

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**

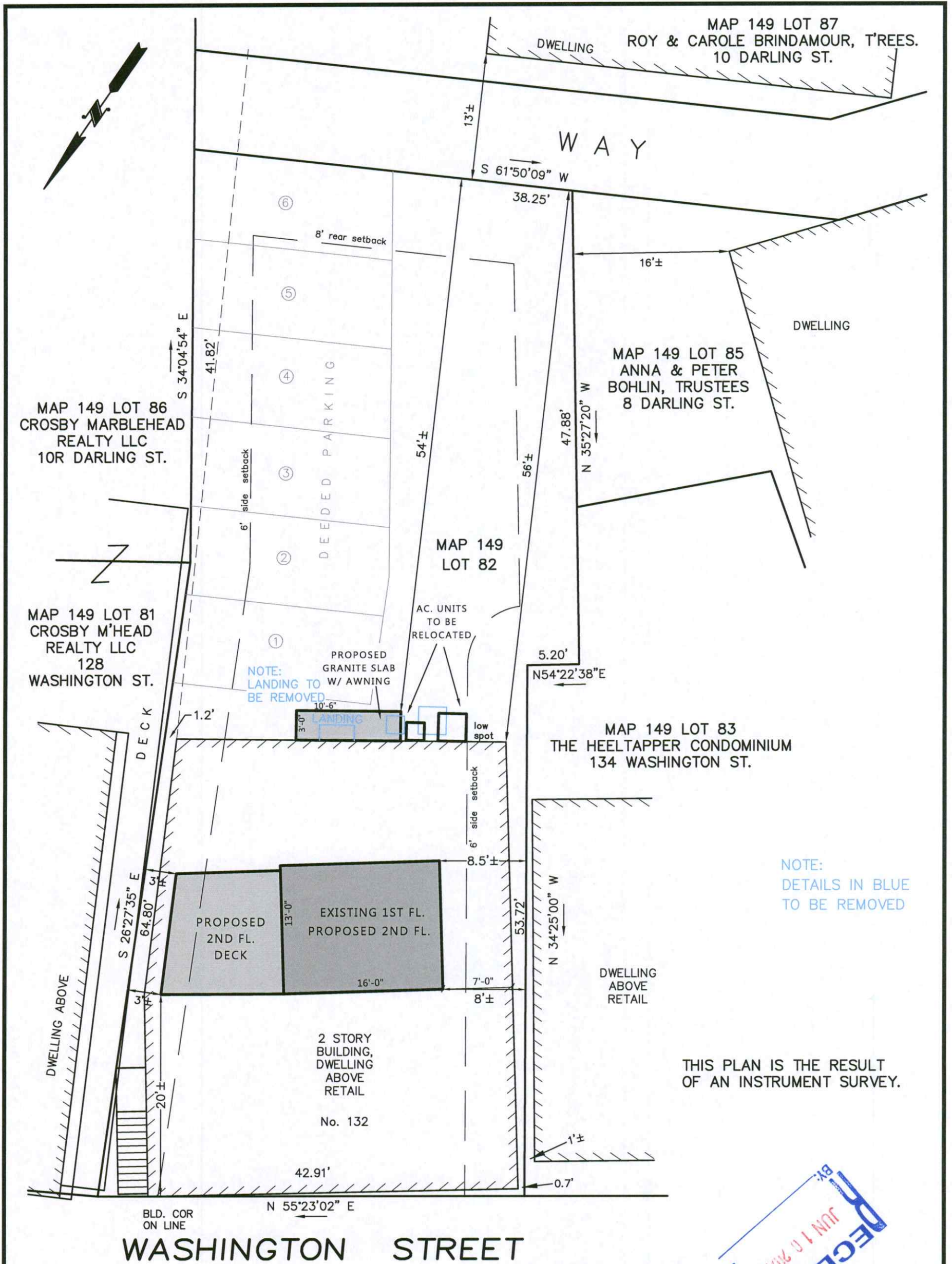
Revision Date: 12-02-2020

Page 2 of 3

Project Address 132 Washington St Map(s) / Parcel(s) 149/22**ZONING DISTRICT** (circle all that apply)B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU**CURRENT USE** (explain) Hot-Residential etc**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**ADDITIONAL HEARINGS REQUIRED**Conservation Commission Yes ☐ No ☒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) \_\_\_\_\_

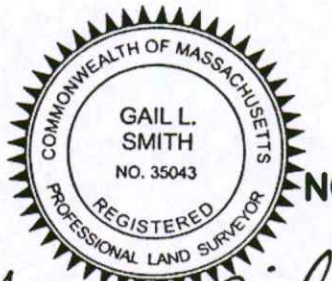
Building Official \_\_\_\_\_ Date \_\_\_\_\_





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'

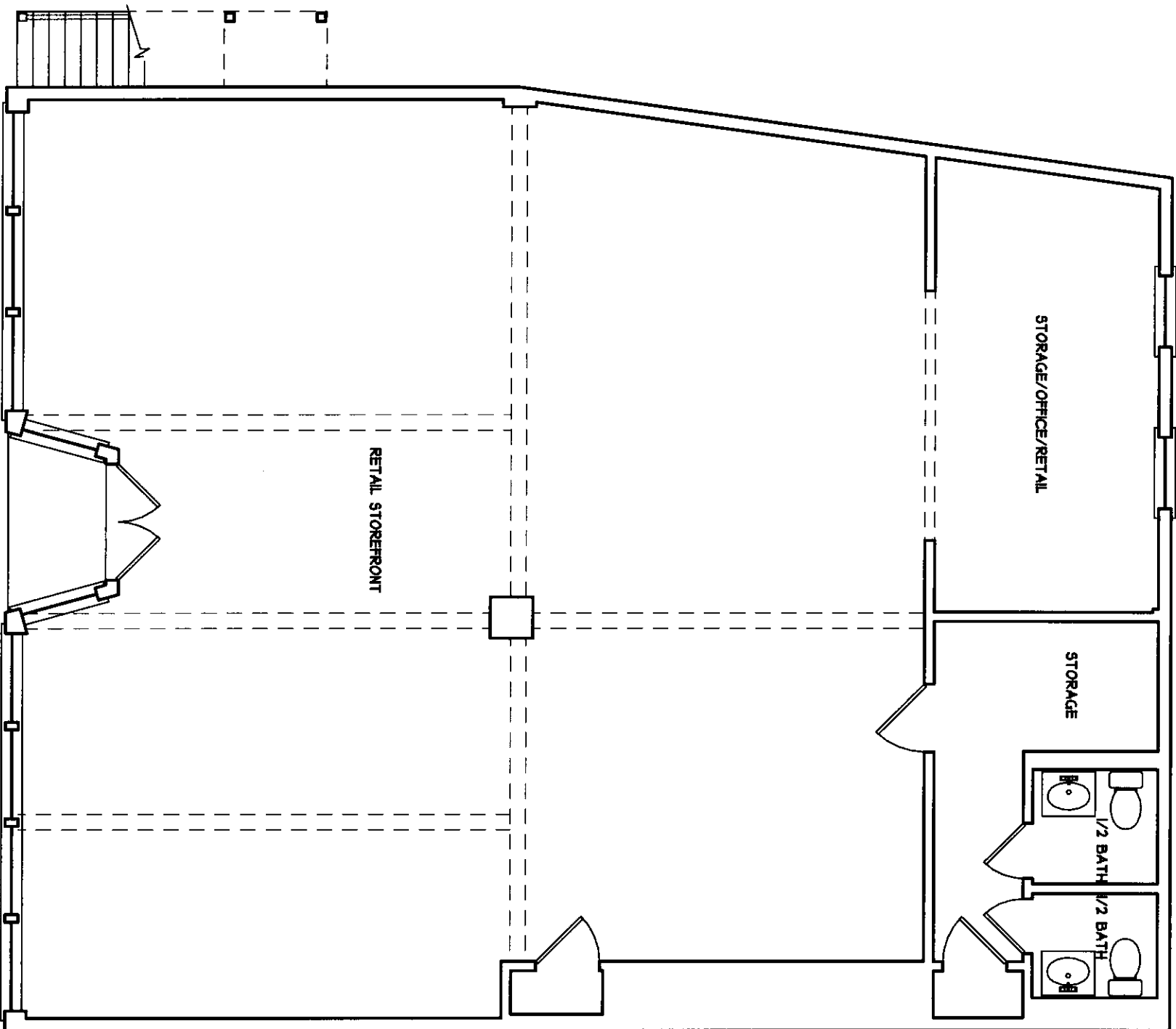
FEBRUARY 25, 2025

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. – SALEM, MA

(978) 744-4800

revised 5/29/25 – change in addition



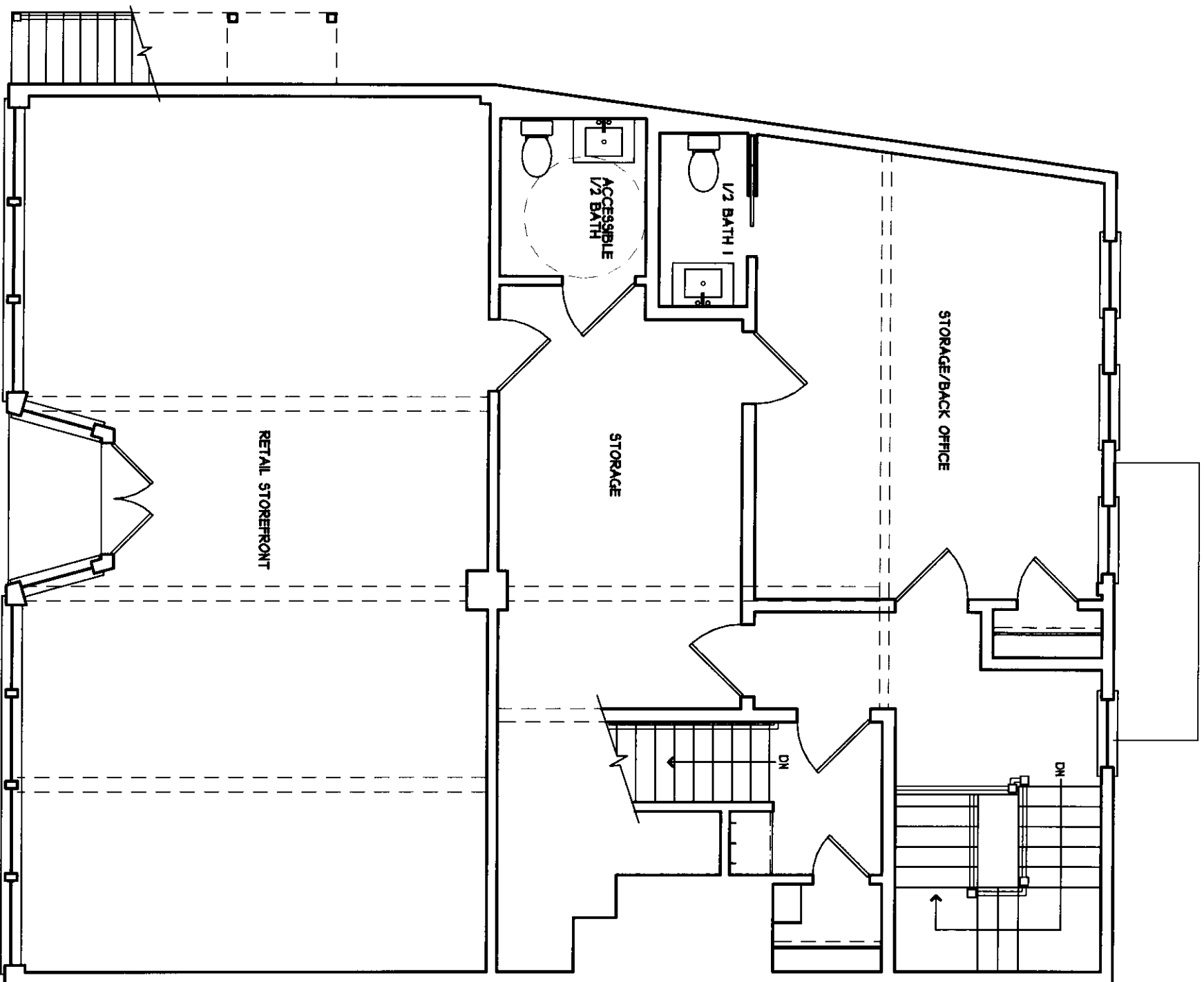
EXISTING FIRST FLOOR PLAN

D-1

132 WASHINGTON STREET  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

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



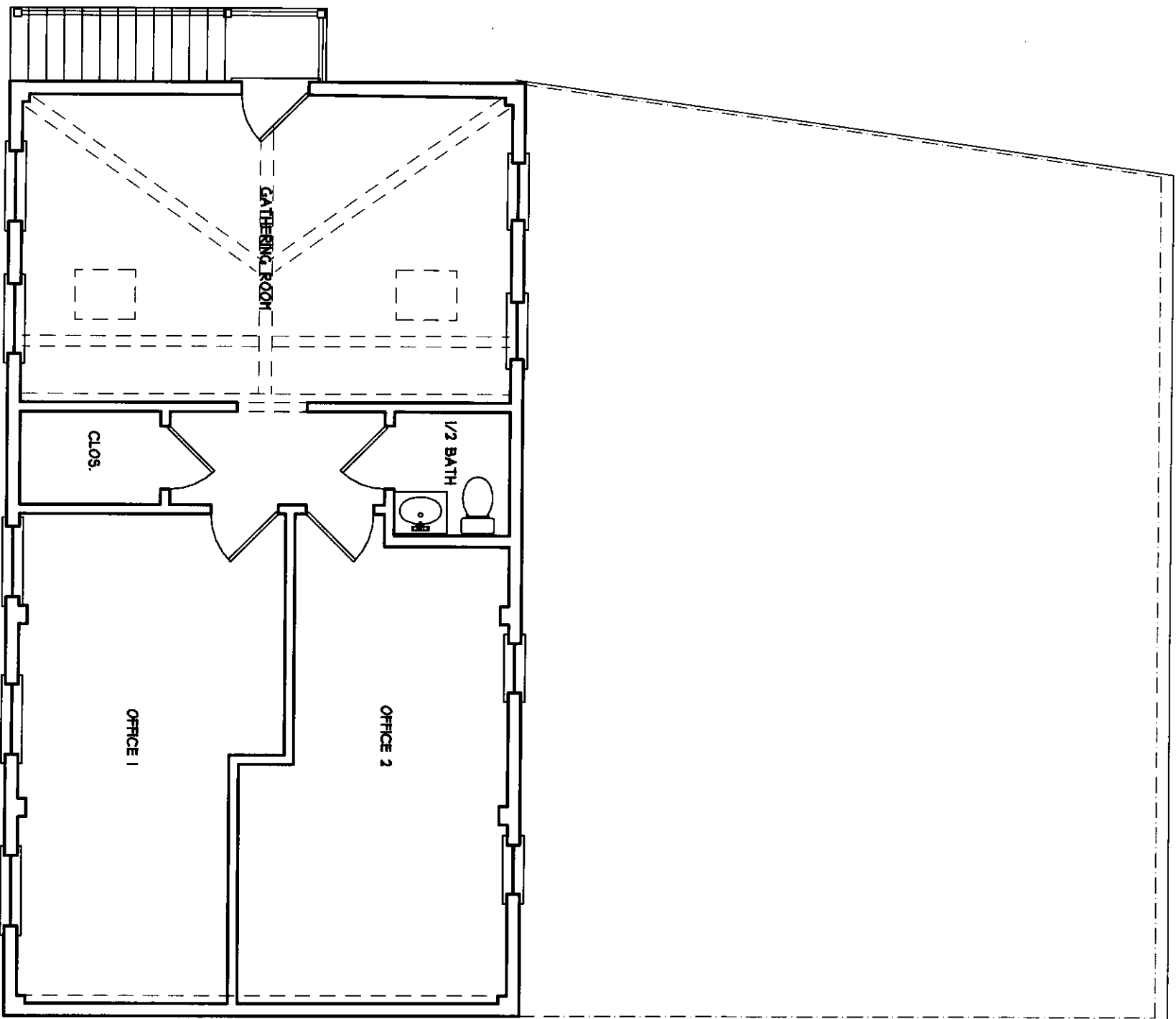
PROPOSED FIRST FLOOR PLAN

132 WASHINGTON STREET  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

|           |              |
|-----------|--------------|
| Cell      | 781.864.2304 |
| scale:    | 3/16"=1'-0"  |
| date:     | 04/02/25     |
| rev.      | 05/21/25     |
| drawn by: | VLH          |

A-1



EXISTING SECOND FLOOR PLAN

1

132 WASHINGTON STREET  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

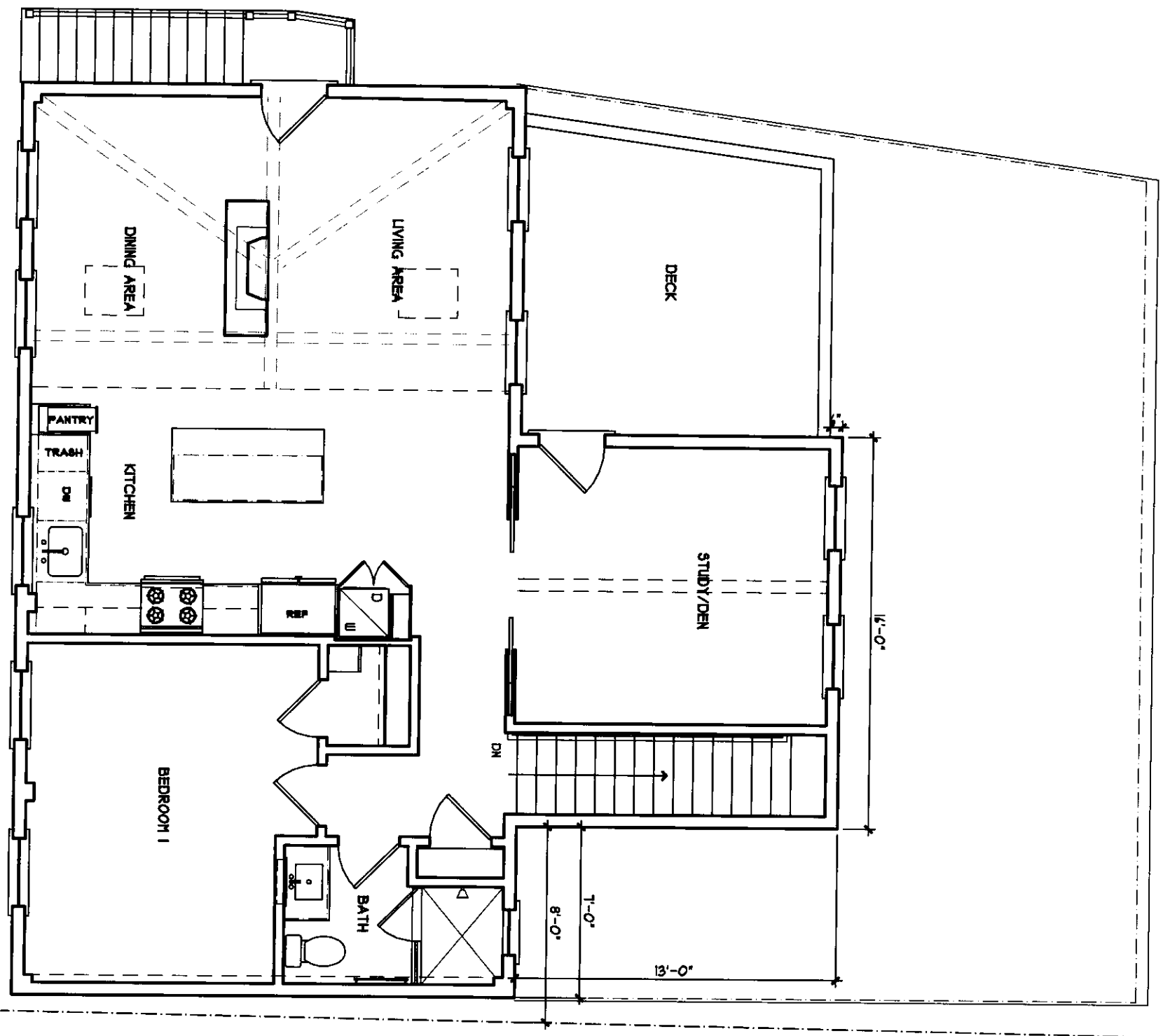
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scale: 3/16"=1'-0"

date: 04/02/25

drawn by: VLH

D-2



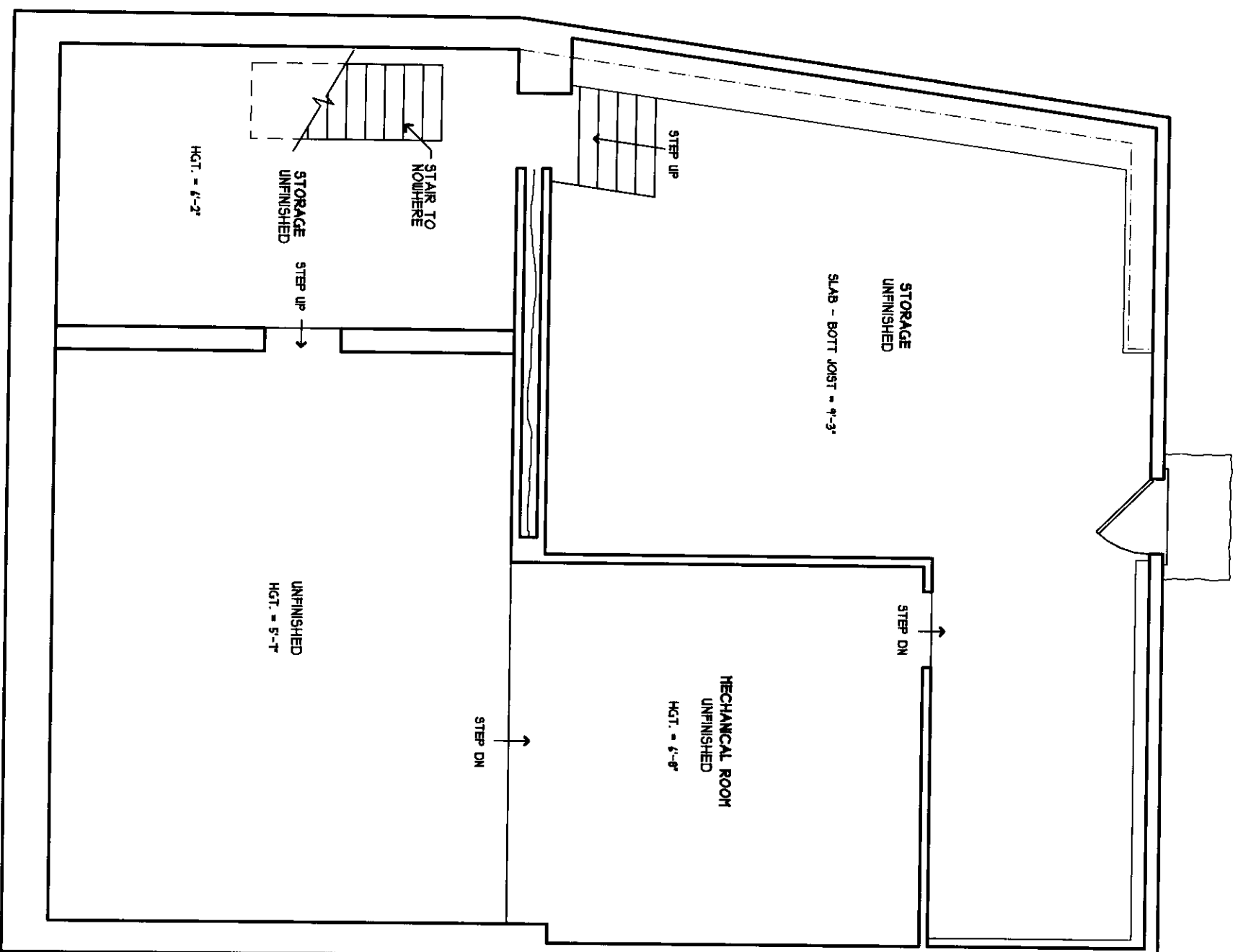
1 PROPOSED SECOND FLOOR PLAN

132 WASHINGTON STREET  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

Cell 781.864.2304  
scale: 3/16"=1'-0"  
date: 04/02/25  
rev. 05/21/25  
drawn by: VLH

A-2



## EXISTING BASEMENT PLAN

132 WASHINGTON STREET  
MARBLEHEAD, MASSACHUSETTS

**TAPROOT  
DESIGN  
INC.**

Cell 781.864.2304

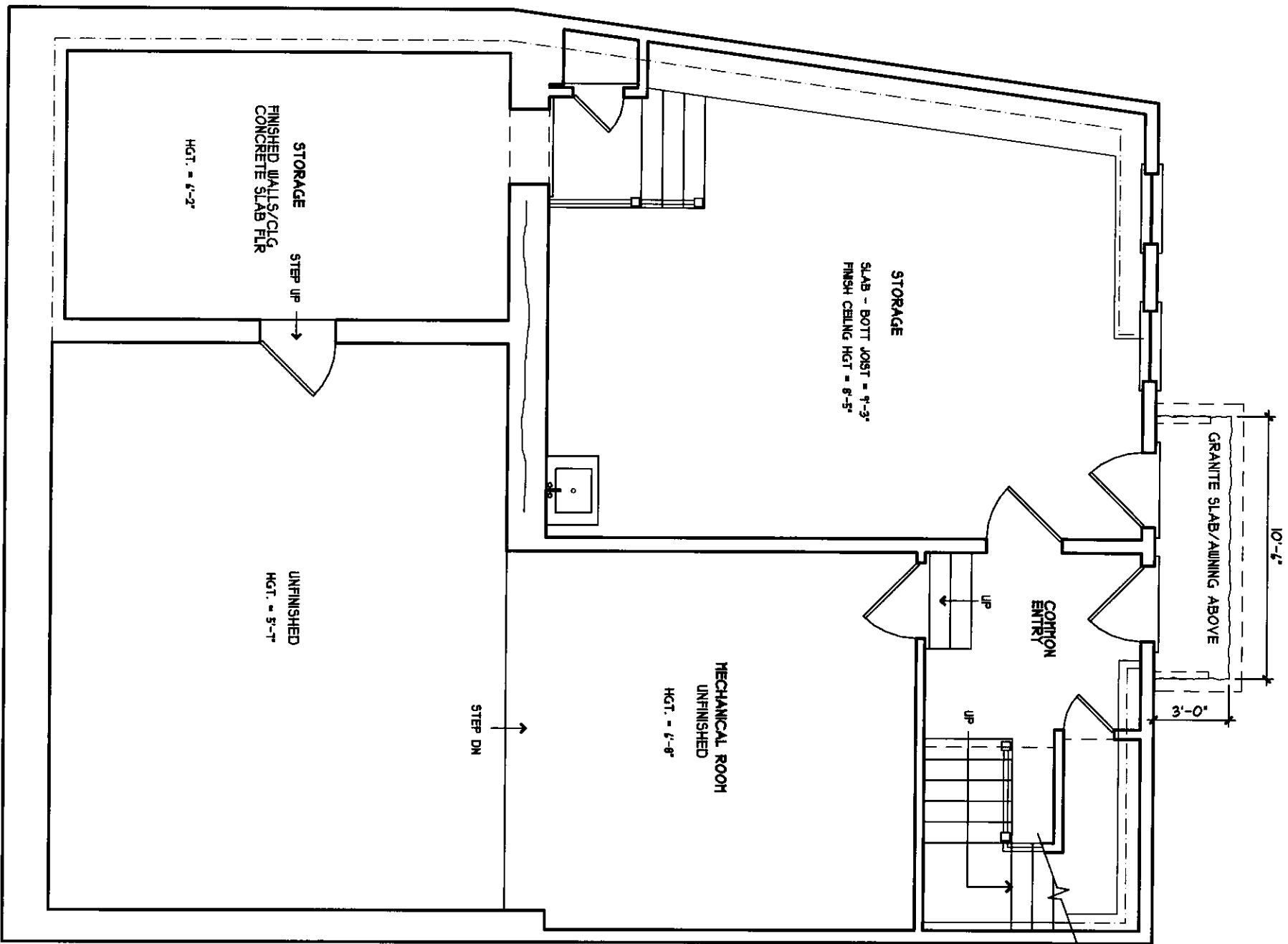
scale:  $3/16''=1'-0''$

date: 04/02/25

drawn by: VLN

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PROPOSED BASEMENT PLAN

1

132 WASHINGTON STREET  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

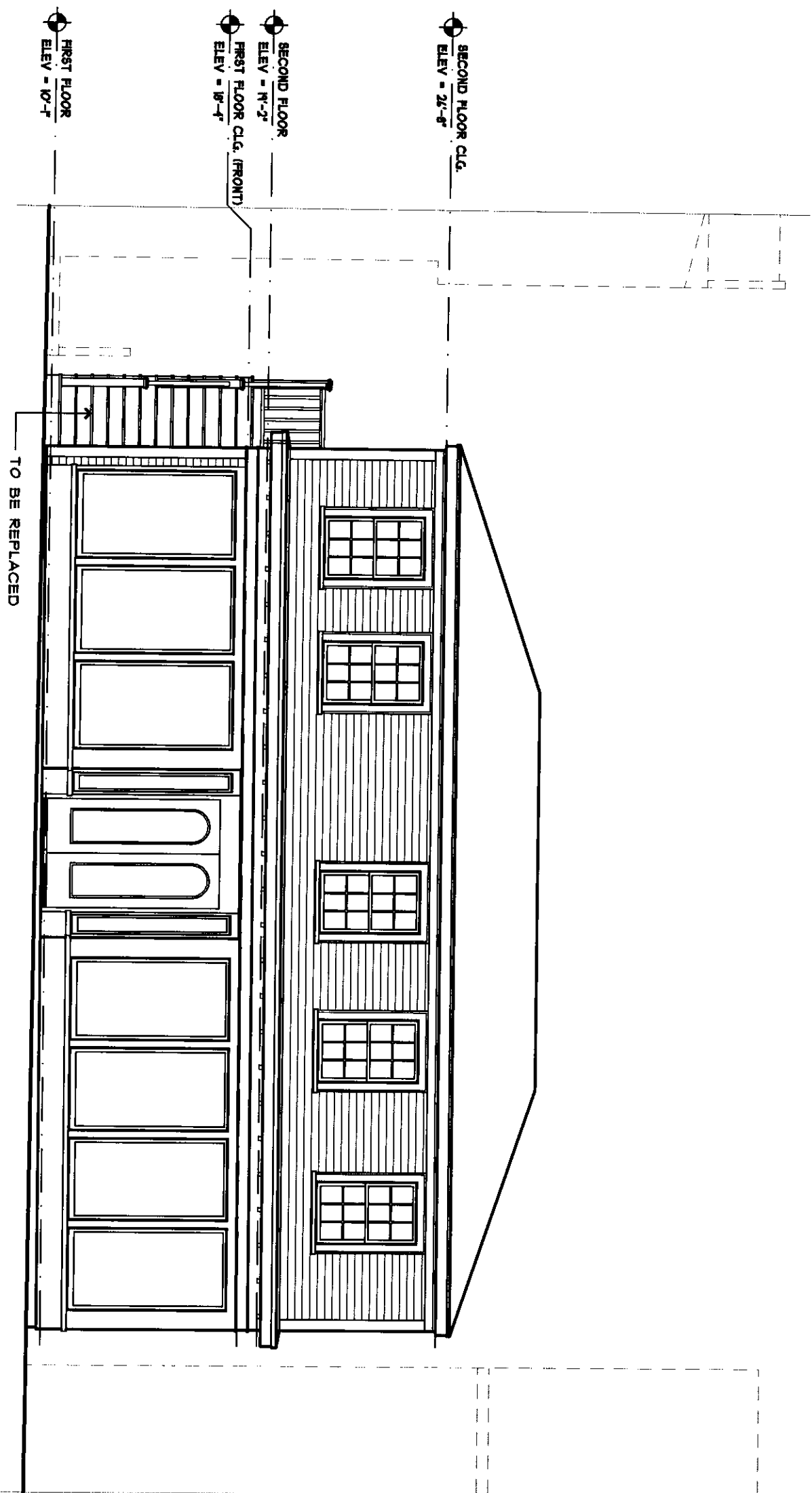
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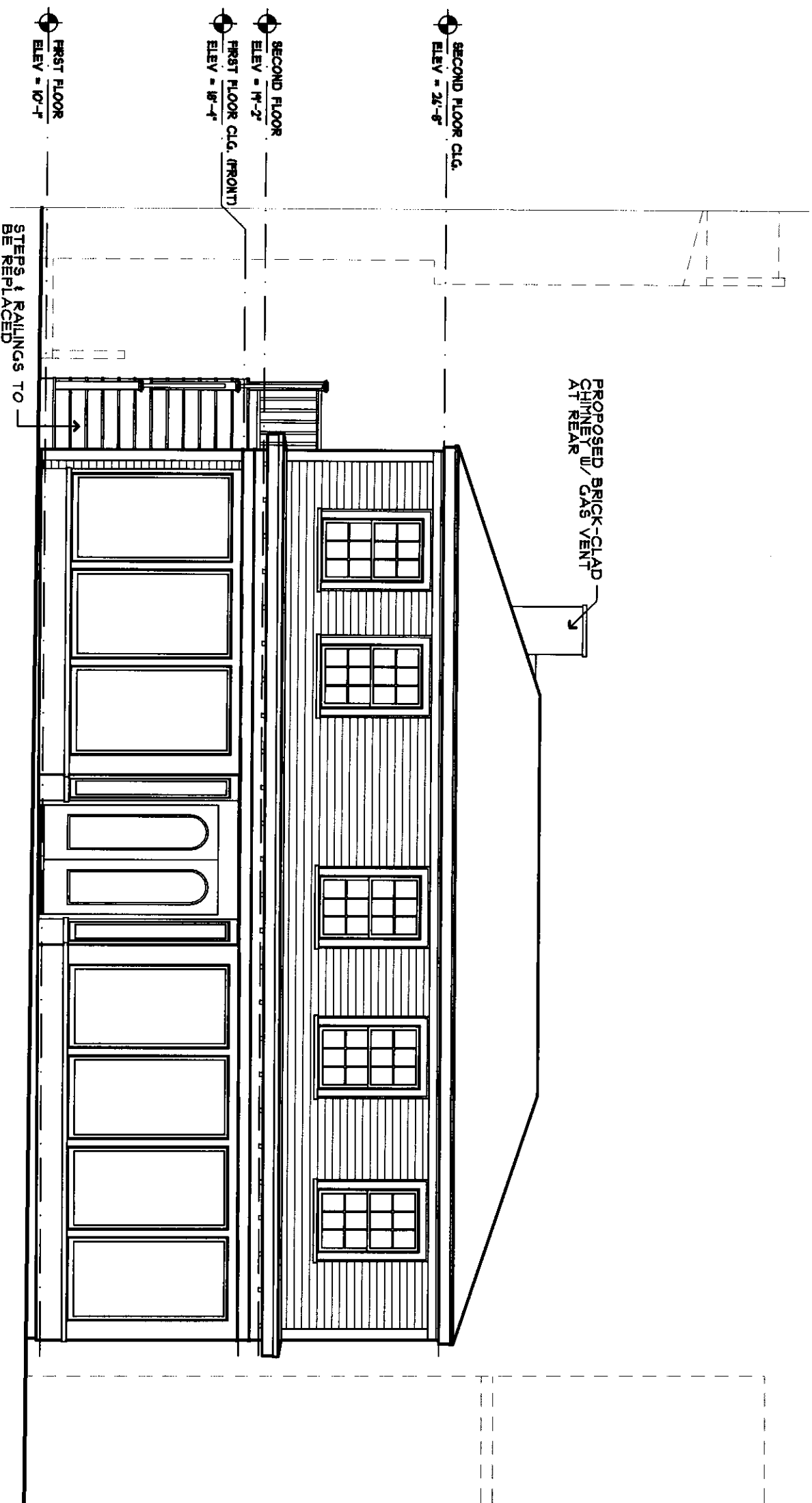
drawn by: VLH

A-3



1 EXISTING FRONT ELEVATION

|                                                    |                |                           |
|----------------------------------------------------|----------------|---------------------------|
| 132 WASHINGTON STREET<br>MARBLEHEAD, MASSACHUSETTS |                | TAPROOT<br>DESIGN<br>INC. |
| Cell 781.864.2304                                  |                |                           |
| scale: 3/16"=1'-0"                                 | date: 04/02/25 |                           |
| drawn by: VLH                                      |                |                           |
| D-4                                                |                |                           |



PROPOSED FRONT ELEVATION

1

132 WASHINGTON STREET  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

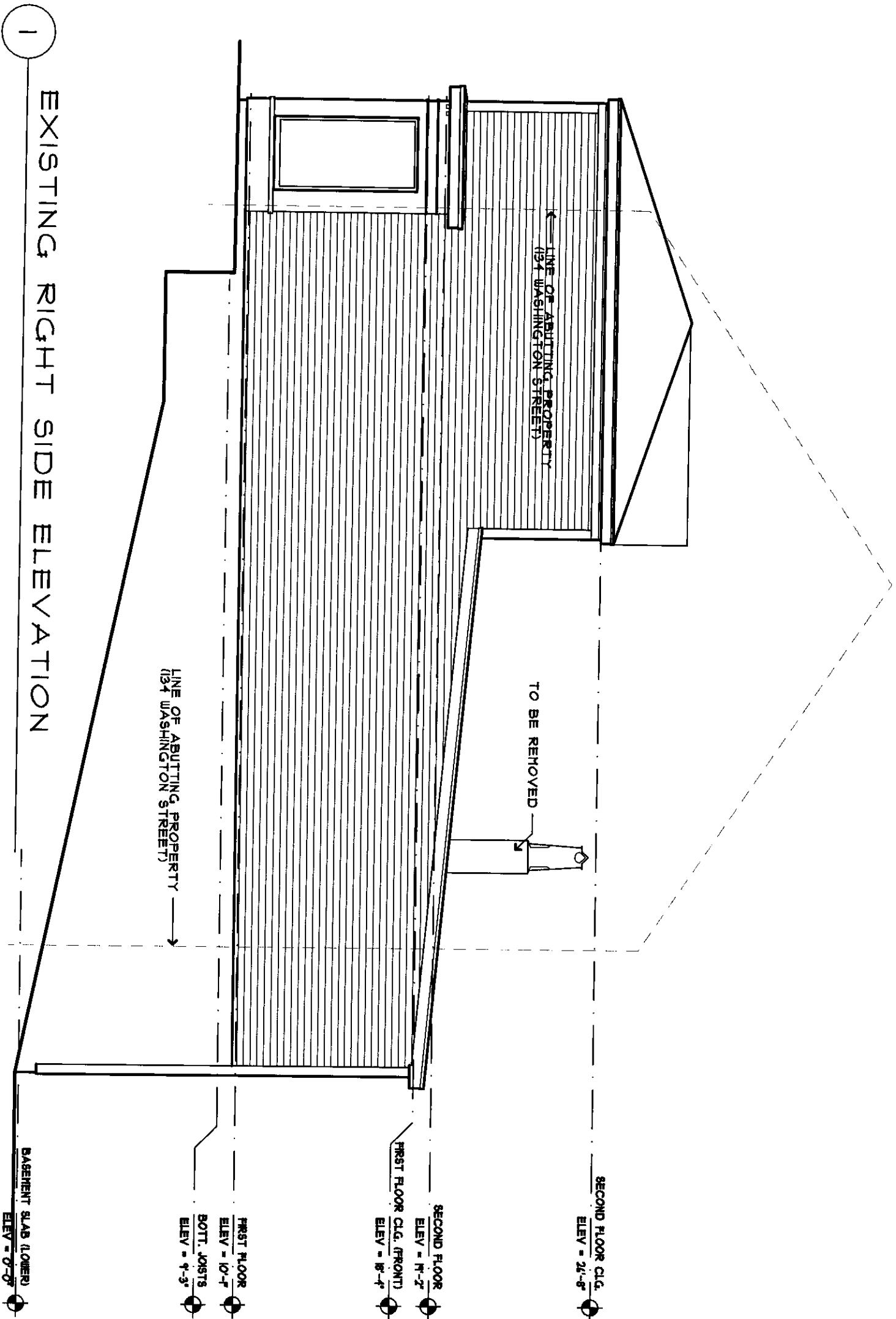
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scale: 3/16"=1'-0"

date: 04/02/25

drawn by: VLH

A-4



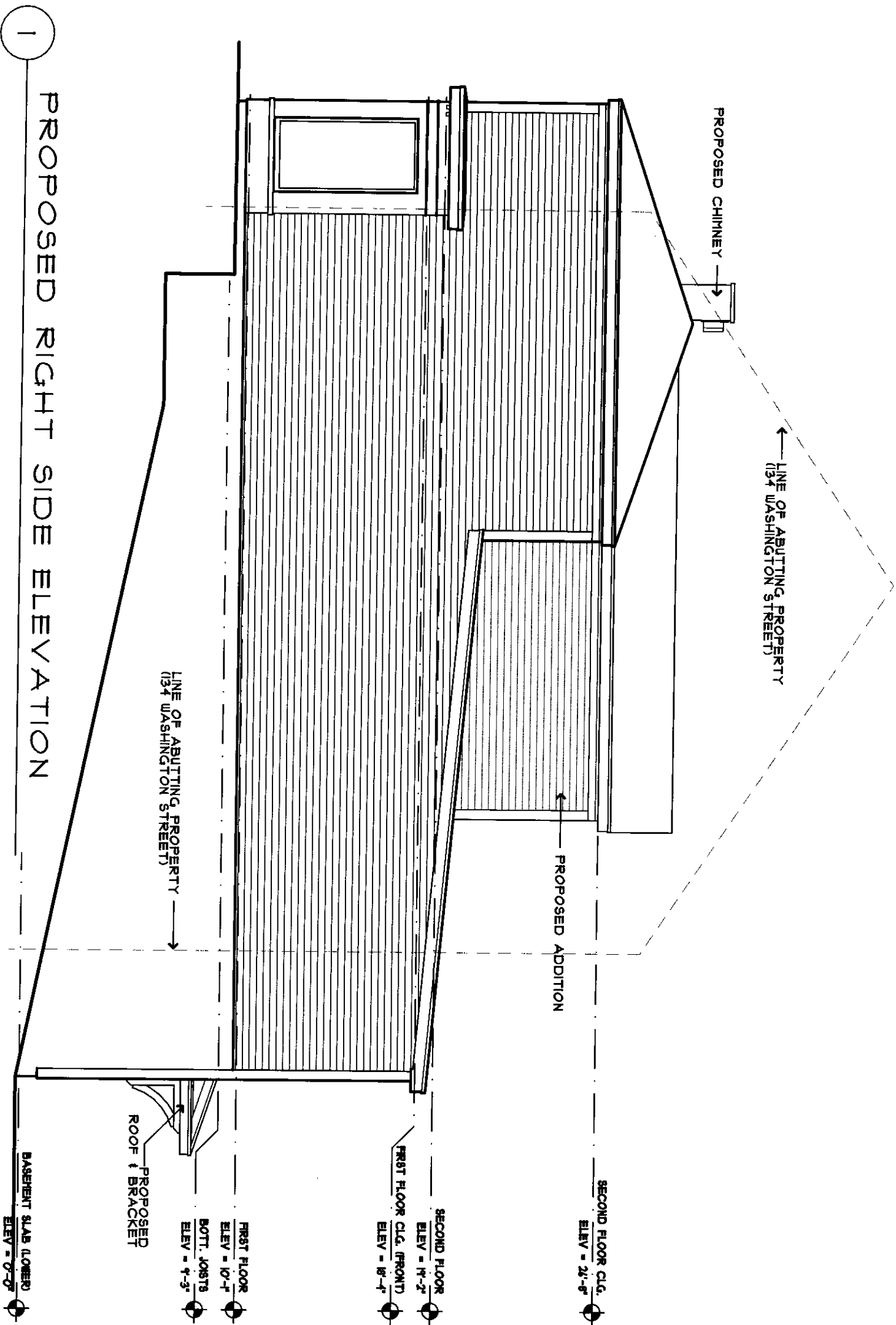
EXISTING RIGHT SIDE ELEVATION

132 WASHINGTON STREET  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

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

D-5



132 WASHINGTON STREET  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

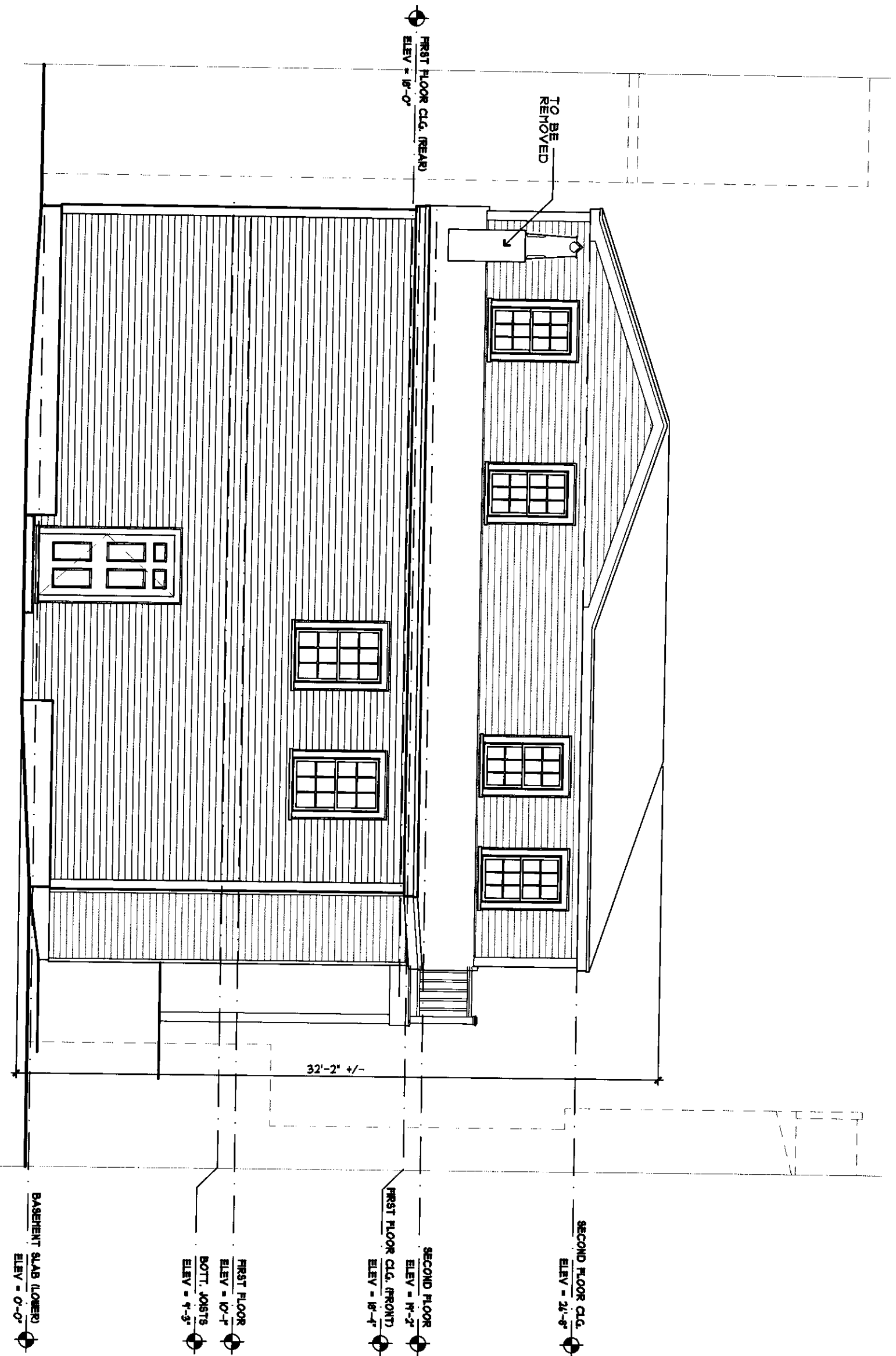
Cell 781.864.2304

scale: 3/16"=1'-0"

date: 04/02/25

drawn by: V.L.H

A-5



132 WASHINGTON STREET  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

Cell 781.864.2304

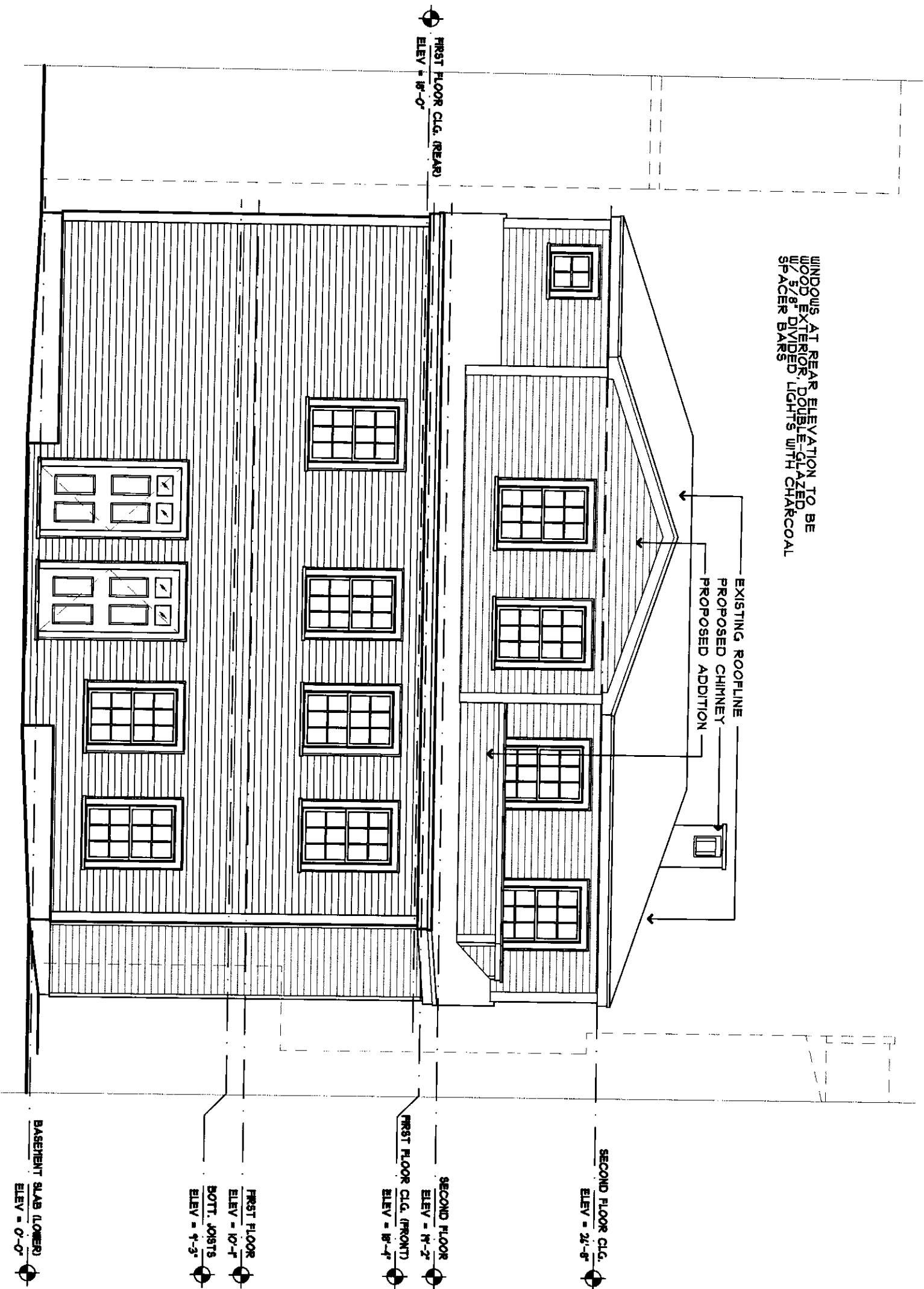
scale: 3/16"=1'-0"

date: 04/02/25

drawn by: VLH

D-6





1 PROPOSED REAR ELEVATION

132 WASHINGTON STREET  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

Cell 781.864.2304

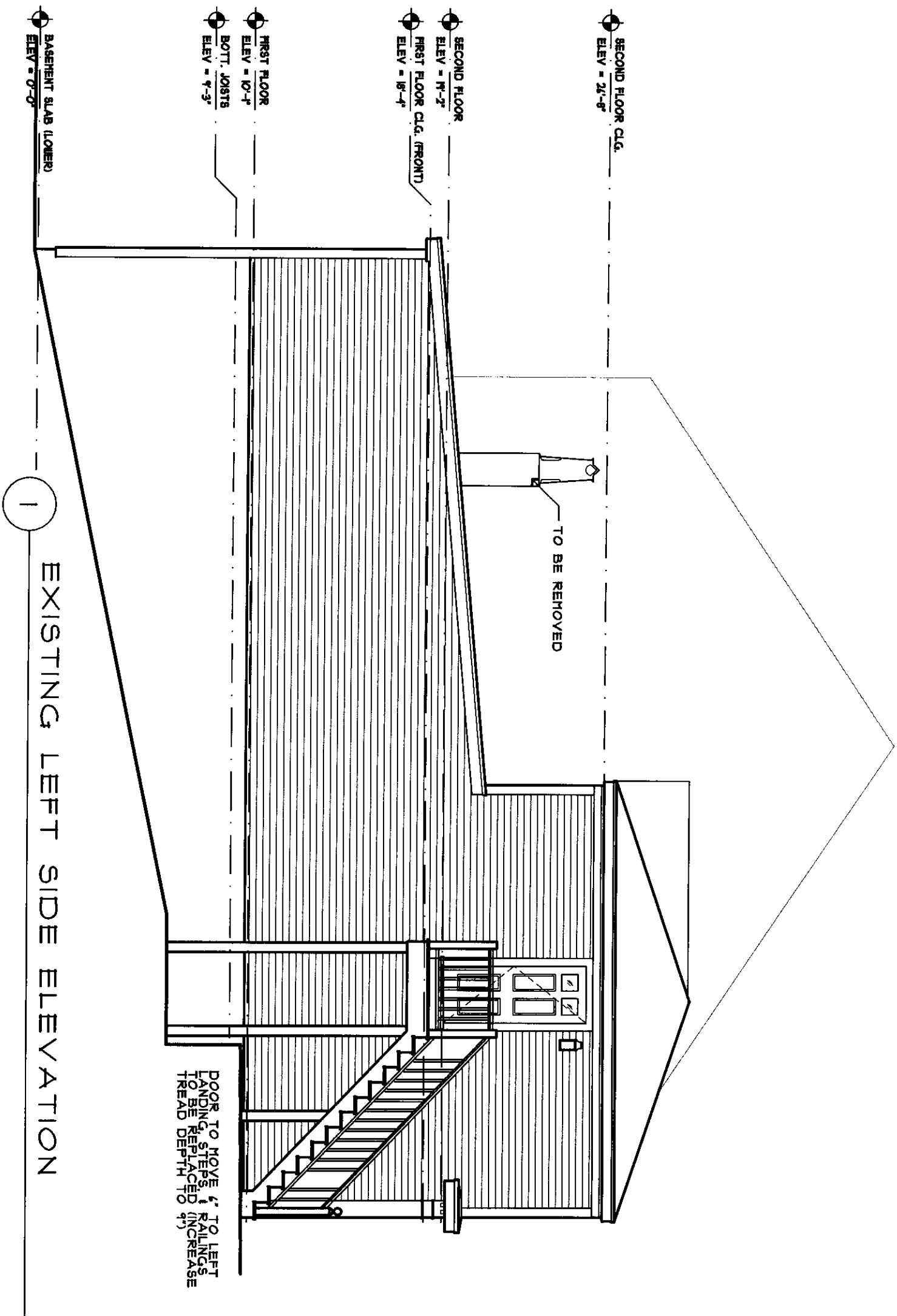
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date: 03/03/25

rev: 05/21/25

drawn by: VLH

A-6



132 WASHINGTON STREET  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

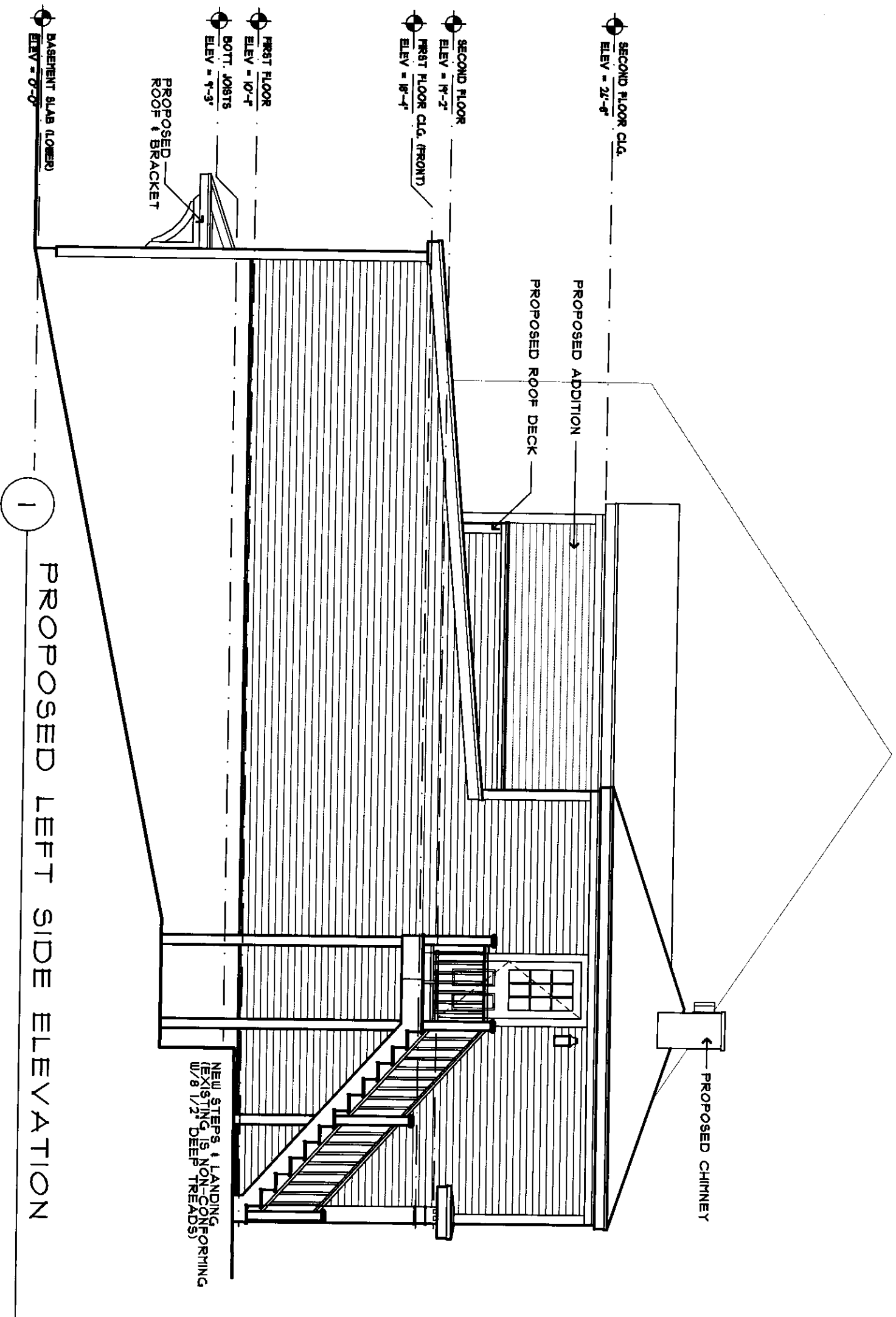
Cell 781.864.2304

scale: 3/16"=1'-0"

date: 04/02/25

drawn by: VLH

D-7



132 WASHINGTON STREET  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

Cell 781.864.2304

scale: 3/16"=1'-0"

date: 04/02/25

drawn by: VLH

A-7