



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

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RECEIVED
 MARBLEHEAD
 TOWN CLERK

2024 NOV 13 PM 3:52
 Town Clerk

Project Address 28 South Street

Assessor Map(s) 129 Parcel Number(s) 1A

OWNER INFORMATION

Signature Taner Gokce date 11/13/2024

Name (printed) Taner Gokce

Address 28 South St

Phone Numbers: home 781 - 864 - 4446 work _____

E-mail taner.gokce87@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____

Name (printed) _____

Address _____

Phone Numbers: home _____ work _____

E-mail _____ fax _____

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

Second floor addition at the rear of house to create new bedroom space. This would be built on the same footprint as the existing first floor and continue the existing Dimensional Non-conformities

- 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 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 Zoning Appeals at the scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) STP C J 11-13-2024
2. Town Clerk's stamp (upper right corner)

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

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ZBA-APPLICATION
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Project Address 28 South Street Map(s) / Parcel(s) 129 / 1A

ZONING DISTRICT (circle all that apply)

B B1 BR **CR** SCR ECR GR SGR SR SSR ESR SESR HBR U SU

CURRENT USE (explain) _____

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 _____

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

Yes No _____ (explain) _____

Building Official Jeff Coughlin Date 11-13-2024

Town of Marblehead

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Project Address 28 South Street Map(s) / Parcel(s) 129 / 1A

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>3115</u>	<u>3115</u>
Area of features		
footprint of accessory building(s)	<u>—</u>	<u>—</u>
footprint of building	<u>841.9</u>	<u>841.9</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>20</u>	<u>20</u>
number of required parking spaces <u>2</u> x (9'x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>—</u>	<u>—</u>
other areas (explain) _____	<u>—</u>	<u>—</u>
Sum of features = B	<u>1185.9</u>	<u>1185.9</u>
Net Open Area (NOA) = (A - B)	<u>1929.1</u>	<u>1929.1</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)		
basement or cellar (area >5' in height)	<u>170</u>	<u>170</u>
1st floor (12' or less in height) <u>NOTE: [for heights exceeding</u>	<u>841.9</u>	<u>841.9</u>
2nd floor (12' or less in height) <u>12' see definition</u>	<u>574.8</u>	<u>798.3</u>
3rd floor (12' or less in height) <u>of STORY §200-7]</u>		
4th floor (12' or less in height)		
attic (area >5' in height)	Reviewed by Building Department For Zoning Board Of Appeals	
area under deck (if >5' in height)		
roofed porch(es)		

Gross Floor Area (GFA) = sum of the above areas 1586.7 1810.2**Proposed total change in GFA** = (proposed GFA - existing GFA) = 223.5**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 14 %**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 1.21**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 1.06This worksheet applies 1. plan by/dated North Shore Survey
to the following plan(s): 2. plan by/dated Nancy Kerber, Architect 10.31.2024
3. plan by/dated _____Building Official  Date 11-13-2024

EXISTING-EAST ELEVATION



HENEL/GOKCE RESIDENCE

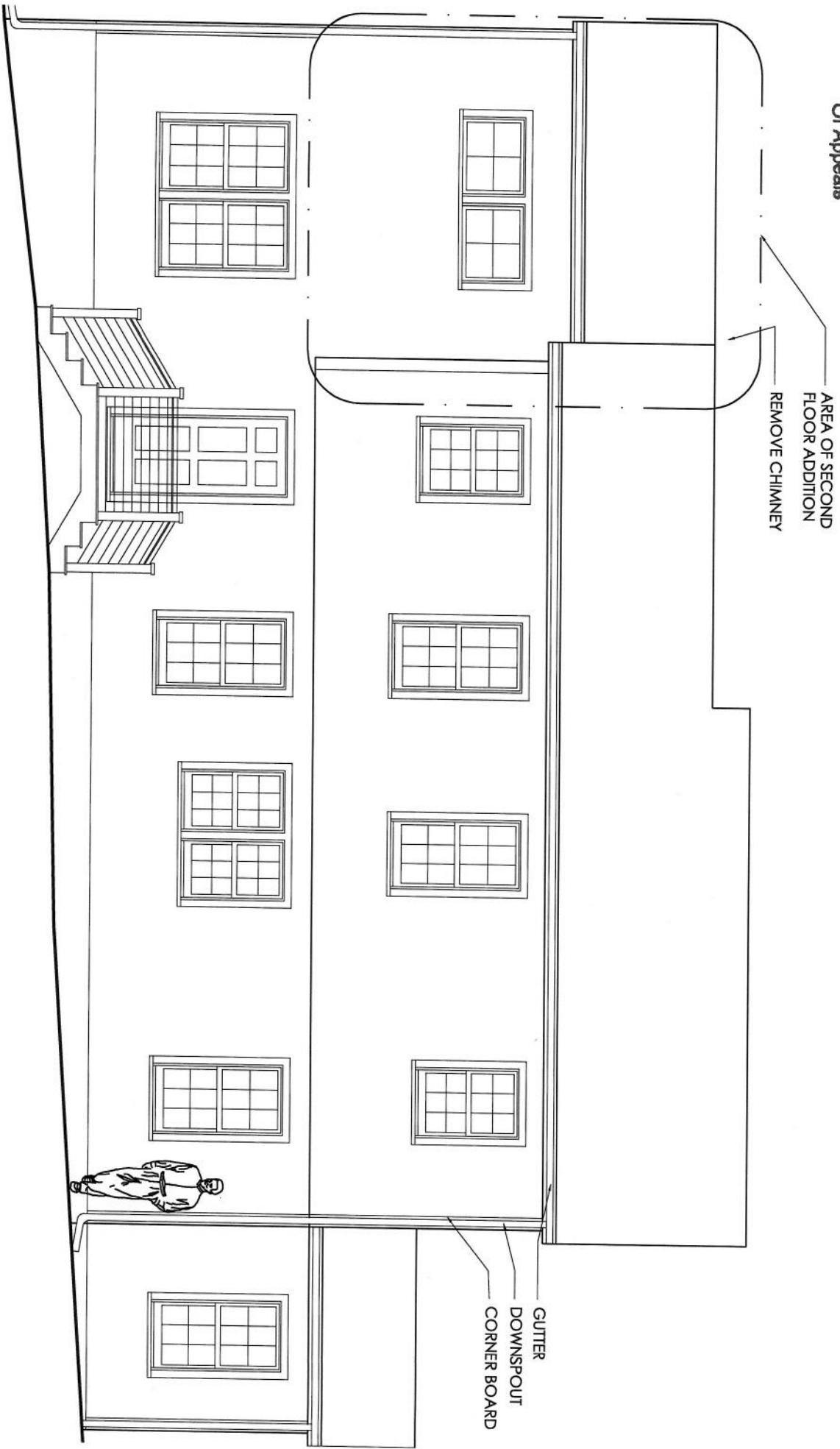
28 SOUTH STREET, MARBLEHEAD, MA

ELEVATION

08.23.2024 - 3/16"=1'-0"

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PROPOSED-EAST ELEVATION



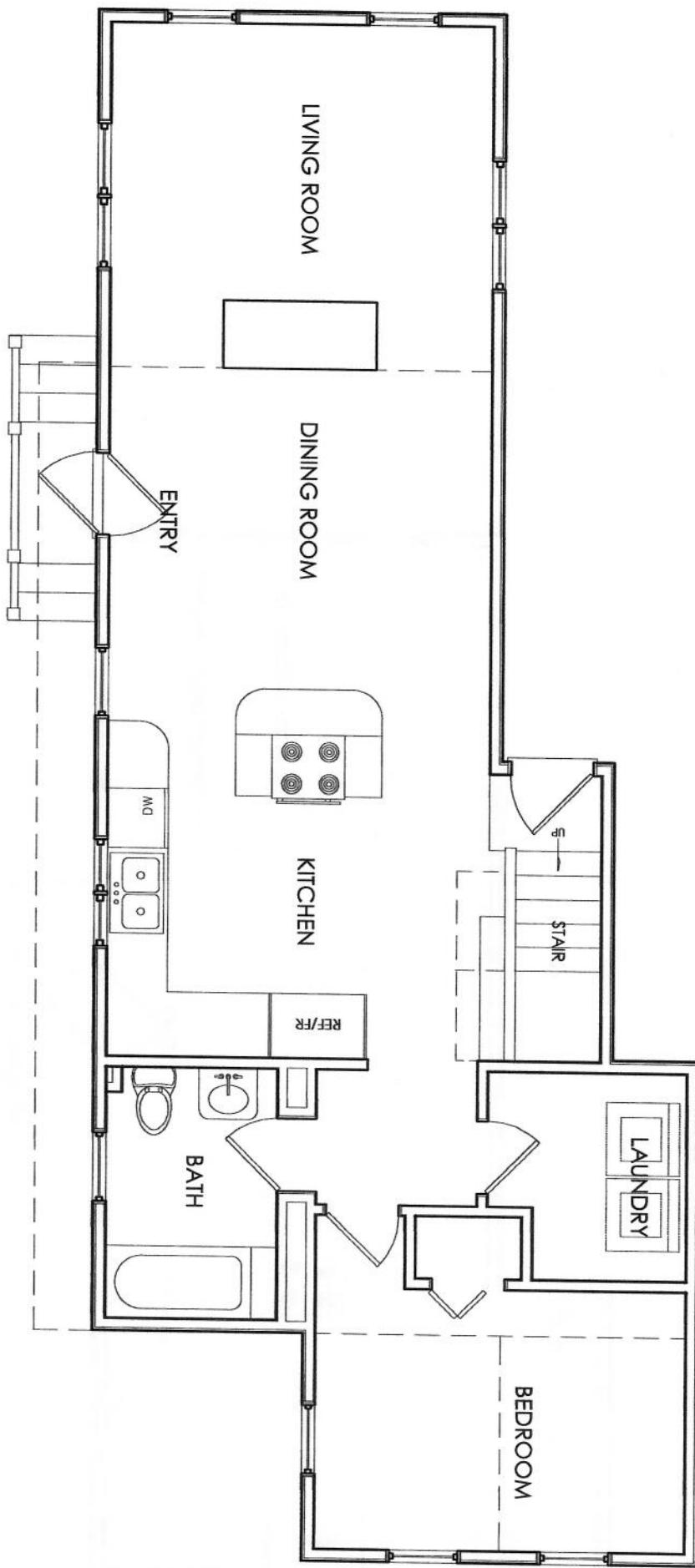
HENEL/GOKCE RESIDENCE

28 SOUTH STREET, MARBLEHEAD, MA

ELEVATION

08.22.2024 - 3116-1-0"

EXISTING-1



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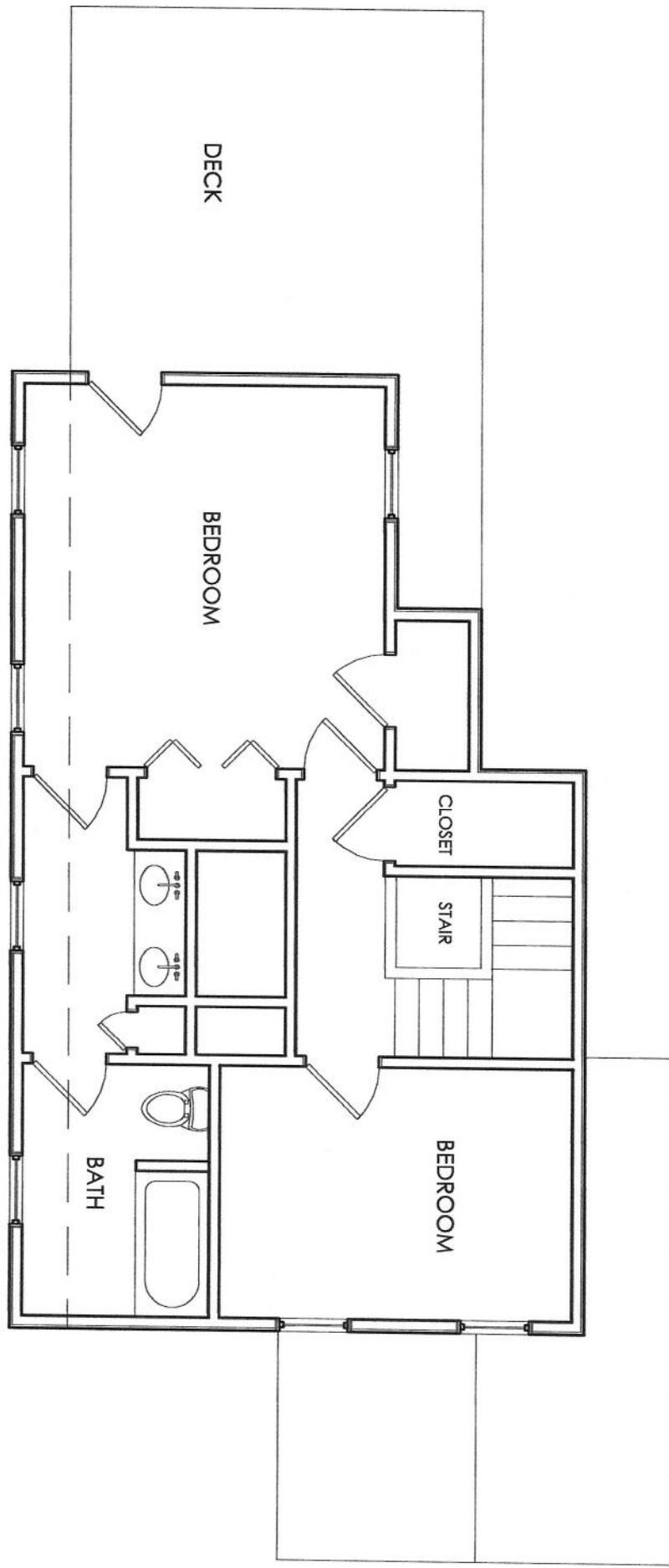
HENEL/GOKCE RESIDENCE

28 SOUTH STREET, MARBLEHEAD, MA

FIRST FLOOR

03.27.2024 - 3/16"=1'-0"

EXISTING-2



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HENEL/GOKCE RESIDENCE

28 SOUTH STREET, MARBLEHEAD, MA

SECOND FLOOR

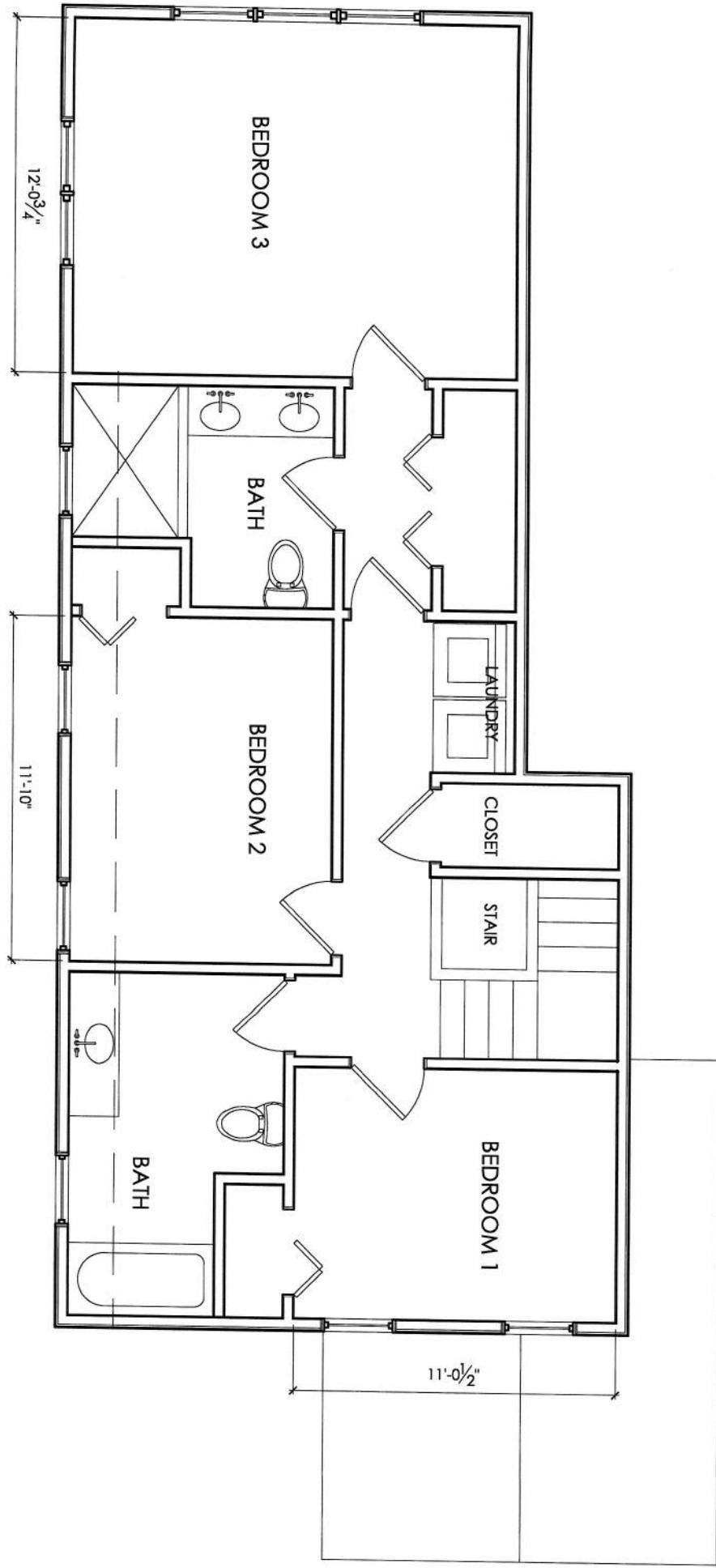
03.27.2024 - 3/16"=1'-0"

HENEL/GOKCE RESIDENCE

28 SOUTH STREET, MARBLEHEAD, MA

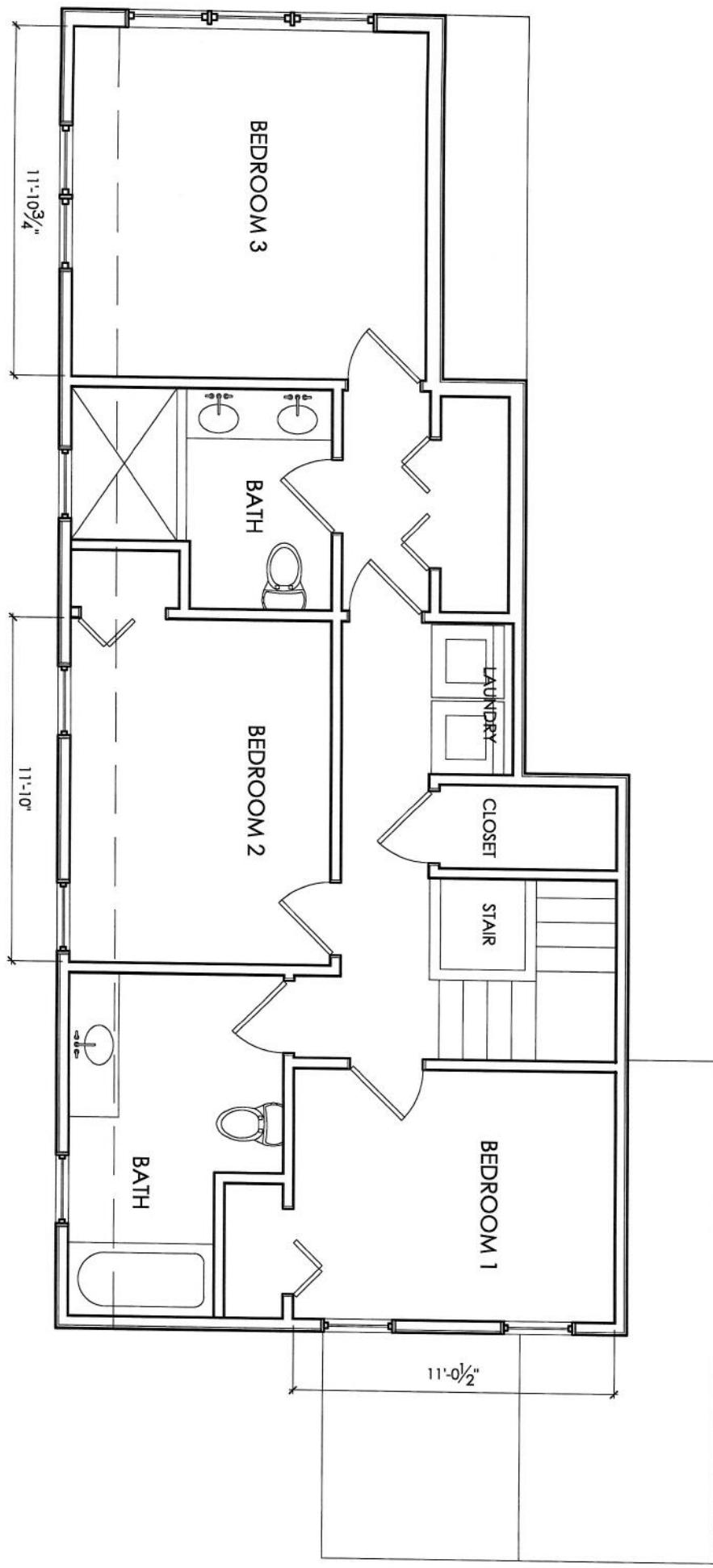
SECOND FLOOR

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A

B



HENEL/GOKCE RESIDENCE

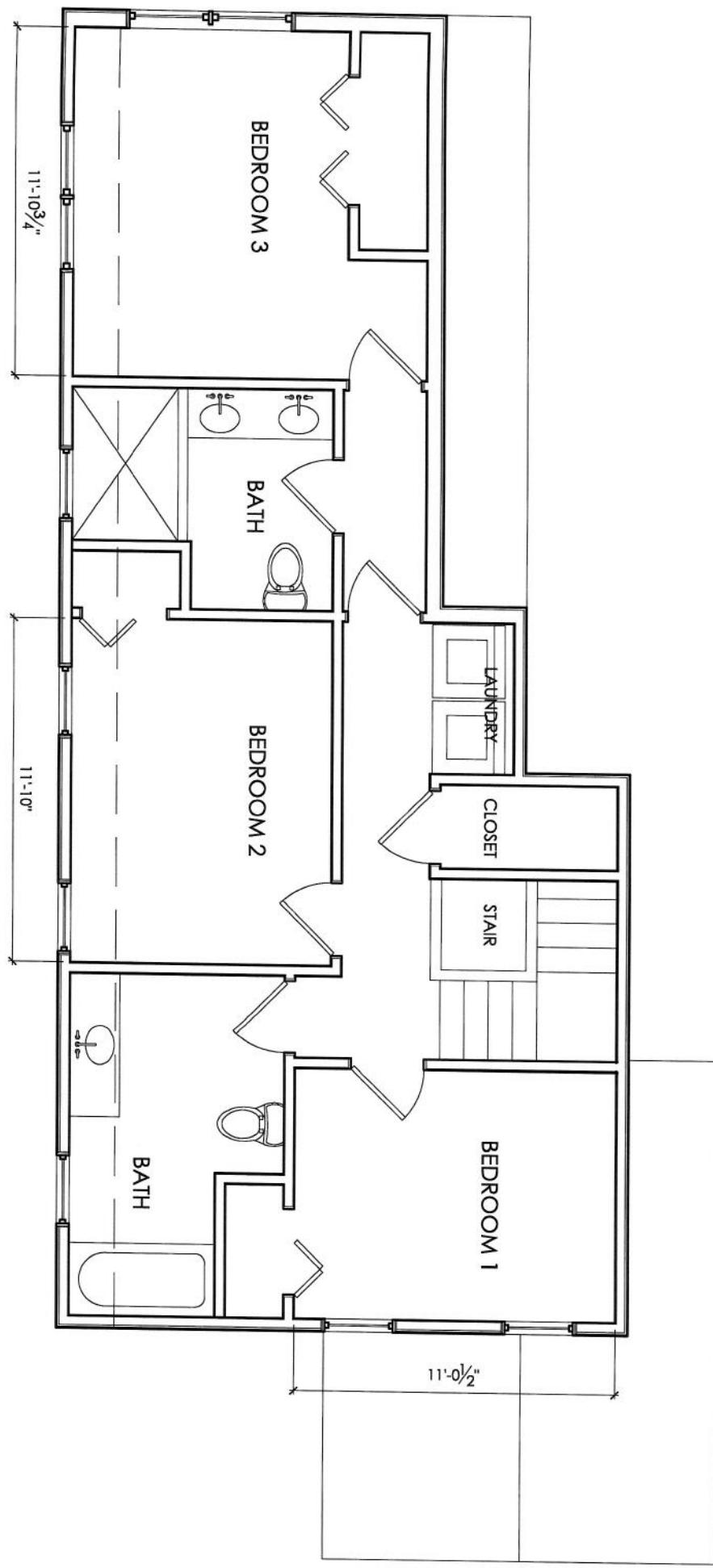
28 SOUTH STREET, MARBLEHEAD, MA

SECOND FLOOR

10.31.2024 - 3/16"=1'-0"

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C



HENEL/GOKCE RESIDENCE

28 SOUTH STREET, MARBLEHEAD, MA

SECOND FLOOR

10.31.2024 - 3/16"=1'-0"

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