



TOWN SEAL

tel: 781-631-1529

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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 [Signature] 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-conformities 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) [Signature] 7-9-2025

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

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

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**ZBA-APPLICATION**  
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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 ☒ 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

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**ADDITIONAL HEARINGS REQUIRED**

Conservation Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

Building Official [Signature] Date 7-9-2025

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**ZBA-APPLICATION**

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

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

**PROPOSED**

5000

5000

**Area of features**

footprint of accessory building(s)

0

0

footprint of building

1421

1421

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

107

332

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 Overhange

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



Date

7-9-2025