



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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2024 OCT 17 AM 9:14

Town Clerk

Project Address 5 Harding Lane, Marblehead, MA 01945

Assessor Map(s) 186 Parcel Number(s) 21

### OWNER INFORMATION

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) John and Ann Shin

Address 5 Harding Lane, Marblehead, MA 01945

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

E-mail john.x.shin@gmail.com/annshin99@gmail.com fax \_\_\_\_\_

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

Signature \_\_\_\_\_ date 10.16.24

Name (printed) Walter Jacob - Walter Jacob Architects LTD

Address 3 Pleasant Street, Unit 3A, Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_ work 781 631 7440

E-mail walter@architectwaj.com fax \_\_\_\_\_

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

The project consists on the renovation of a 2 story building, including a 2 story addition at the rear facade, the construction of a new chimney, front potch steps and dormer. Applicant requests relief to encroach on the 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) \_\_\_\_\_ 10-16-2024
2. Town Clerk's stamp (upper right corner)

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

**Revision Date:** 12-02-2020

**Project Address** 5 Harding Lane, Marblehead, MA 01945 **Map(s) / Parcel(s)** 186 / 21

**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  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)

×	<b>Frontage</b> - Less than required (§200-7 and Table 2)
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Front Yard Setback - Less than required (Table 2)	
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**Rear Yard Setback** - Less than required (Table 2)

X	<b>Side Yard Setback</b> - Less than required (Table 2)
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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)

**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	<b>Side Yard Setback</b> - 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 \_\_\_\_\_

**Historic District Commission**      Yes   X   No       

**Planning Board** Yes \_\_\_\_\_ No \_\_\_\_\_

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

### Building Official

**Date** 10-16-2024

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

Project Address 5 Harding Lane, Marblehead, MA 01945

Map(s) / Parcel(s) 186 / 21

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

**Area of features**

footprint of accessory building(s)

+/- 8,958 SF

+/- 8,958 SF

footprint of building

374 SF

374 SF

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

1,117 SF

1,246 SF

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

72 SF

87 SF

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

324 SF

324 SF

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

N.A.

N.A.

N.A.

N.A.

Sum of features = B

1,887 SF

2,031 SF

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

7,071 SF

6,927 SF

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

374 SF

374 SF

basement or cellar (area >5' in height)

462 SF

462 SF

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

1,045 SF

1,159 SF

2nd floor (12' or less in height)

12' see definition

709 SF

819 SF

3rd floor (12' or less in height)

of STORY §200-7]

N.A.

N.A.

4th floor (12' or less in height)

N.A.

N.A.

attic (area >5' in height)

Reviewed by  
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283 SF

329 SF

area under deck (if >5' in height)

N.A.

N.A.

roofed porch(es)

28 SF

0

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

2,901 SF

3,143 SF

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

= 242 SF

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

= 0.8 %

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

= 2.4

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

= 2.2

This worksheet applies 1. plan by/dated \_\_\_\_\_

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

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

Building Official [Signature]

Date 10-16-2024

