



TOWN SEAL
tel: 781-631-1529

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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

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 _____ date _____

Name (printed) Jeff Tucker

Address 56 Atlantic Ave Marblehead Ma 01945

Phone Numbers: home 781- 631- 3546 work _____

E-mail jeff@tuckerarch.com fax _____

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

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

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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

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** _____

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

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>6721</u>	<u>6721</u>
Area of features		
footprint of accessory building(s)	<u>371</u>	<u>371</u>
footprint of building	<u>1644</u>	<u>1644</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>204</u>	<u>204</u>
number of required parking spaces _____ x (9'x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain)_____	<u>0</u>	<u>0</u>
Sum of features = B	<u>2543</u>	<u>2543</u>
Net Open Area (NOA) = (A - B)	<u>4178</u>	<u>4178</u>

<u>GROSS FLOOR AREA (GFA)</u>		
accessory structure(s)	<u>371</u>	<u>400</u>
basement or cellar (area >5' in height)	<u>1068</u>	<u>1068</u>
1st floor (12' or less in height) <u>NOTE:</u> [for heights exceeding	<u>1644</u>	<u>1644</u>
2nd floor (12' or less in height)	<u>1221</u>	<u>1221</u>
3rd floor (12' or less in height)	<u>0</u>	<u>0</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area >5' in height)	<u>100</u>	<u>100</u>
area under deck (if >5' in height)	<u>0</u>	<u>0</u>
roofed porch(es)	<u>0</u>	<u>0</u>
Gross Floor Area (GFA) = sum of the above areas	<u>4404</u>	<u>4433</u>

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	<u>= 29</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	<u>= 0.66</u> %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	<u>= 0.95</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	<u>= 0.94</u>

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

Building Official _____ **Date** _____