



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

PAGE 1 of 3

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Town Clerk

Project Address 340 Ocean Avenue, Marblehead, MA

Assessor Map(s) 914

Parcel Number(s) 5A

OWNER INFORMATION

Signature [Signature]

date 4/14/2025

Name (printed) Nathaniel Y. Walton

Address 340 Ocean Avenue, Marblehead, MA 01945

Phone Numbers: home (617) 780-2252

work _____

E-mail nywalton@gmail.com

fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature]

date 4.16.25

Name (printed) Thomas G. Saltsman

Address 535 Albany Street, 3rd Floor, Boston, MA 02118

Phone Numbers: home 617-293-7419

work _____

E-mail tom@saltsmanbrenzel.com

fax _____

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

Demolish existing 1 story house and replace with new 2-1/2 story house in similar style and location on property. Existing house has a non-conforming side and rear setback and lot area.

- 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]

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

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Project Address 340 Ocean Avenue, Marblehead, MA Map(s) / Parcel(s) 914 /5A

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 Residence

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

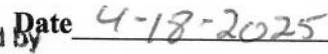
ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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

Yes ☒ No ☐ (explain) _____

Building Official 

Reviewed By  Date 4-18-2025
Building Department
For Zoning Board
Of Appeals

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

Project Address 340 Ocean Avenue, Marblehead, MA

Map(s) / Parcel(s) 914 /5A

NET OPEN AREA (NOA)

Lot area = A

EXISTING

20,417

PROPOSED

20,417

Area of features

footprint of accessory building(s)

footprint of building

1,282

1,878

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

280

206

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

324

324

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

other areas (explain) _____

Sum of features = B

1,886

2,408

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

18,531

18,009

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

1,282

1,878

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

1,852

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

1,149

4th floor (12' or less in height)

attic (area >5' in height)

area under deck (if >5' in height)

roofed porch(es)

148

206

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

1,430

5,085

Proposed total change in GFA = (proposed GFA - existing GFA) = 3,655

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 255.59 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 12.96

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 3.54

This worksheet applies 1. plan by/dated _____

to the following plan(s): 2. plan by/dated _____

3. plan by/dated _____

Building Official _____

Date 4-18-2025

Reviewed by
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