



TOWN SEAL

tel: 781-631-1529

fax: 781-631-2617

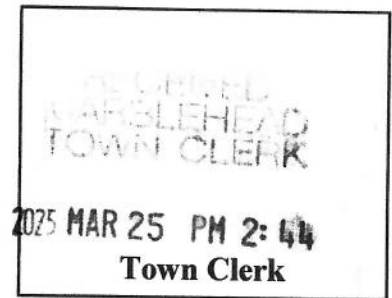
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

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

ZBA APPLICATION

PAGE 1 of 3



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 [Signature] 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) [Signature] 3-25-2025

2. Town Clerk's stamp (upper right corner)

View Bylaws - (Chapter 200, Zoning) - online at: www.marblehead.org/

Town of Marblehead
ZBA-APPLICATION

Revision Date: 12-02-2020

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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
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ADDITIONAL HEARINGS REQUIRED

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

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

Yes ☒ No ☐ (explain) _____

Building Official [Signature]

Date 3-25-2025

Town of Marblehead
ZBA-APPLICATION

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Project Address 15 Auburndale

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

NET OPEN AREA (NOA)


	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	6721	6721
Area of features		
footprint of accessory building(s)	371	528
footprint of building	1644	1644
footprint of deck(s), porch(es), step(s), bulkhead(s)	204	204
number of required parking spaces _____ x (9'x 18' per space)	324	324
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)	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

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	= 653
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	= 14.83 %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	= 0.95
<u>Proposed Open Area Ratio</u> = (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  Date 3-25-2025