



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

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2025

APR 28 PM 3:20
Town Clerk

Project Address 46 Harbor Ave

Assessor Map(s) 908 Parcel Number(s) 18

OWNER INFORMATION

Signature _____ date _____

Name (printed) Tyler Dittrich

Address 46 Harbor Ave.

Phone Numbers: home _____ work _____

E-mail ttdittrich@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Jeff Tucker date _____

Name (printed) Jeff Tucker

Address 56 Atlantic Ave Marblehead Ma 01945

Reviewed by
Building Department
For Zoning Board
Of Appeals

Phone Numbers: home 781- 631- 3546 work _____

E-mail jeff@tuckerarch.com fax _____

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

The proposed project is to build a new detached garage on an existing non conforming site with less than required Lot Area, Lot Width, Frontage, and Side Yard Setbacks. The new non conformities of the proposed garage are less than required Lot Area, Lot Width, Frontage and Side Yard Setbacks.

- 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 C J 4-28-2025
2. Town Clerk's stamp (upper right corner)

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

Project Address 46 Harbor Ave **Map(s) / Parcel(s)** 908 / 18

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes No _____ (explain) _____

Building Official  Date 4-28-2025

