



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

2025 JAN -6 PM 3:07

ZBA APPLICATION

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Town Clerk

Project Address 33 SAGAMORE ROAD, MARBLEHEAD, MA 01945

Assessor Map(s) 84 Parcel Number(s) 25

OWNER INFORMATION

Signature _____ date _____

Name (printed) TOM & LETITIA BEAUDEGARD

Address 33 SAGAMORE ROAD, MARBLEHEAD, MA 01945

Phone Numbers: home (781) 690.3837 work _____

E-mail tombeauregard@kw.com fax _____

APPLICANT OF REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 01.06.2025

Name (printed) WALTER JACOB ARCHITECTS LTD

Address 3 PLEASANT STREET, MARBLEHEAD, MA 01945

Phone Numbers: home _____ work (781) 631.7440

E-mail walter@architectwaj.com fax _____

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

PROJECT CONSIST OF A SECOND LEVEL ADDITION OVER THE EXISTING GARAGE. (GARAGE WILL BE REBUILT IN PLACE). APPLICANT REQUESTS RELIEF TO VARY THE CURRENT BY LAW TO ENCROACH ON THE SIDE YARD SETBACK AND EXCEED 10% EXPANSION LIMITS FOR A NON CONFORMING BUILDING.

- 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/

Reviewed by
Building Department
Zoning Board
Of Appeals

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 33 SAGAMORE RD, MARBLEHEAD, MA Map(s) / Parcel(s) 84/125

ZONING DISTRICT (circle all that apply)

01945

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

CURRENT USE (explain) SINGLE FAMILY HOME

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 _____ No X

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)
- _____ Frontage - Less than required (§200-7 and Table 2)
- X Front Yard Setback - Less than required (Table 2)
- _____ 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)
- _____ 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)
- X 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)
- X 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 <u>X</u>
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes _____	No <u>X</u>

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes X No _____ (explain) _____

Building Official [Signature] Date 1-6-2025

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 33 SAGAMORE ROAD, MARBLEHEAD, MA Map(s) / Parcel(s) 84 / 25

NET OPEN AREA (NOA)

01945

EXISTING

PROPOSED

Lot area = A

6,615 SF

6,615 SF

Area of features

footprint of accessory building(s)

-

-

footprint of building

1,489 SF

1,489 SF

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

108 SF

108 SF

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

324 SF

324 SF

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

-

-

other areas (explain) _____

-

-

Sum of features = B

1,921 SF

1,921 SF

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

4,694 SF

4,694 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

-

-

basement or cellar (area > 5' in height)

930 SF

930 SF

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

1,489 SF

1,489 SF

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

926 SF

1,411 SF

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)

72 SF

72 SF

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

3,417 SF

3,902 SF

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

= 485 SF

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

= 14.1 %

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

= 1.38

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

= 1.20

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

Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

Building Official



Date 1-6-2025