



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

2025 JUL 30 AM 9:31  
Town Clerk

Project Address 98 Evans Road

Assessor Map(s) MARBM0125B0034L0 Parcel Number(s) 125-34-0

#### OWNER INFORMATION

Signature Michael Buscanera dotloop verified  
07/23/25 1:04 PM EDT  
QXRN-DORD-GIAU-90K date 07/23/2025

Name (printed) Michael Buscanera

Address 344 Andover Street Danvers MA 01923

Phone Numbers: home 6176908653 work 6176908653

E-mail atlanticpropertydevelopment@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)

Please see attached for description

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 Signature 7-29-2025
2. Town Clerk's stamp (upper right corner) Signature

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

Revision Date: 12-02-2020

**Project Address** 98 Evans Rd. **Map(s) / Parcel(s)** 125-34-0

**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 Residential

**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**

<b>Conservation Commission</b>	Yes _____	No <input checked="" type="checkbox"/>
<b>Historic District Commission</b>	Yes _____	No <input checked="" type="checkbox"/>
<b>Planning Board</b>	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 7-29-2025

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

*Revision Date: 12-02-2020*

Project Address 98 EVANS RD Map(s) / Parcel(s) 125-34

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>7,441</u>	<u>7,441</u>
<b>Area of features</b>		
footprint of accessory building(s)	<u>0</u>	<u>0</u>
footprint of building	<u>1220</u>	<u>1378</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>72</u>	<u>72</u>
number of required parking spaces _____ x (9'x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) _____	<u>0</u>	<u>0</u>
<b>Sum of features = B</b>	<u>1616</u>	<u>1774</u>
<b>Net Open Area (NOA) = (A - B)</b>	<u>5825</u>	<u>5667</u>

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	<u>0</u>	<u>0</u>
basement or cellar (area >5' in height)	<u>896</u>	<u>896</u>
1st floor (12' or less in height) <small>NOTE: [for heights exceeding</small>	<u>1220</u>	<u>1347</u>
2nd floor (12' or less in height)	<u>0</u>	<u>1345</u>
3rd floor (12' or less in height)	<u>0</u>	<u>0</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area >5' in height)	<u>158</u>	<u>0</u>
area under deck (if >5' in height)	<u>0</u>	<u>0</u>
roofed porch(es)	<u>0</u>	<u>0</u>
<b>Gross Floor Area (GFA) = sum of the above areas</b>	<u>1166</u>	<u>3588</u>

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	= <u>2422</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	= <u>207</u> %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	= <u>4.9</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	= <u>1.5</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 7-29-2025

## **Project Description 98 Evans Road Marblehead, MA**

We are applying to the Zoning Board of Appeals for relief to undertake a renovation and expansion project at 98 Evans Road. The proposed work includes the **construction of a new second-floor addition and the rebuilding of the first-floor exterior walls, while retaining the existing foundation and first-floor floor joists.**

Additionally, we propose to **square off the existing bump-out on the right (east) side of the structure**, creating a small modification to the footprint in that area. This change is intended to create a more functional floor plan and simplify the structural design.

The remainder of the foundation will remain unchanged, and the majority of the project is a **vertical expansion**. The new design will add much-needed living space while maintaining compatibility with the surrounding neighborhood.

Because the property is **pre-existing and non-conforming** the project requires a **special permit and/or variance** in accordance with the Marblehead Zoning Bylaw.

We respectfully request the Board's approval to proceed with this modest and thoughtful improvement to the property.

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals