



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

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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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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 X No _____ (explain) _____

PROPOSED CHANGE OF USE

No X Yes _____ (explain) _____

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes X No _____

EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)

- X **Lot Area** - Less than required (§200-7 and Table 2)
____ **Lot Width** - Less than required (§200-7)
X **Frontage** - Less than required (§200-7 and Table 2)
X **Front Yard Setback** - Less than required (Table 2)
X **Rear Yard Setback** - Less than required (Table 2)
X **Side Yard Setback** - Less than required (Table 2)
____ **Height** - Exceeds maximum allowed (§200-7 and Table 2)
X **Open Area** - Less than required (§200-7, §200-15.B(2) and Table 2)
X **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)

- X **Lot Area** - Less than required (§200-7 and Table 2)
____ **Lot Width** - Less than required (§200-7)
X **Frontage** - Less than required (§200-7 and Table 2)
X **Front Yard Setback** - Less than required (Table 2)
X **Rear Yard Setback** - Less than required (Table 2)
X **Side Yard Setback** - Less than required (Table 2)
____ **Height** - Exceeds maximum allowed (§200-7 and Table 2)
X **Open Area** - Less than required (§200-7, §200-15.B(2) and Table 2)
X **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

NET OPEN AREA (NOA)

	<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>

GROSS FLOOR AREA (GFA)

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) NOTE: [for heights exceeding	<u>1644</u>	<u>1644</u>
2nd floor (12' or less in height) 12' see definition	<u>1221</u>	<u>1221</u>
3rd floor (12' or less in height) of STORY §200-7]	<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>

Proposed total change in GFA = (proposed GFA - existing GFA) = 29

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 0.66 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 0.95

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 0.94

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

Building Official _____ **Date** _____