



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

RECEIVED	MARBLEHEAD TOWN CLERK
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** \_\_\_\_\_

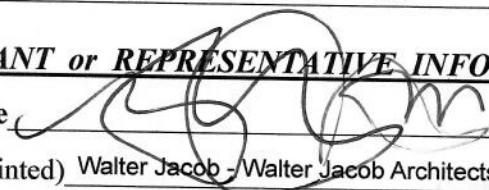
**Name (printed)** John and Ann Shin

**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** \_\_\_\_\_

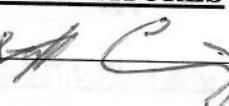
### **PROJECT DESCRIPTION & RELIEF REQUESTED** (attach additional page if necessary)

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 porch 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)  10-16-2027
2. Town Clerk's stamp (upper right corner)

**Town of Marblehead**  
**ZBA-APPLICATION**  
Page 2 of 3

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

**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**

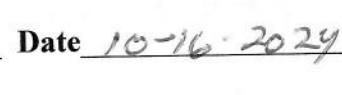
Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

**ADDITIONAL HEARINGS REQUIRED**

Conservation Commission	Yes _____	No _____
Historic District Commission	Yes <input checked="" type="checkbox"/>	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**  
*Page 3 of 3*

*Revision Date: 12-02-2020*

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

<b><u>NET OPEN AREA (NOA)</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
<b>Lot area = A</b>	<u>+/-. 8,958 SF</u>	<u>+/-. 8,958 SF</u>
<b>Area of features</b>		
footprint of accessory building(s)	<u>374 SF</u>	<u>374 SF</u>
footprint of building	<u>1,117 SF</u>	<u>1,246 SF</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>72 SF</u>	<u>87 SF</u>
number of required parking spaces <u>2</u> x (9'x 18' per space)	<u>324 SF</u>	<u>324 SF</u>
area of pond(s), or tidal area(s) below MHW	<u>N.A.</u>	<u>N.A.</u>
other areas (explain) _____	<u>N.A.</u>	<u>N.A.</u>
<b>Sum of features = B</b>	<u>1,887 SF</u>	<u>2,031 SF</u>
<b>Net Open Area (NOA) = (A - B)</b>	<u>7,071 SF</u>	<u>6,927 SF</u>

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	<u>374 SF</u>	<u>374 SF</u>
basement or cellar (area >5' in height)	<u>462 SF</u>	<u>462 SF</u>
1st floor (12' or less in height) <u>NOTE: [for heights exceeding</u>	<u>1,045 SF</u>	<u>1,159 SF</u>
2nd floor (12' or less in height)	<u>709 SF</u>	<u>819 SF</u>
3rd floor (12' or less in height)	<u>N.A.</u>	<u>N.A.</u>
4th floor (12' or less in height)	<u>N.A.</u>	<u>N.A.</u>
attic (area >5' in height)	<u>283 SF</u>	<u>329 SF</u>
area under deck (if >5' in height)	<u>N.A.</u>	<u>N.A.</u>
roofed porch(es)	<u>28 SF</u>	<u>0</u>
<b>Gross Floor Area (GFA) = sum of the above areas</b>	<u>2,901 SF</u>	<u>3,143 SF</u>

**Reviewed by**  
**Building Department**  
**For Zoning Board**  
**Of Appeals**

<b>Proposed total change in GFA</b> = (proposed GFA - existing GFA)	<u>= 242 SF</u>
<b>Percent change in GFA</b> = (proposed total change in GFA ÷ existing GFA) x 100	<u>= 0.8 %</u>
<b>Existing Open Area Ratio</b> = (existing NOA ÷ existing GFA)	<u>= 2.4</u>
<b>Proposed Open Area Ratio</b> = (proposed NOA ÷ proposed GFA)	<u>= 2.2</u>

**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

