

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 7-9 ROLLESTON ROAD **Map(s) / Parcel(s)** 27 / 13A

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 & SHORELINE SINGLE-FAMILY RESIDENTIAL DISTRICTS

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

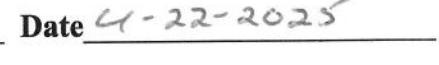
ADDITIONAL HEARINGS REQUIRED

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  4-22-2025

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Page 3 of 3

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<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>22,150 SF</u>	<u>22,150 SF</u>
Area of features		
footprint of accessory building(s)	<u>682</u>	<u>754</u>
footprint of building	<u>1,927</u>	<u>2,724</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>187</u>	<u>512</u>
number of required parking spaces <u>2</u> x (9'x 18' per space)	<u>324</u>	<u>4 SPACES @ 648</u>
area of pond(s), or tidal area(s) below MHW	<u>--</u>	<u>--</u>
other areas (explain) _____	<u>--</u>	<u>--</u>
Sum of features = B	<u>3,120</u>	<u>4,638</u>
Net Open Area (NOA) = (A - B)	<u>19,030</u>	<u>17,512</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>682</u>	<u>754</u>
basement or cellar (area >5' in height)	<u>--</u>	<u>1,384</u>
1st floor (12' or less in height) <u>NOTE: [for heights exceeding</u>	<u>1,818</u>	<u>2,724</u>
2nd floor (12' or less in height) <u>12' see definition</u>	<u>850</u>	<u>1,589</u>
3rd floor (12' or less in height) <u>of STORY §200-7]</u>	<u>--</u>	<u>--</u>
4th floor (12' or less in height)	<u>--</u>	<u>--</u>
attic (area >5' in height)	<u>--</u>	<u>--</u>
area under deck (if >5' in height)	<u>--</u>	<u>--</u>
roofed porch(es)	<u>24</u>	<u>512</u>
Gross Floor Area (GFA) = sum of the above areas	<u>3,374</u>	<u>6,963</u>

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	<u>=</u>	<u>3,589</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	<u>=</u>	<u>106</u> <u>%</u>
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	<u>=</u>	<u>5.64</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	<u>=</u>	<u>2.52</u>

This worksheet applies 1. plan by/dated _____
 to the following plan(s): 2. plan by/dated _____
 3. plan by/dated _____

Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

Building Official *est C* Date 4-22-2025