



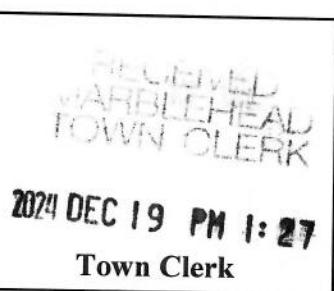
TOWN SEAL
tel: 781-631-1529

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 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 Paul Lynch 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)

12-17-2024

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

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

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

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)
 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 X

Reviewed by
Building Department
For Zoning Board
Of Appeals

Historic District Commission

Yes _____ No X

Planning Board

Yes _____ No X

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

Yes X No _____ (explain) _____

Building Official *Jeff C* Date 12-17-2024

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

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

Area of features

footprint of accessory building(s)

11,325sf

11,325sf

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)

Reviewed by
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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