



TOWN SEAL
tel: 781-631-1529

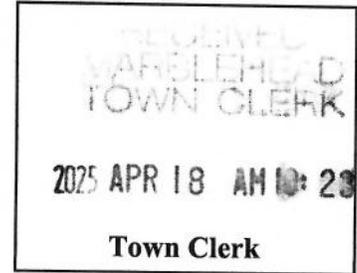
fax: 781-631-2617
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

PAGE 1 of 3



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] 4-18-2025

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)

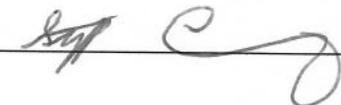
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- Height - Exceeds maximum allowed (§200-7 and Table 2)
- Open Area - Less than required (§200-7, §200-15.B(2) and Table 2)
- Parking - Less than required; undersized; tandem (§200-17 to §200-21) (circle all that apply)
- Exceeds 10% Expansion Limits 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
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Town of Marblehead
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Revision Date: 12-02-2020

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

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>20,417</u>	<u>20,417</u>
Area of features		
footprint of accessory building(s)	<u>--</u>	<u>--</u>
footprint of building	<u>1,282</u>	<u>1,878</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>280</u>	<u>206</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>1,886</u>	<u>2,408</u>
Net Open Area (NOA) = (A - B)	<u>18,531</u>	<u>18,009</u>

<u>GROSS FLOOR AREA (GFA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
accessory structure(s)	<u>--</u>	<u>--</u>
basement or cellar (area >5' in height)	<u>--</u>	<u>--</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1,282</u>	<u>1,878</u>
2nd floor (12' or less in height) 12' see definition	<u>--</u>	<u>1,852</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>--</u>	<u>1,149</u>
4th floor (12' or less in height)	<u>--</u>	<u>--</u>
attic (area >5' in height)	<u>--</u>	<u>--</u>
area under deck (if >5' in height)	<u>--</u>	<u>--</u>
roofed porch(es)	<u>148</u>	<u>206</u>
Gross Floor Area (GFA) = sum of the above areas	<u>1,430</u>	<u>5,085</u>

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	<u>= 3,655</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	<u>= 255.59 %</u>
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	<u>= 12.96</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	<u>= 3.54</u>

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

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