



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
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Town Clerk 156

Project Address 17 Longview Drive, Marblehead, MA 01945

Assessor Map(s) 21 Parcel Number(s) 32

OWNER INFORMATION

Signature Sarah Laurello date 6/12/2025

Name (printed) Sarah Laurello

Address 17 Longview Drive, Marblehead, MA 01945

Phone Numbers: home 978-269-4349 work _____

E-mail sarah.laurello@gmail.com fax n/a

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____

Name (printed) _____

Address _____

Phone Numbers: home _____ work _____

E-mail _____ fax _____

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

Install new 8' x 12 shed within the property setback.
See attached plot plan and shed dimensions/design.

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) [Signature] 6-17-2025
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 17 Long View Drive Map(s) / Parcel(s) 21-32-4

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU

CURRENT USE (explain) _____

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) Proposed shed within setbacks
- _____ 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"/>

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

Yes ☒ No _____ (explain) _____

Building Official [Signature] Date 6-17-2025

**Town of Marblehead
ZBA-APPLICATION**

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Revision Date: 12-02-2020

Project Address 17 Long View Drive

Map(s) / Parcel(s) 21-32-01

NET OPEN AREA (NOA)

Lot area = A

Area of features

footprint of accessory building(s)

footprint of building

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

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

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

other areas (explain) _____

Sum of features = B

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

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area > 5' in height)

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

2nd floor (12' or less in height) 12' see definition

3rd floor (12' or less in height) of STORY §200-7]

4th floor (12' or less in height)

attic (area > 5' in height)

area under deck (if > 5' in height)

roofed porch(es)

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

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

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

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

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

This worksheet applies 1. plan by/dated David L. Farrar, PLS 6/12/2025
to the following plan(s): 2. plan by/dated _____
3. plan by/dated _____

Building Official _____

Date 6-17-2025

EXISTING

PROPOSED

6142 FT²

6142 FT²

0 FT²

96 FT²

976

976 FT²

79 FT²

79 FT²

2

2

0 FT²

0 FT²

1055 FT²

1134 FT²

5087 FT²

5008 FT²

0 FT²

79 FT²

577 FT²

577 FT²

838 FT²

838 FT²

738 FT²

738 FT²

161 FT²

161 FT²

2314 FT²

2397 FT²

79 FT²

3.4 %

2.2

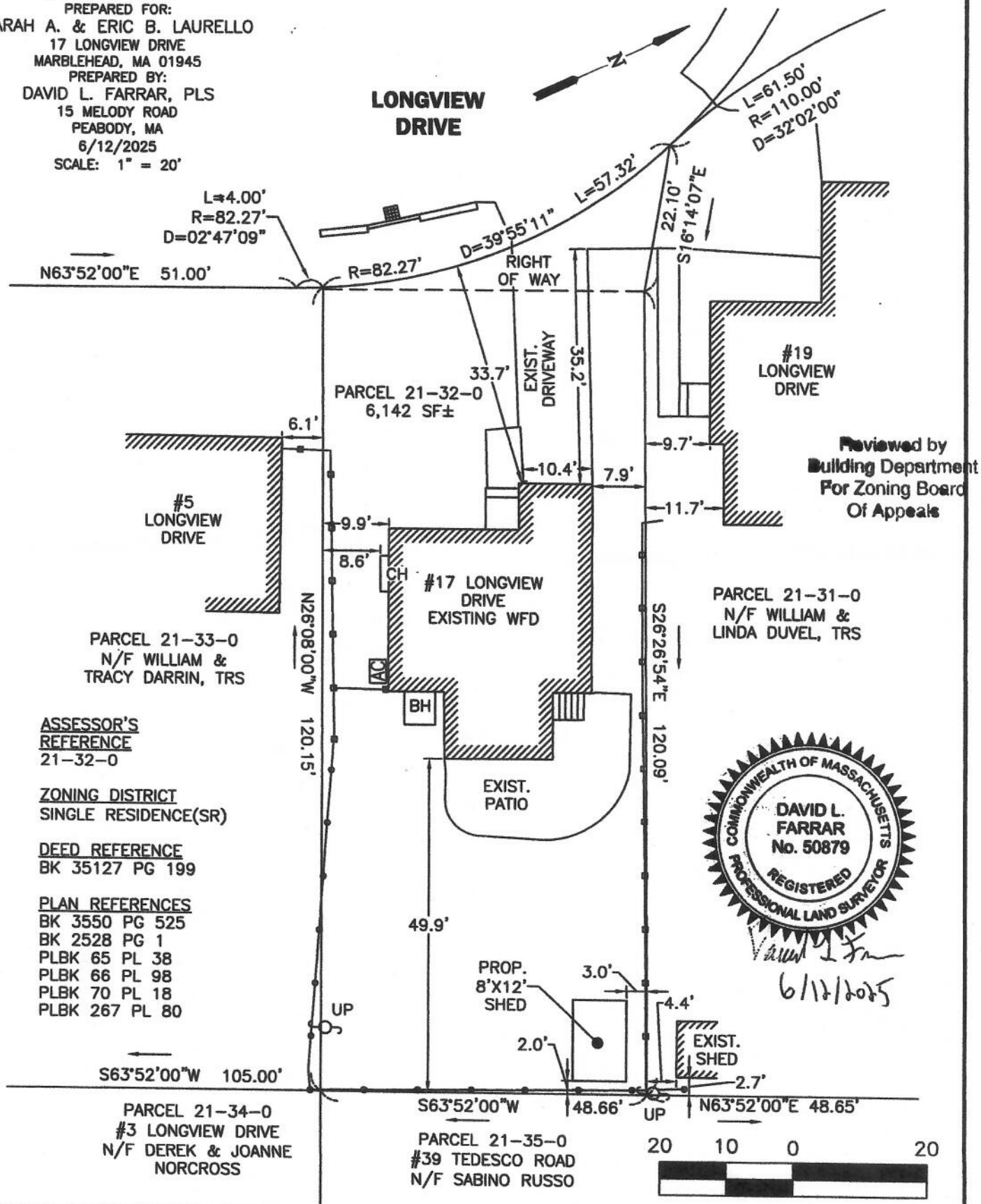
2.1

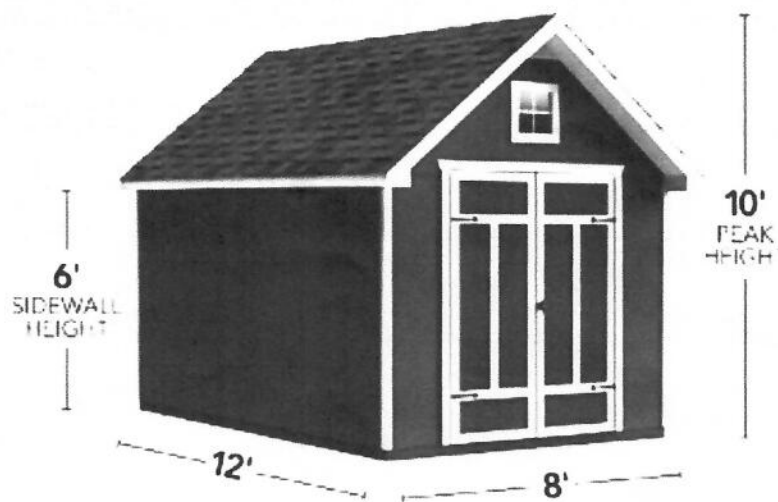
ZONING BOARD OF APPEALS PLOT PLAN

LOCATED AT
#17 LONGVIEW DRIVE
IN
MARBLEHEAD, MA
PREPARED FOR:
SARAH A. & ERIC B. LAURELLO
17 LONGVIEW DRIVE
MARBLEHEAD, MA 01945
PREPARED BY:
DAVID L. FARRAR, PLS
15 MELODY ROAD
PEABODY, MA
6/12/2025
SCALE: 1" = 20'

NOTE:

1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A
TITLE REPORT AND MAY NOT RELECT MATTERS THAT MAY BE
CONTAINED THEREIN.





8x12 Specs

- Common Size (w x d x h): 8' x 12' x 10'
- Cubic Feet Storage: 730
- Square Footage: 96
- Number of Rafters: 7 sets
- Assembled Weight: 1,907 lbs.
- Vents: Wall Vent (2)
- Double Doors: 56" (width) | 70" (height)
- Wall Framing: 2" x 4"
- Stud Spacing: 24" O.C
- Rafter Spacing: 24" O.C
- Piano Hinges: Included
- Type of Handle: Locking T-Handle
- Gable Window (1): 12" x 12"
- Roof Style: Gable
- Roof Pitch: 9.5/12
- Maximum Roof Load (lbs./ sq. ft.): 23
- Maximum Wind Resistance (mph): 115
- Warranty: Limited 15-year warranty

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