



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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RECEIVED
MARBLEHEAD
TOWN CLERK

2025 JUL -9 PM 3:52
Town Clerk

Project Address 7 Conant Rd.

Assessor Map(s) 3 Parcel Number(s) 17

OWNER INFORMATION

Signature _____ date _____

Name (printed) Donald and Helena Dowling

Address 7 Conant Rd.

Phone Numbers: home _____ work _____

E-mail _____ fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Jeffrey M. Tucker date 7/8/2025

Name (printed) Jeffrey M. Tucker AIA, ASLA

Address 56 Atlantic Ave Marblehead Ma 01945

Phone Numbers: home 781- 631- 3546 work _____

E-mail jeff@tuckerarch.com fax _____

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

The proposed project is to build a covered porch on a pre-existing non- conforming house

with less than required Lot Area, Lot Width, Frontage, Front yard set back, Side Yard Set back and Tandem parking. The new non-conformites are less than required Lot Area, Lot Width, Frontage, Front yard set back, Side Yard Set back and Tandem parking.

- 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) SG CJ 7-9-2025

2. Town Clerk's stamp (upper right corner)

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Revision Date: 12-02-2020

Project Address 7 Conant Rd. _____ **Map(s) / Parcel(s)** 3 / 17 _____

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 **X** No _____ (explain) _____

PROPOSED CHANGE OF USE

No **X** 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)
 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

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ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes _____	No X
Historic District Commission	Yes _____	No X
Planning Board	Yes _____	No X

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

Yes **X** No _____ (explain) _____

Building Official  Date 7-9-2025

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Project Address 7 Conant Rd.

Map(s) / Parcel(s) 3 / 17

NET OPEN AREA (NOA)

Lot area = A

Area of features

footprint of accessory building(s)

EXISTING

5000

PROPOSED

5000

footprint of building

0

0

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

1421

1421

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

324

324

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

0

0

other areas (explain) Second Floor Overhang

46

46

Sum of features = B

1898

2122

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

3102

2878

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area >5' in height)

830

830

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

1421

1421

2nd floor (12' or less in height)

12' see definition

1431

1431

3rd floor (12' or less in height)

of STORY §200-7]

0

0

4th floor (12' or less in height)

0

0

attic (area >5' in height)

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0

0

area under deck (if >5' in height)

0

0

roofed porch(es)

0

242

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

3682

3924

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

= 242

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

= 6.57

%

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

= 0.84

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

= 0.73

This worksheet applies 1. plan by/dated _____

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

3. plan by/dated _____

Building Official

[Signature]

Date 7-9-2025