



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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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-9OKJ **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] 7-29-2025

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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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

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"/>

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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

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

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 _____ 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)

EXISTING

PROPOSED

7,441

7,441

0

0

1220

1378

72

72

324

324

0

0

0

0

1616

1774

5825

5667

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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0

0

896

896

1220

1347

0

1345

0

0

0

0

158

0

0

0

0

0

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

1166

3588

Proposed total change in GFA = (proposed GFA - existing GFA) = 2422

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 207 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 4.9

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.5

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.

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