEHEAD

PREPARED FOR

TWO BY SEA LLC

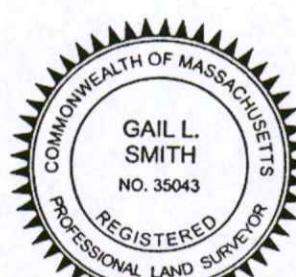
SCALE 1"=10' FEBRUARY 25, 2025

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

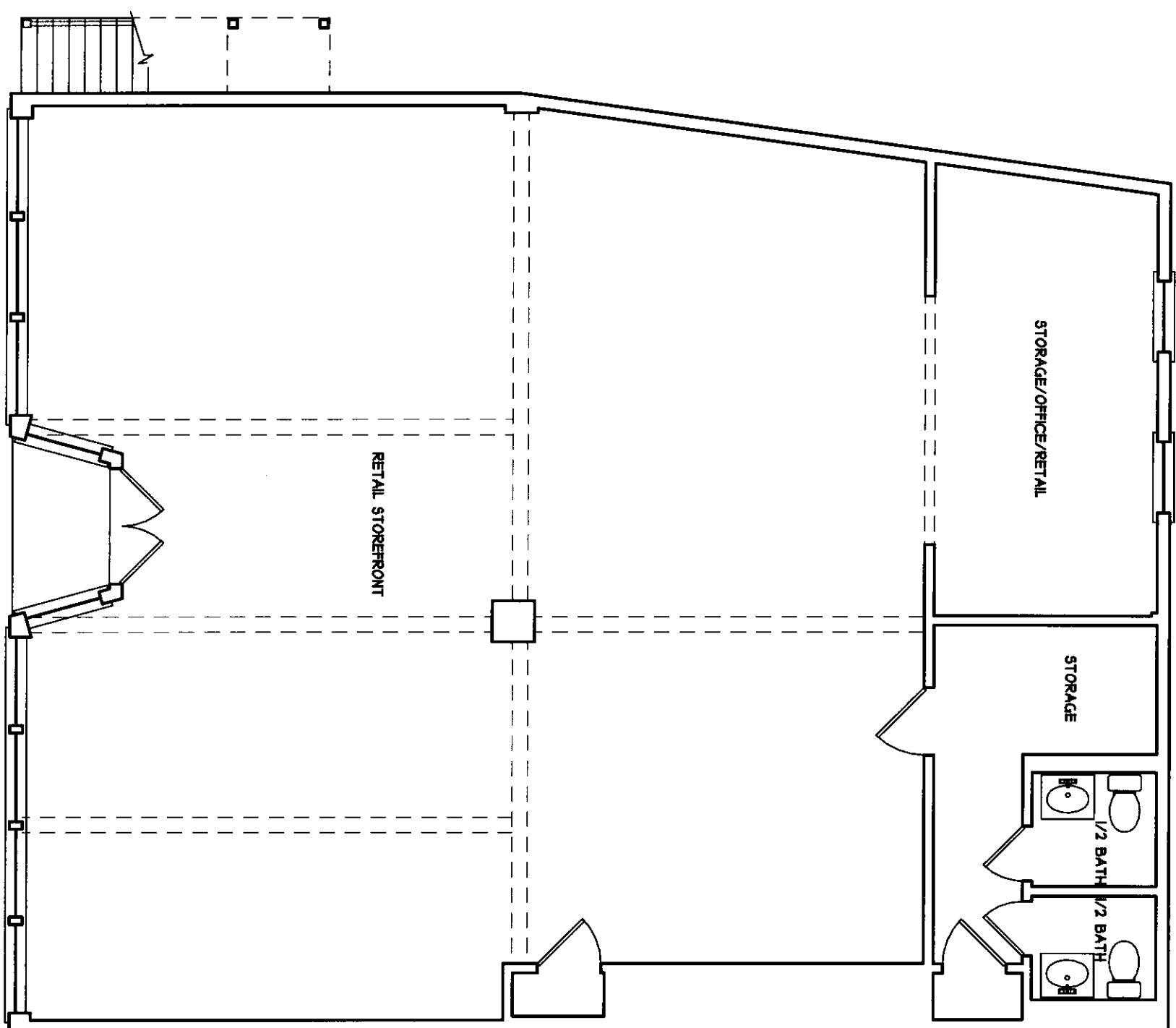
revised 5/29/25 - change in addition



Gail L. Smith

1

EXISTING FIRST FLOOR PLAN



TAPROOT
DESIGN
INC.

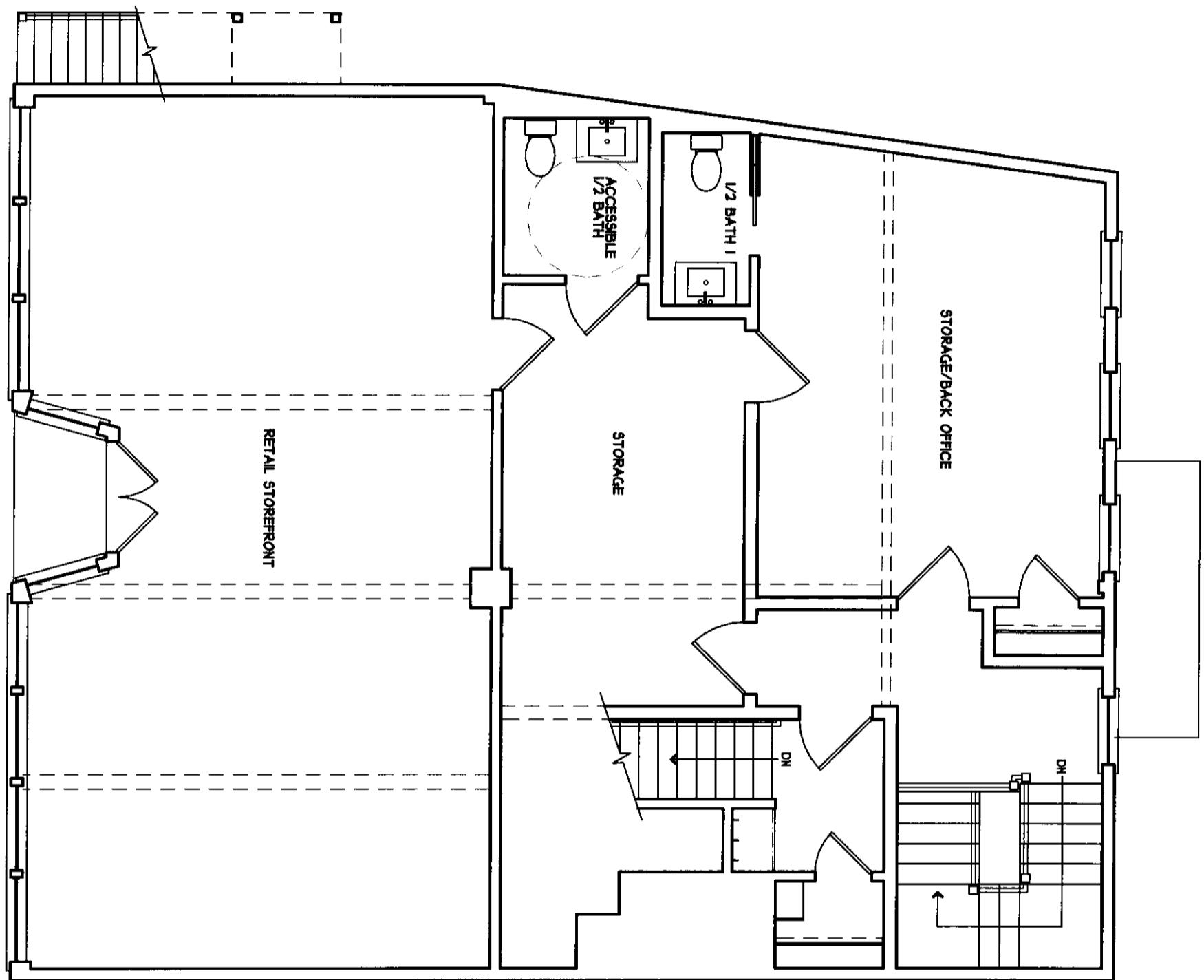
132 WASHINGTON STREET
MARBLEHEAD, MASSACHUSETTS

Cell 781.864.2304
scale: 3/16"=1'-0"
date: 04/02/25
drawn by: VLH

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PROPOSED FIRST FLOOR PLAN



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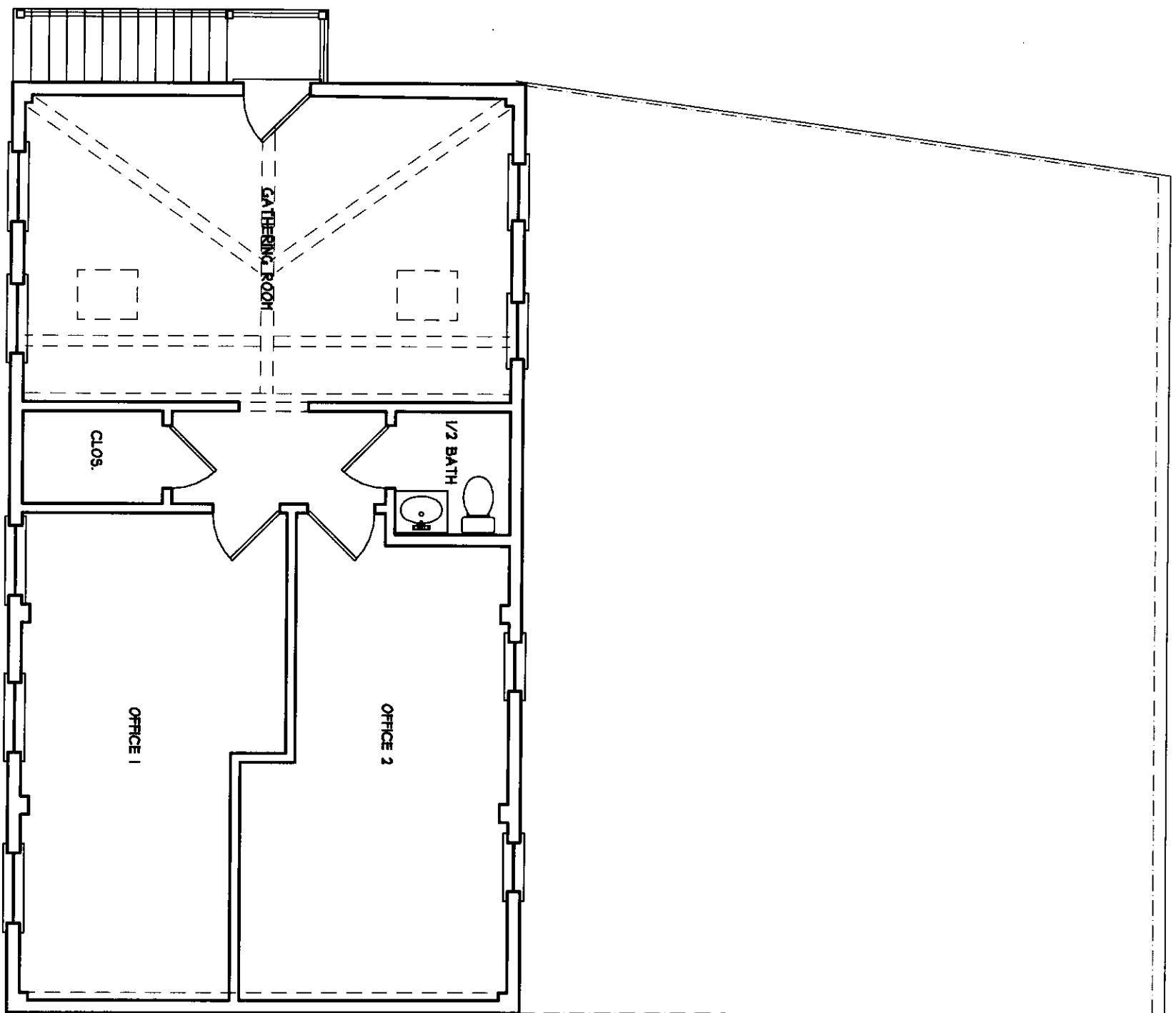
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132 WASHINGTON STREET
MARBLEHEAD, MASSACHUSETTS

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EXISTING SECOND FLOOR PLAN



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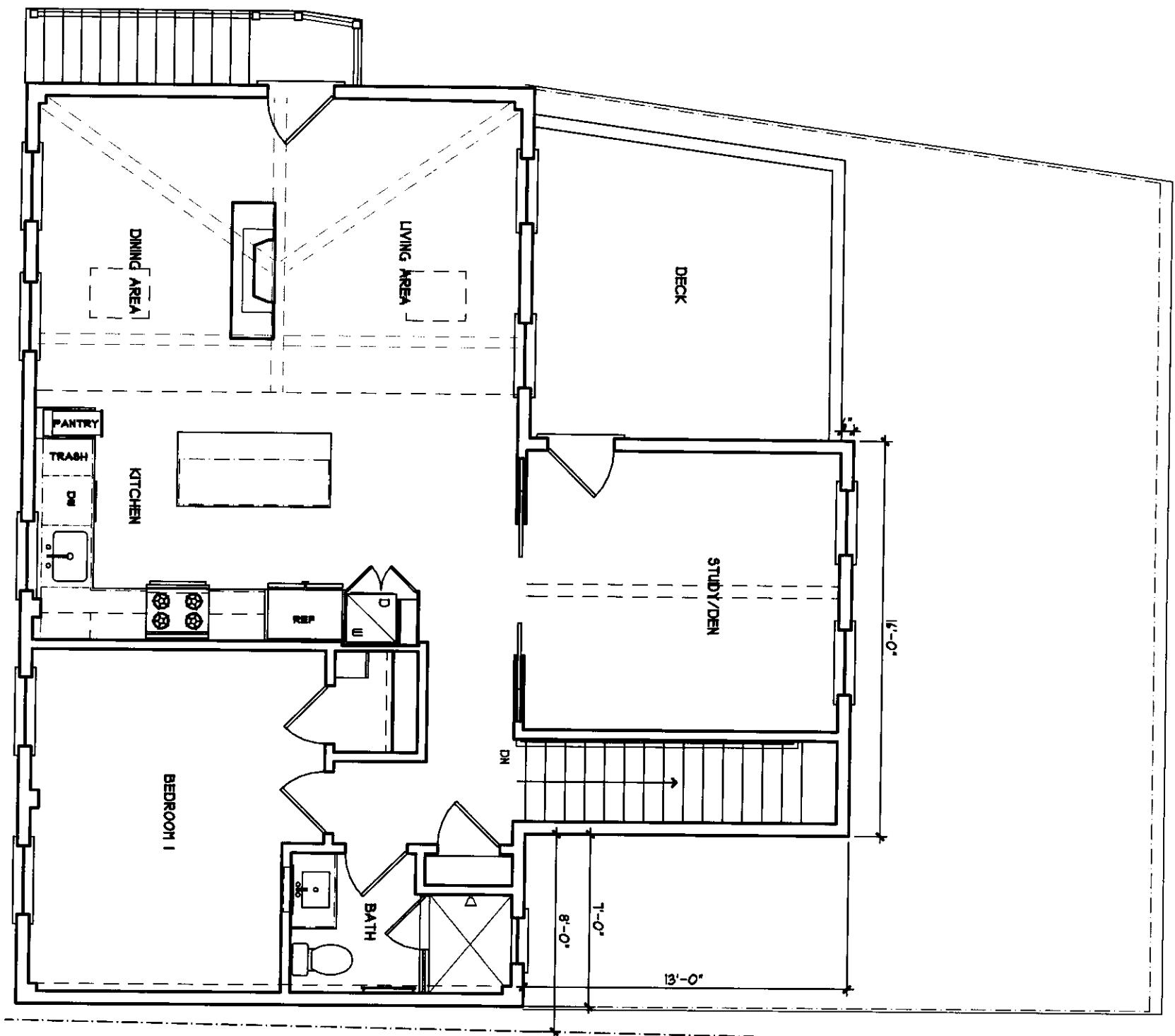
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PROPOSED SECOND FLOOR PLAN



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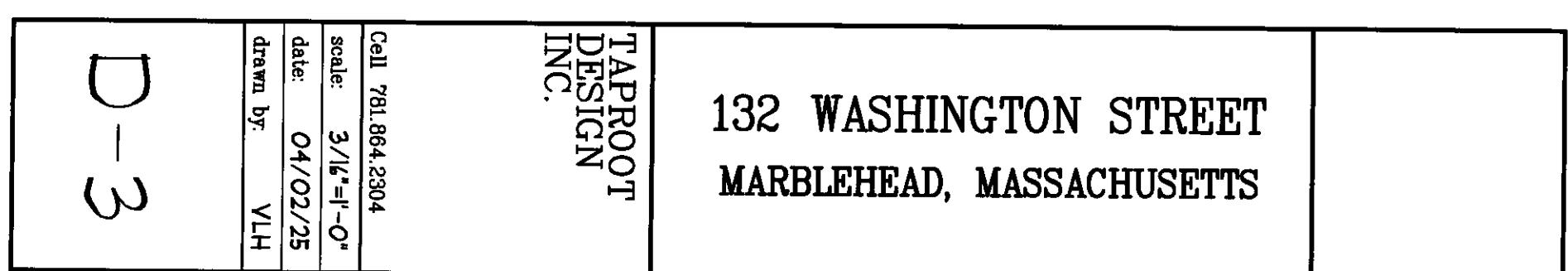
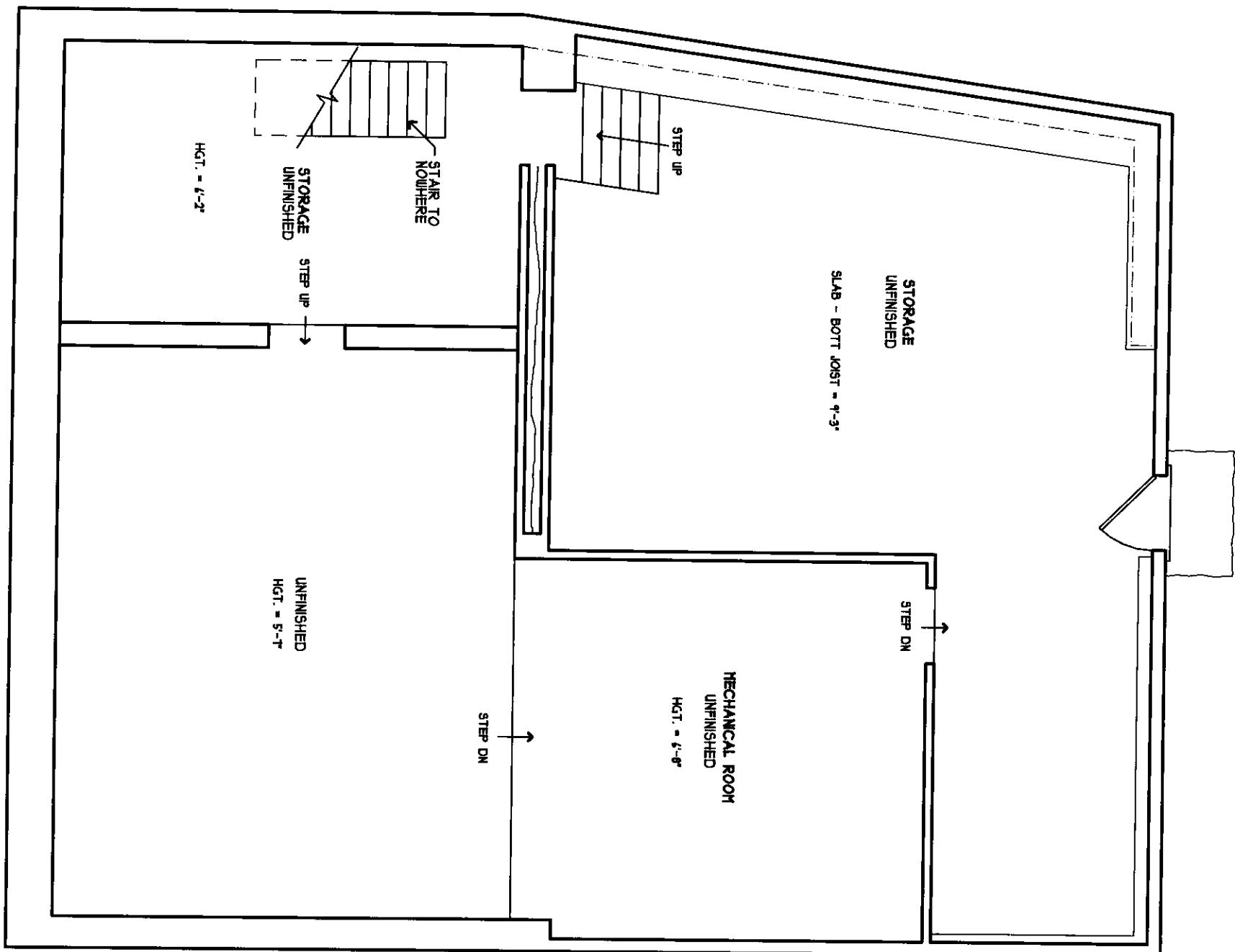
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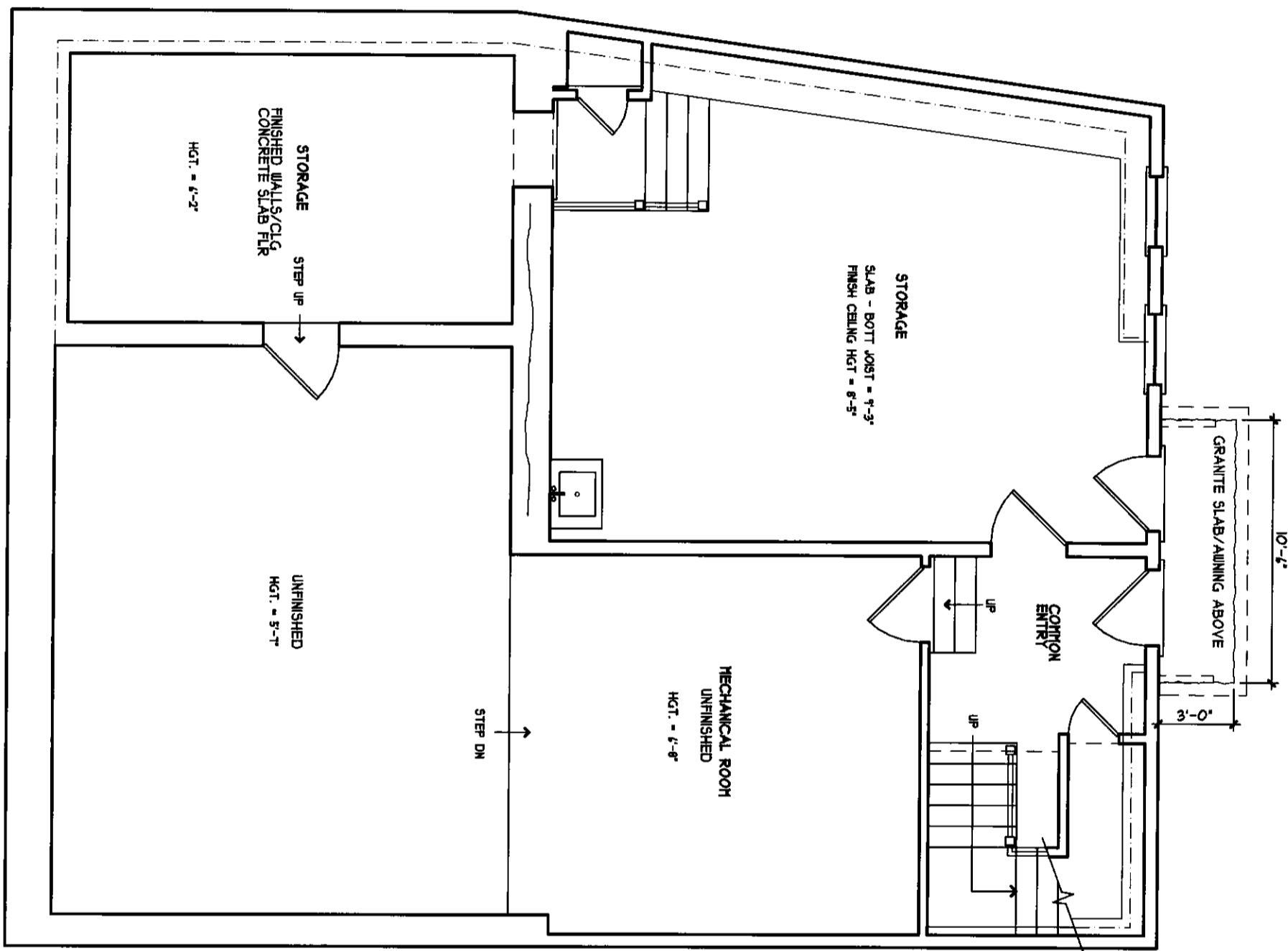
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MARBLEHEAD, MASSACHUSETTS

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EXISTING BASEMENT PLAN



PROPOSED BASEMENT PLAN

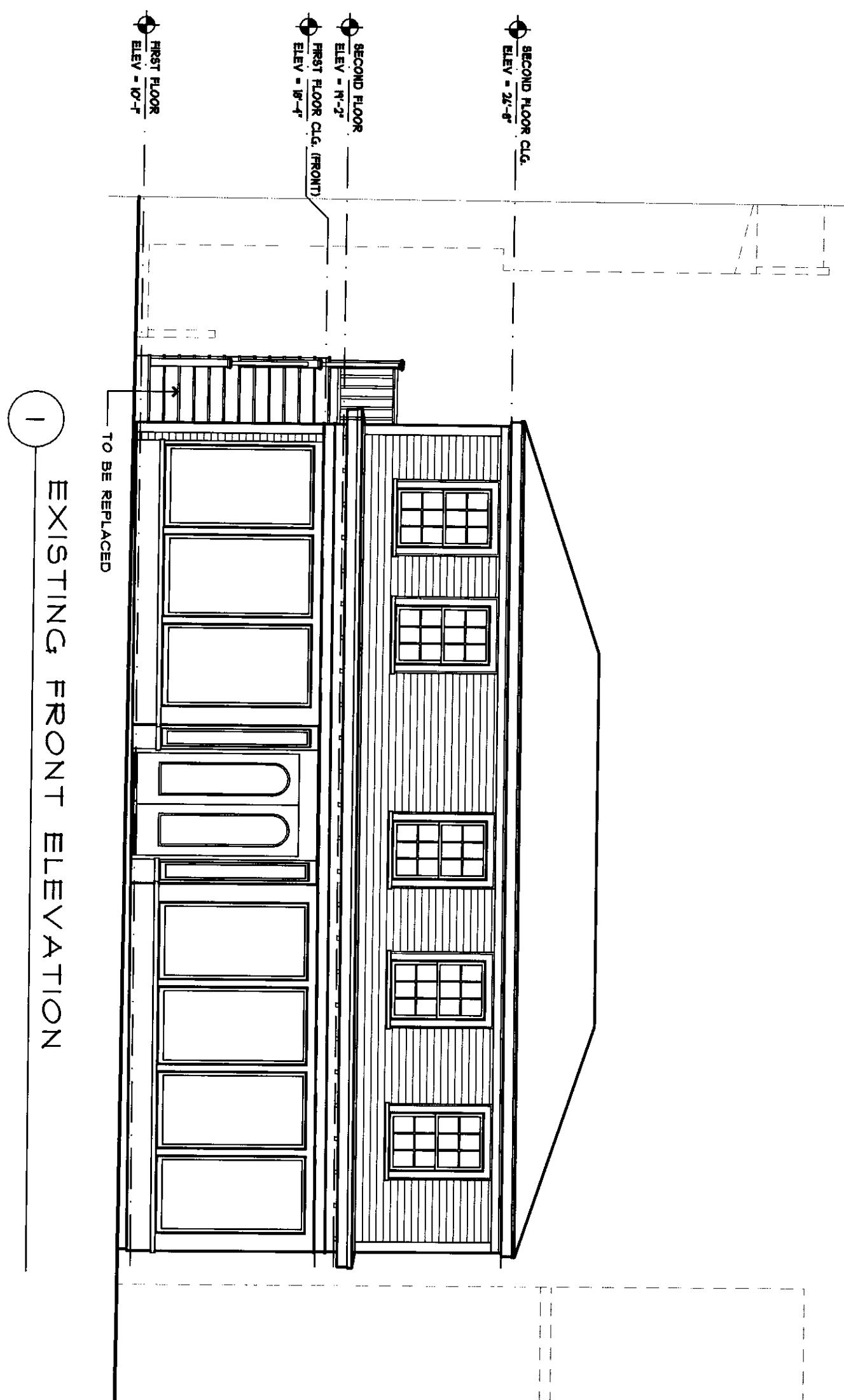


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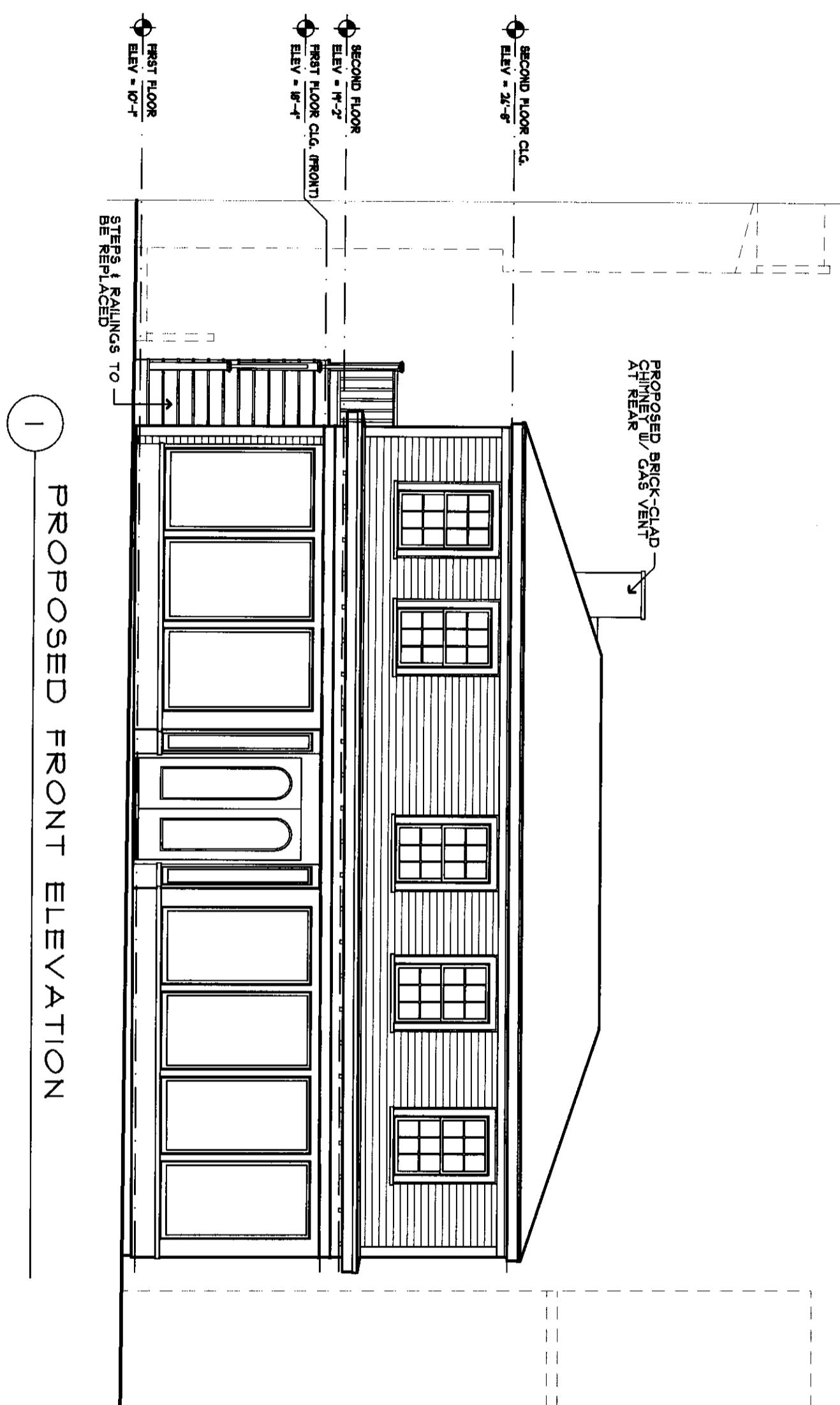


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TAP
DES
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122 WASHINGTON STREET

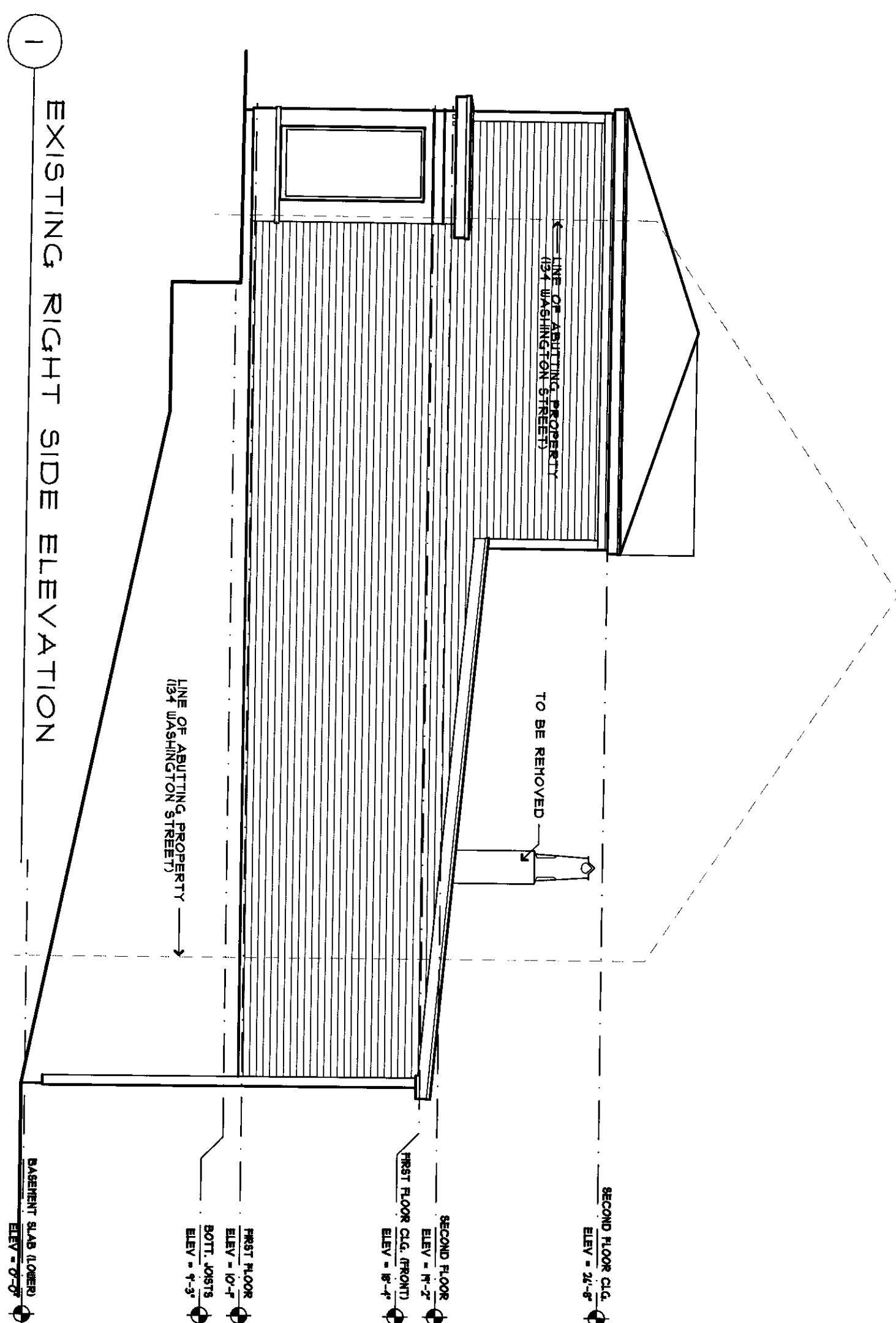
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date:

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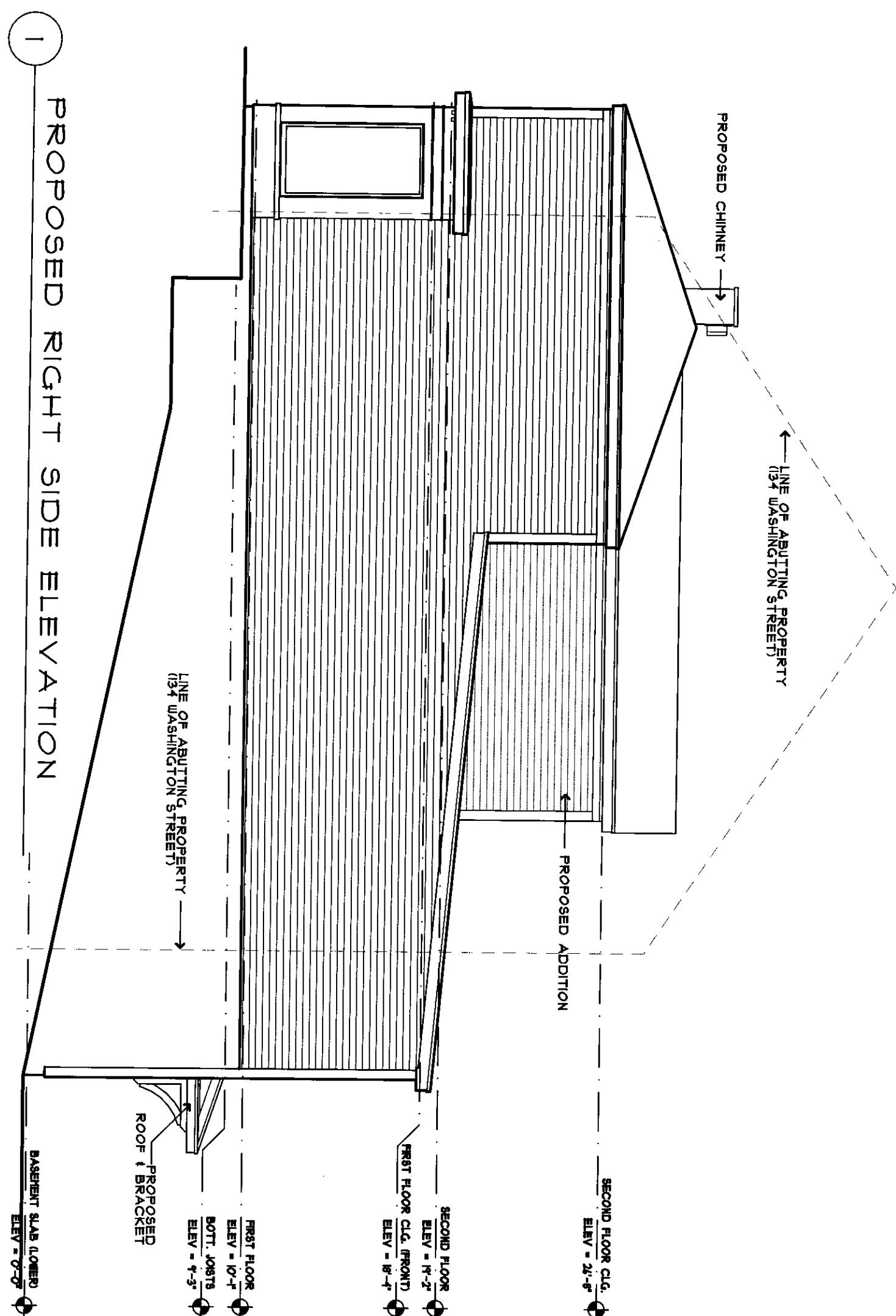


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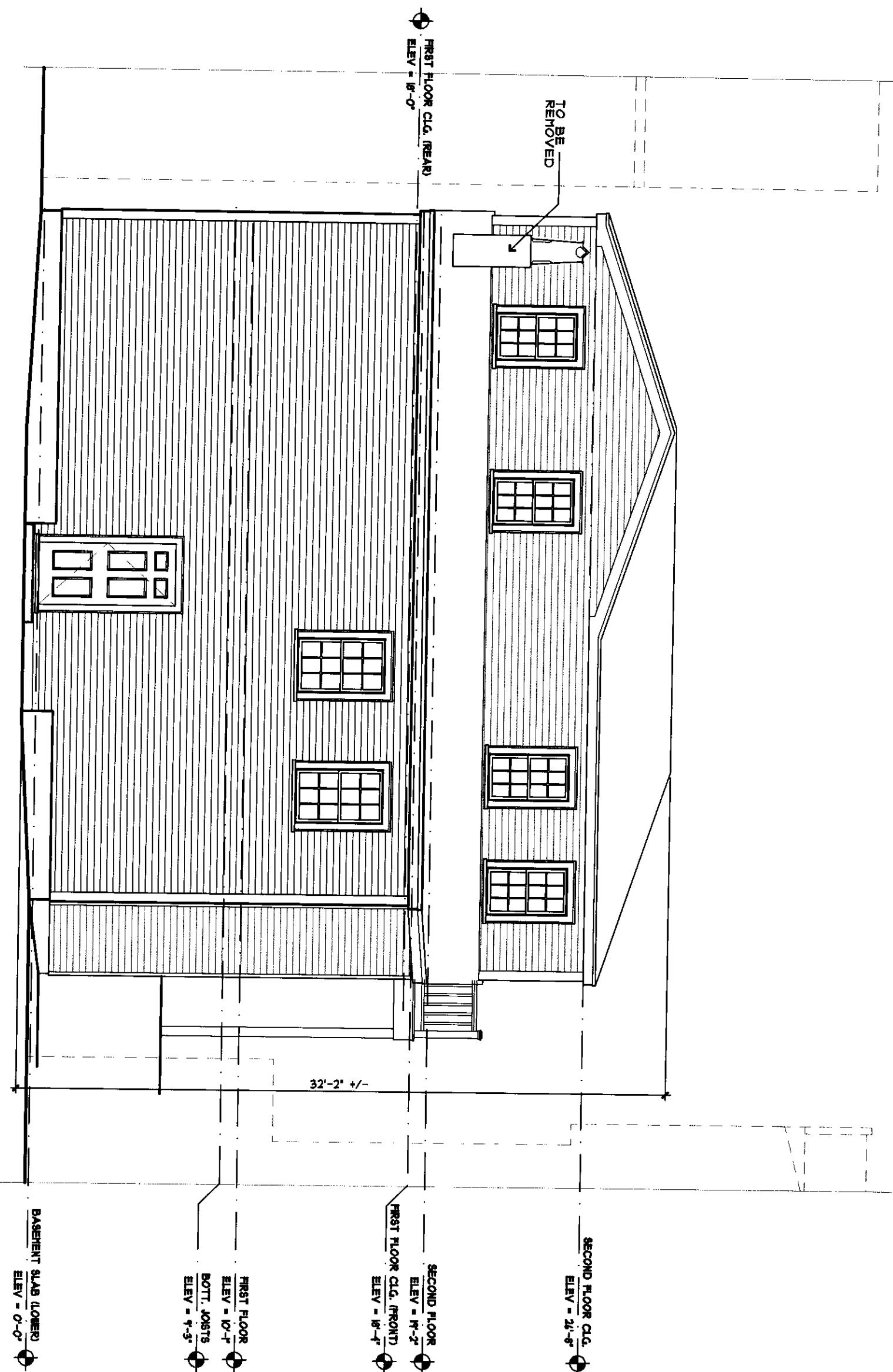
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A-5

1 EXISTING REAR ELEVATION



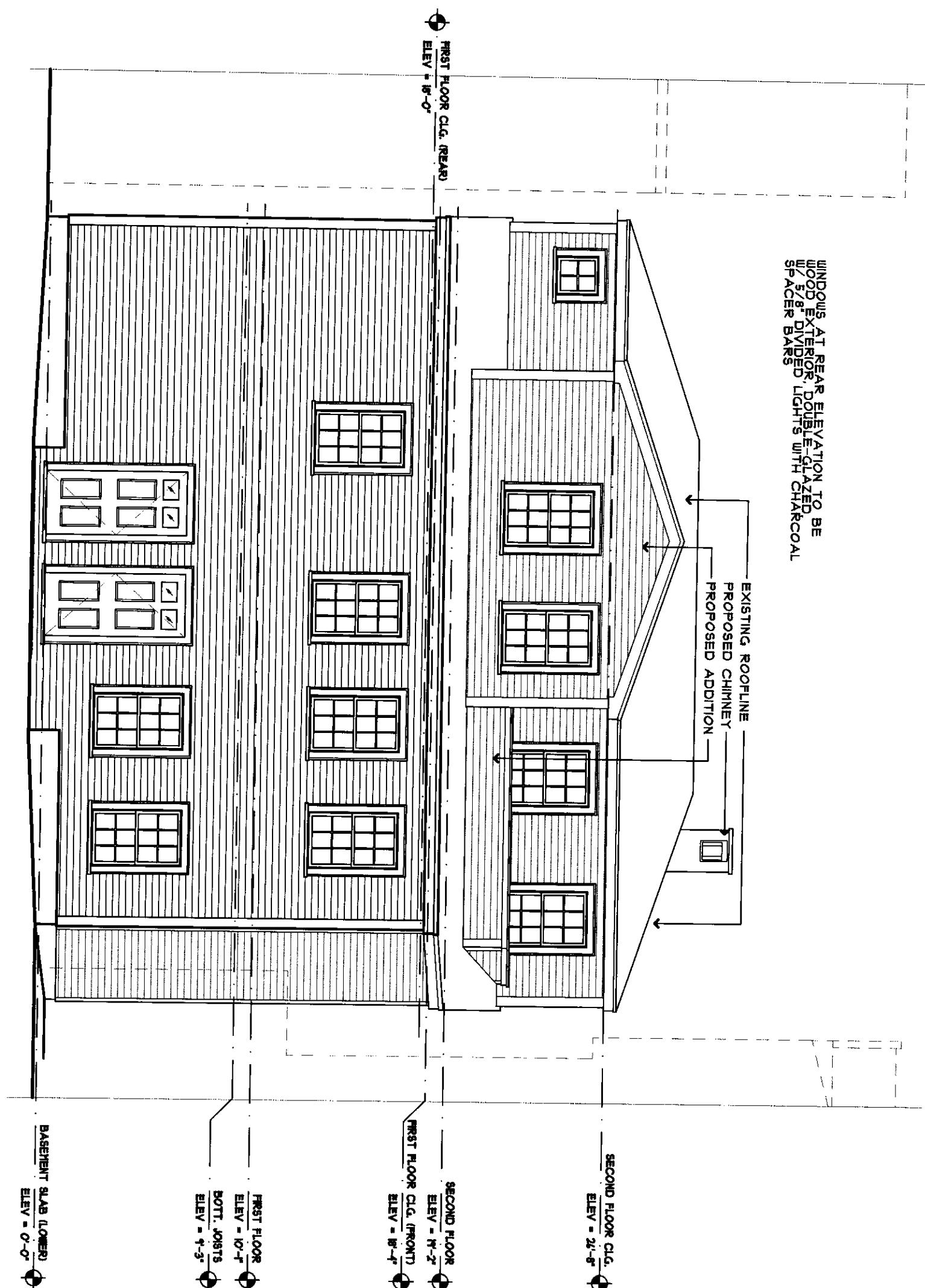
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1 PROPOSED REAR ELEVATION

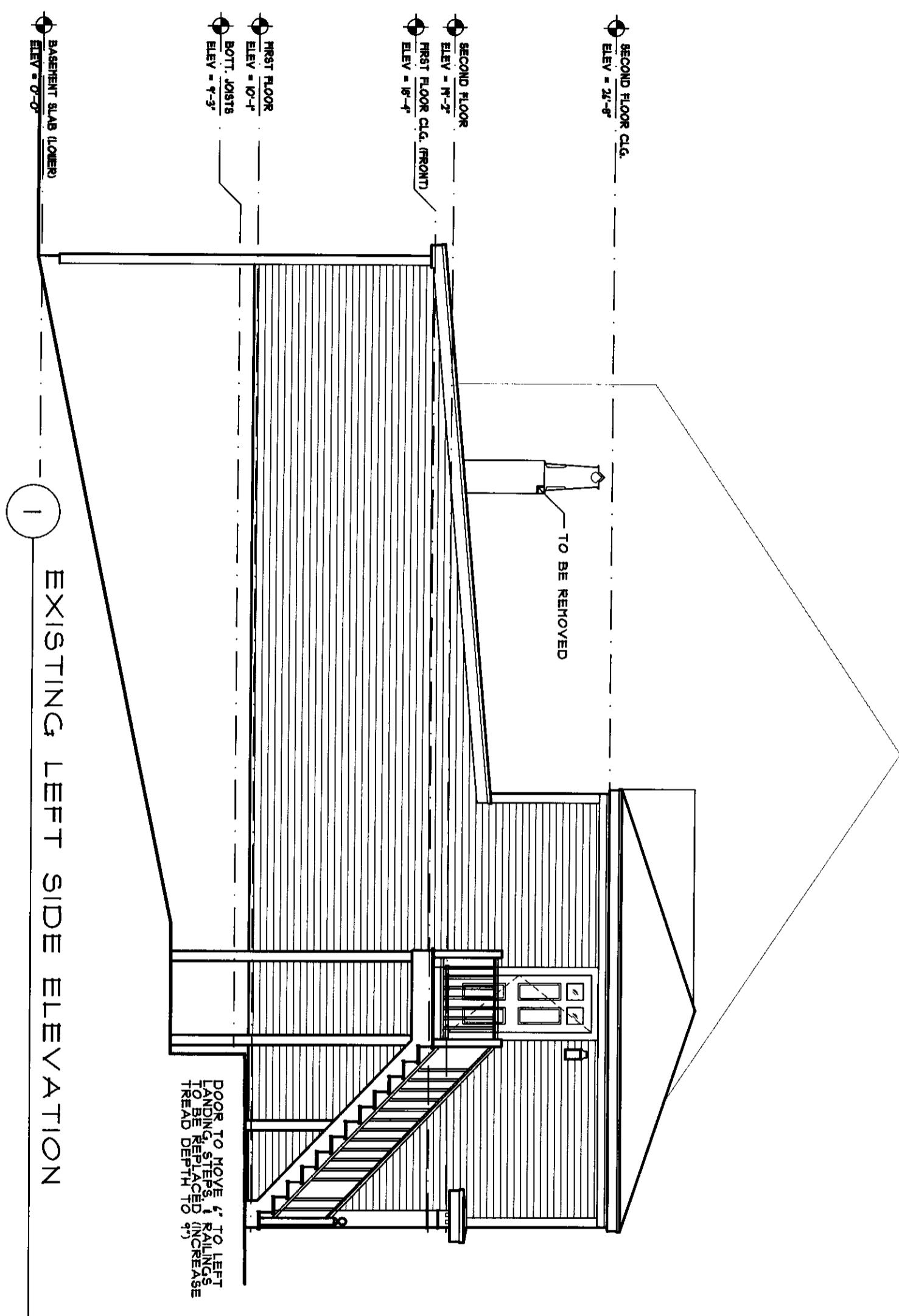


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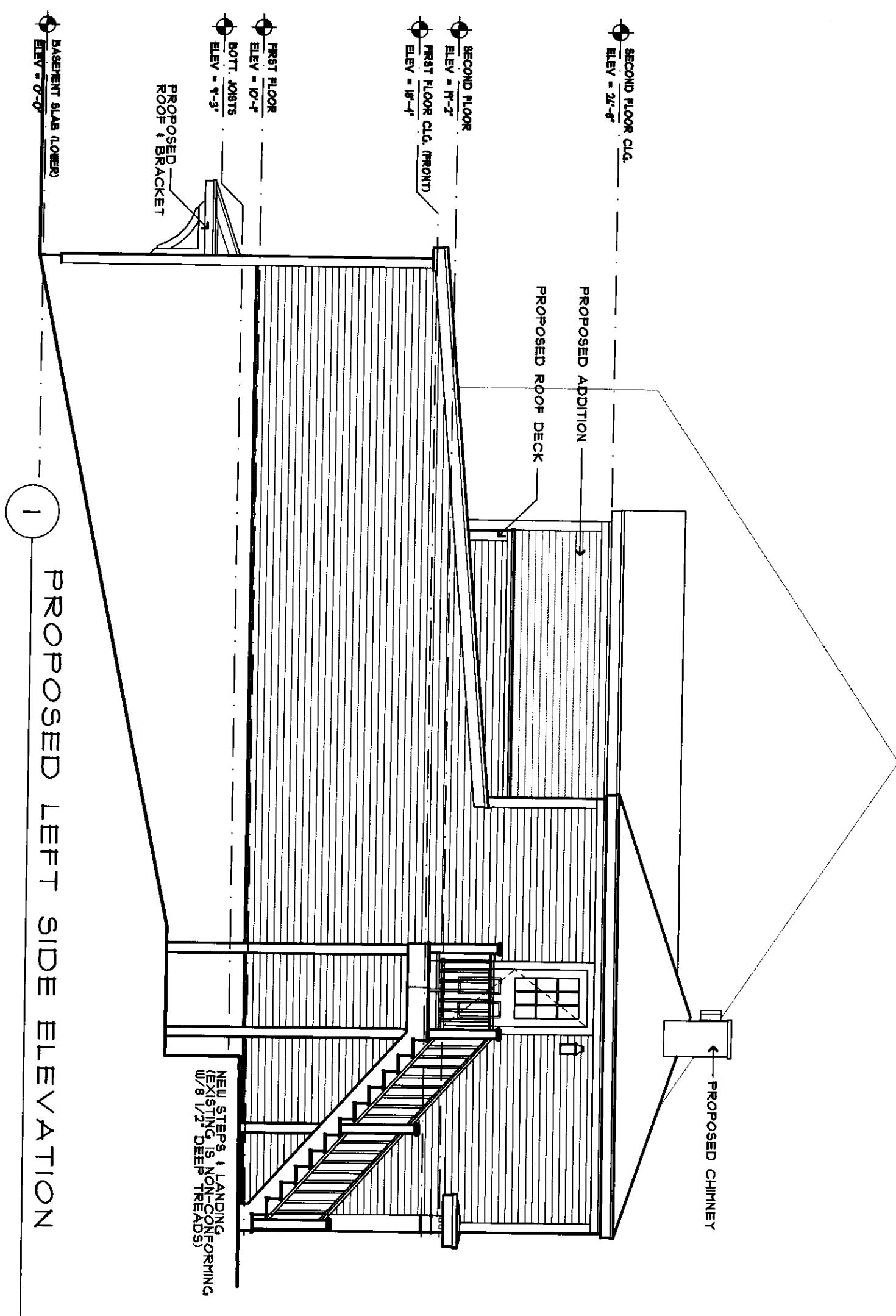


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