



TOWN SEAL  
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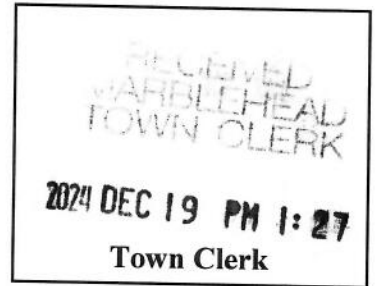
Revision Date: 12-02-20

# Town of Marblehead **ZONING BOARD OF APPEALS**

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

## **ZBA APPLICATION**

PAGE 1 of 3



Project Address 45 Humphrey Street

Assessor Map(s) 60

Parcel Number(s) 24

### **OWNER INFORMATION**

Signature \_\_\_\_\_

date \_\_\_\_\_

Name (printed) Michael O'Neil & Caroline Hobert

Address 45 Humphrey Street, Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_

work 781-631-6000

E-mail moneil@ngbank.com

fax \_\_\_\_\_

### **APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature \_\_\_\_\_

date 12-17-24

Name (printed) Michael O'Neil & Caroline Hobert

Address c/o Paul M. Lynch, Esq. Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_

work 781-631-7808

E-mail lynch@marbleheadlaw.com

fax \_\_\_\_\_

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

Special Permit to construct an addition to the existing single-family dwelling

on a lot with less than the required lot frontage and side yard setback.

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

- 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/](http://www.marblehead.org/)

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**ZBA-APPLICATION**  
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Project Address 45 Humphrey Street Map(s) / Parcel(s) 60/24

**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 Dwelling

**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)

- \_\_\_\_\_ Lot Area - Less than required (§200-7 and Table 2)  
\_\_\_\_\_ Lot Width - Less than required (§200-7)  
X 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)  
\_\_\_\_\_ 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)  
\_\_\_\_\_ 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>

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

Yes X No \_\_\_\_\_ (explain) \_\_\_\_\_

Building Official  Date 12-17-2024

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

Project Address 45 HUMPHREY STREET

Map(s) / Parcel(s) 60/24

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

11,325sf

11,325sf

Area of features

footprint of accessory building(s)

400sf

400sf

footprint of building

998sf

998sf

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

161sf

161sf

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

324sf

324sf

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

-

-

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

-

-

Sum of features = B

1,883sf

1,883sf

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

9,442sf

9,442sf

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

400sf

400sf

basement or cellar (area >5' in height)

891sf

891sf

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

998sf

998sf

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

754sf

875sf

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

-

-

4th floor (12' or less in height)

-

-

attic (area >5' in height)

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327sf

327sf

area under deck (if >5' in height)

-

-

roofed porch(es)

45sf

45sf

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

3,415sf

3,536sf

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 121sf

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 3.5 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 2.8

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 2.7

This worksheet applies 1. plan by/dated Susan Koelle Architect, LLC - 12/09/2024

to the following plan(s): 2. plan by/dated North Shore Survey - 11/22/2024

3. plan by/dated \_\_\_\_\_

Building Official \_\_\_\_\_

Date 12-17-2024