



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

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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 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] 11-13-2024
2. Town Clerk's stamp (upper right corner)

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

**Town of Marblehead**  
**ZBA-APPLICATION**

Revision Date: 12-02-2020

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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 <input checked="" type="checkbox"/> | No _____ |
| Planning Board               | Yes _____                               | No _____ |

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

Yes ☒ No \_\_\_\_\_ (explain) \_\_\_\_\_

Building Official [Signature] Date 11-13-2024

**Town of Marblehead**  
**ZBA-APPLICATION**

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Revision Date: 12-02-2020

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

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

**Area of features**

footprint of accessory building(s)

footprint of building

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

number of required parking spaces 2 x (9' x 18' per space)

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

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

Sum of features = B

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

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

basement or cellar (area >5' in height)

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

2nd floor (12' or less in height) 12' see definition

3rd floor (12' or less in height) of STORY §200-7]

4th floor (12' or less in height)

attic (area >5' in height)

area under deck (if >5' in height)

roofed porch(es)

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

**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) = 1.06

This 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 [Signature] Date 11-13-2024

EXISTING-EAST ELEVATION

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HENEL/GOKCE RESIDENCE

28 SOUTH STREET, MARBLEHEAD, MA

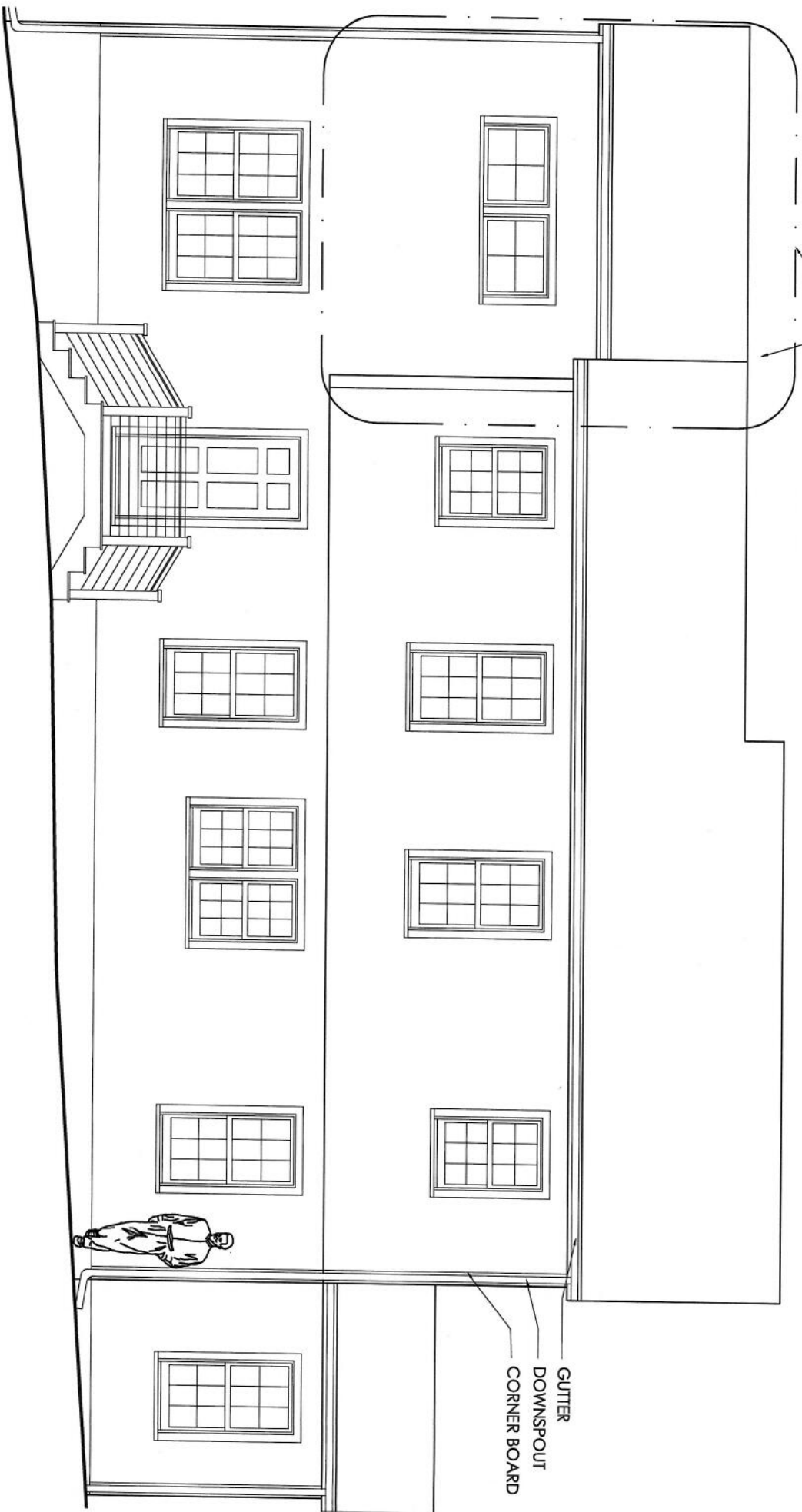
ELEVATION

08.23.2024 - 3/16=1'-0"

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AREA OF SECOND  
FLOOR ADDITION  
REMOVE CHIMNEY

# PROPOSED-EAST ELEVATION



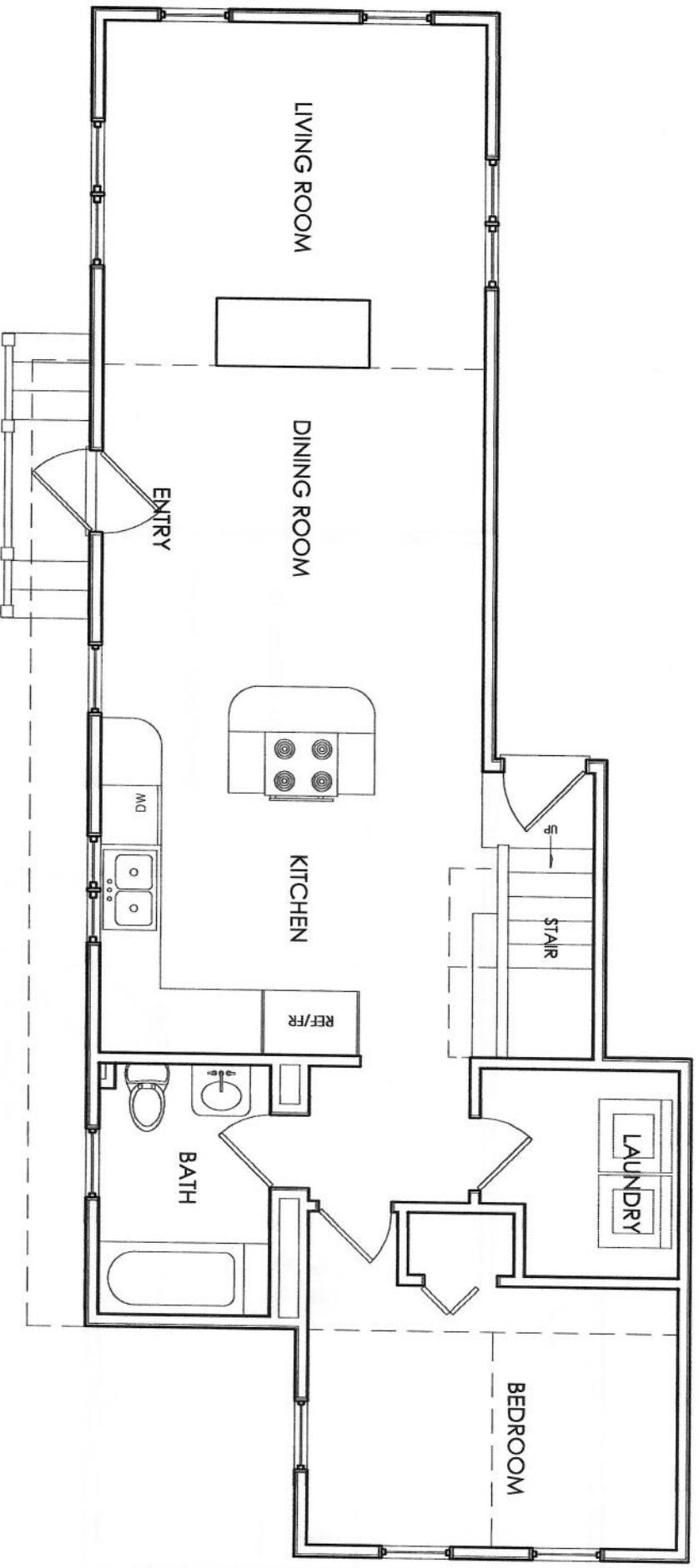
HENEL/GOKCE RESIDENCE

28 SOUTH STREET, MARBLEHEAD, MA

ELEVATION

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

EXISTING-1



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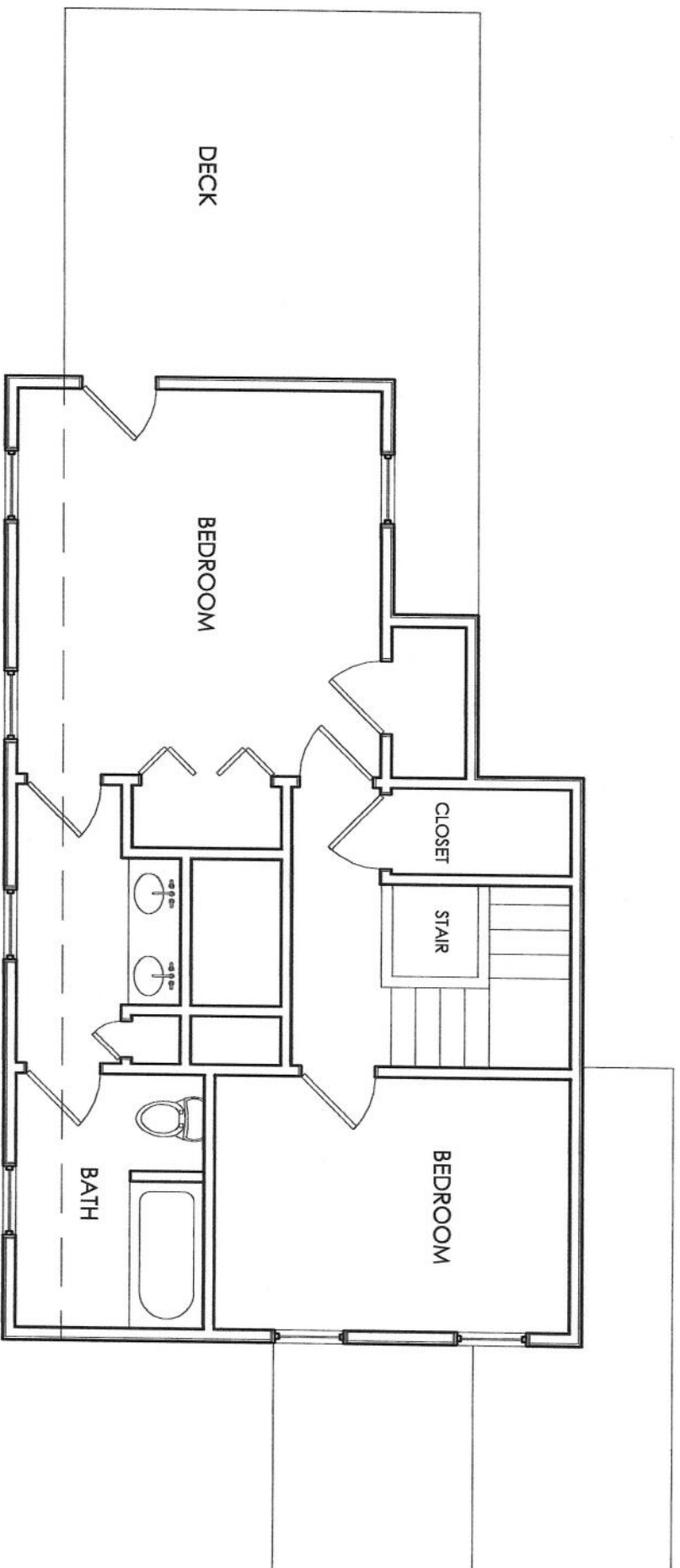
HENEL/GOKCE RESIDENCE

28 SOUTH STREET, MARBLEHEAD, MA

FIRST FLOOR

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

EXISTING-2



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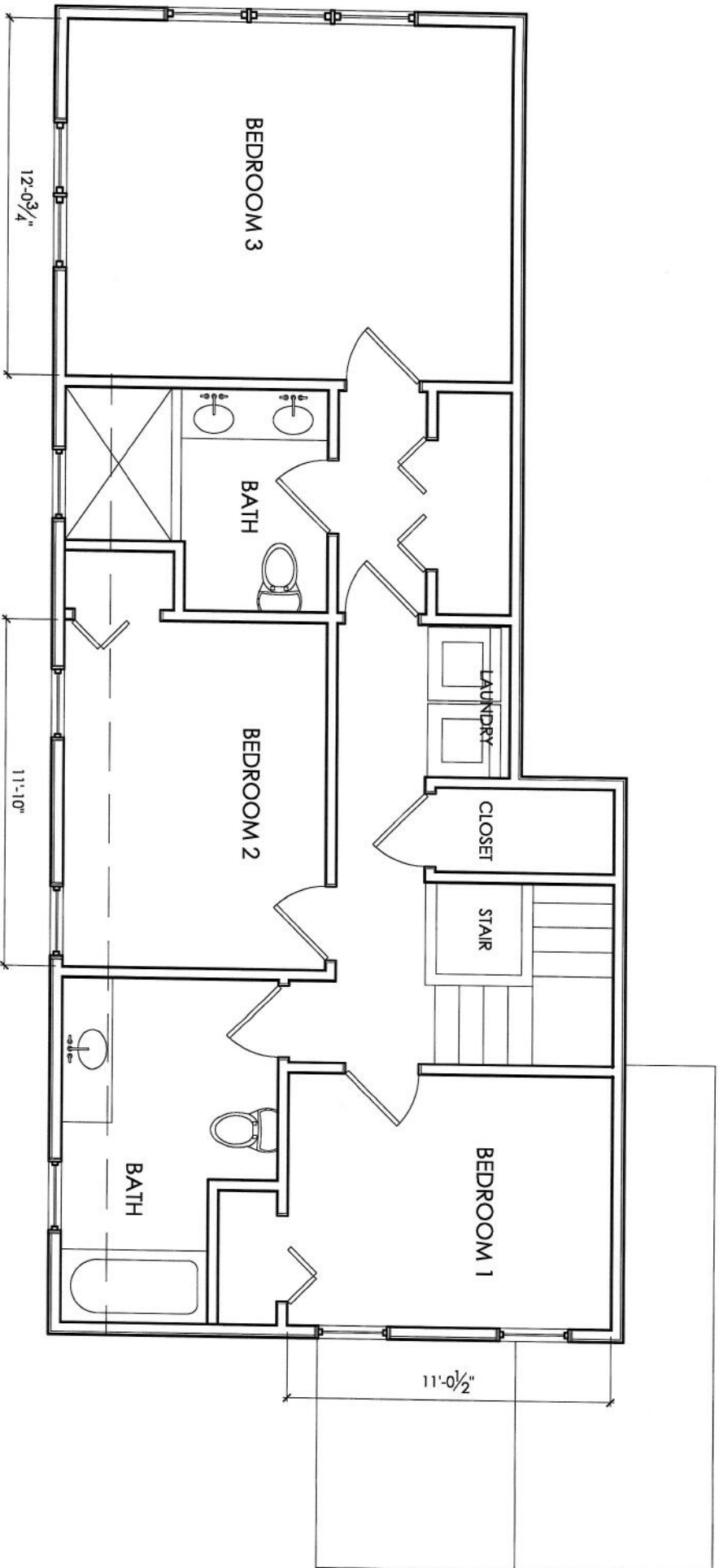
HENEL/GOKCE RESIDENCE

28 SOUTH STREET, MARBLEHEAD, MA

SECOND FLOOR

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

A



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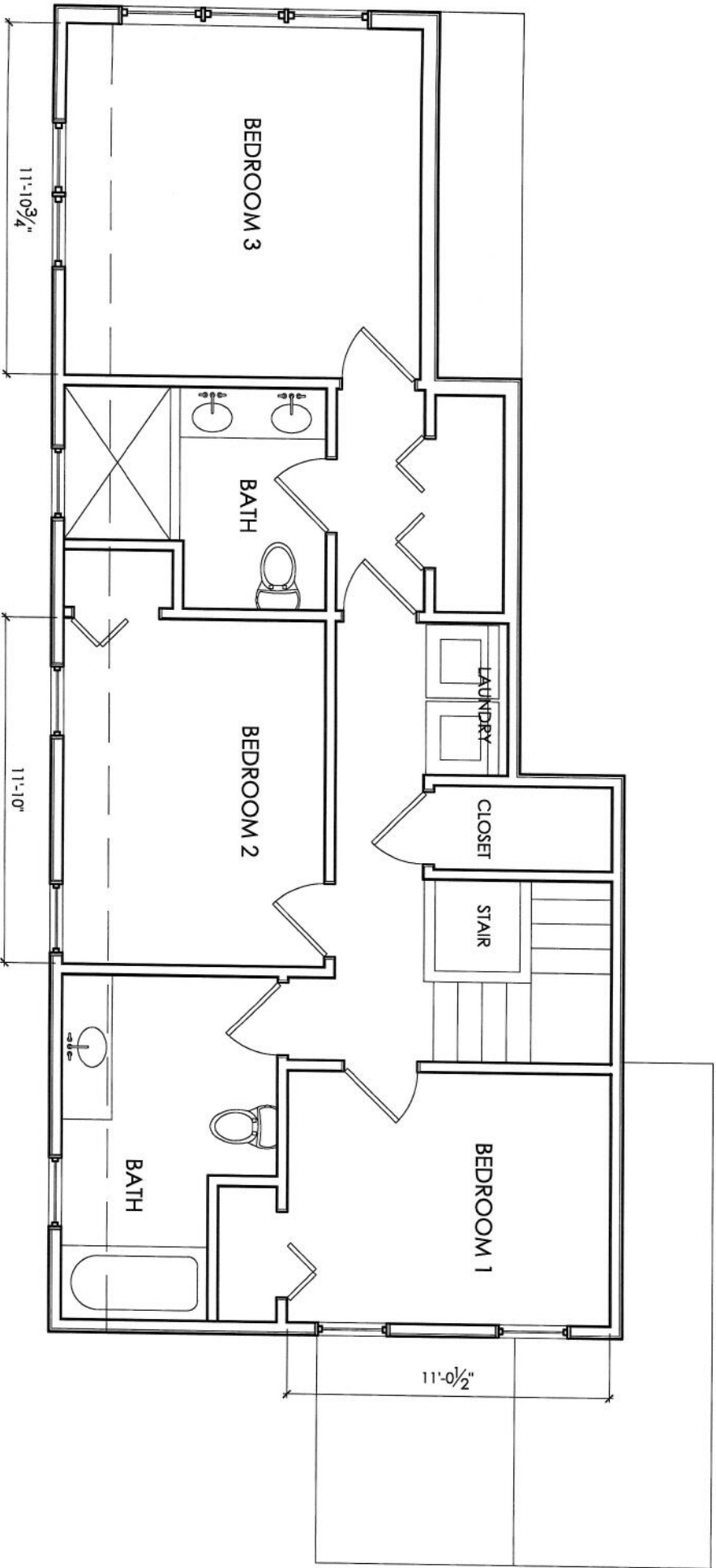
HENEL/GOKCE RESIDENCE

28 SOUTH STREET, MARBLEHEAD, MA

SECOND FLOOR

10.31.2024 - 3/16=1'-0"

B



Reviewed by  
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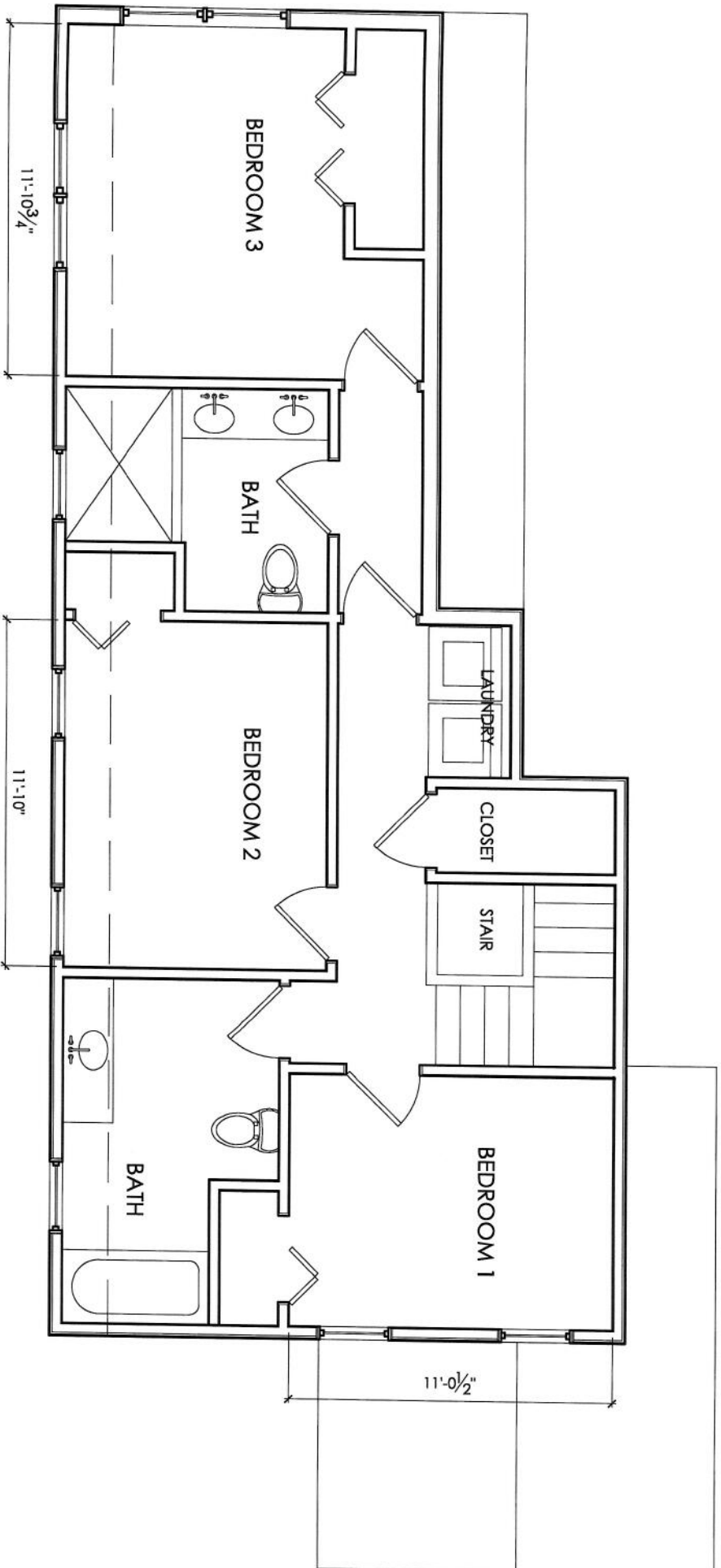
HENEL/GOKCE RESIDENCE

28 SOUTH STREET, MARBLEHEAD, MA

SECOND FLOOR

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

C



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HENEL/GOKCE RESIDENCE

28 SOUTH STREET, MARBLEHEAD, MA

SECOND FLOOR

10.31.2024 - 3/16=1'-0"