



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

PAGE 1 of 3

2025 MAR 25 PM 2:44  
Town Clerk

Project Address 15 Auburndale Road

Assessor Map(s) 31 Parcel Number(s) 79

#### OWNER INFORMATION

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) Christopher & Kristen Grohe

Address 15 Auburndale Road

Phone Numbers: home \_\_\_\_\_ work \_\_\_\_\_

E-mail kgrohe7@gmail.com fax \_\_\_\_\_

#### APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Jeff Tucker date 3/24/2025

Name (printed) Jeff Tucker

Address 56 Atlantic Ave Marblehead Ma 01945

Phone Numbers: home 781- 631- 3546 work \_\_\_\_\_

E-mail jeff@tuckerarch.com fax \_\_\_\_\_

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

The proposed project is to remove the existing detached garage and build a new detached garage.

The existing non-conformities are less than required Lot Area, Frontage, Rear and Side Set backs, Open Area and Tandem Parking. The proposed non- conformities are less than the required Lot Area, Frontage, Rear and Side Sets backs, Open Area and Tandem Parking.

- 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. J. 3-25-2025
2. Town Clerk's stamp (upper right corner) J.

Town of Marblehead  
**ZBA-APPLICATION**  
Page 2 of 3

Revision Date: 12-02-2020

**Project Address** 15 Auburndale **Map(s) / Parcel(s)** 31 / 79

**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 Dwelling

**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 _____
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  3-25-2025

**Town of Marblehead**  
**ZBA-APPLICATION**  
*Page 3 of 3*

*Revision Date: 12-02-2020*

**Project Address** 15 Auburndale

**Map(s) / Parcel(s)** 31 / 79

**NET OPEN AREA (NOA)**

**Lot area = A**

**Area of features**

footprint of accessory building(s)

**EXISTING**

**PROPOSED**

6721

6721

footprint of building

371

528

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

1644

1644

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

204

204

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

0

0

other areas (explain) \_\_\_\_\_

0

0

**Sum of features = B**

2543

2700

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

4178

4021

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

371

1024

basement or cellar (area >5' in height)

1068

1068

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

1644

1644

2nd floor (12' or less in height)

12' see definition

1221

1221

3rd floor (12' or less in height)

of STORY §200-7]

0

0

4th floor (12' or less in height)

0

0

attic (area >5' in height)

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

100

100

area under deck (if >5' in height)

0

0

roofed porch(es)

0

0

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

4404

5057

**Proposed total change in GFA** = (proposed GFA - existing GFA)

= 653

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

= 14.83

%

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

= 0.95

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

= 0.80

**This worksheet applies 1. plan by/dated**

**to the following plan(s): 2. plan by/dated**

**3. plan by/dated**

**Building Official**

*Jeff C. D.*

**Date** 3-25-2025