



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 JUN 24 PM 4:56
Town Clerk

Project Address 19 Garden Road

Assessor Map(s) 29 Parcel Number(s) 1

OWNER INFORMATION

Signature Nisha Austin date 06/17/2025

Name (printed) Nisha Austin

Address 19 Garden Road

Phone Numbers: home 847-757-0489 work

E-mail nisharasik@gmail.com fax

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)

Build two sheds which encroach on one side setback by 4'

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] 6-23-2025
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 19 Garden Road

Map(s) / Parcel(s) 29/1

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 residence

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

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

Yes ☒ No ☐ (explain) _____

Building Official _____

Date 6-23-2025

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 19 Garden Road

Map(s) / Parcel(s) 29/1

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)

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 North Shore Survey, 06/11/2025

to the following plan(s): 2. plan by/dated Autonomous, 06/17/2025

3. plan by/dated _____

Building Official



Date 6-23-2025

EXISTING

PROPOSED

7352

7352

96

204

849

849

195

195

324

324

0

0

0

0

1464

1572

5888

5780

96

204

849

849

849

849

488

488

0

0

0

0

0

0

0

0

48

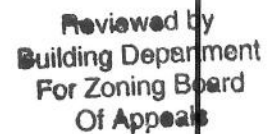
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2330

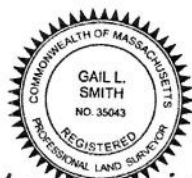
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	REQUIRED	EXISTING DWELLING	PROPOSED SHEDS
LOT AREA	10000	7352±	7352±
FRONTAGE	100	54.55'	54.55'
FRONT	20	14'±	N/A
SIDE	15	7.8'	11'±
REAR	15	87.6'	87.6'
BLDG HEIGHT	35	25.5'±	25.5'±



PROPERTY OF
LOREN & NISHA AUSTIN
SCALE 1"= 20' JUNE 11, 2025
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. - SALEM, MA
(978) 744-4800 # 5



THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

5761

Preparation

From autonomous.ai website 06/17/2025

Pod was specifically engineered to be DIY friendly but if you're a complete novice or feeling somewhat unsure, it can be helpful to have a spare pair of hands to help. Feel free to give us a call anytime, too. For optimal results, we recommend hiring professional help to assemble your Pod.

1. Receive Pod

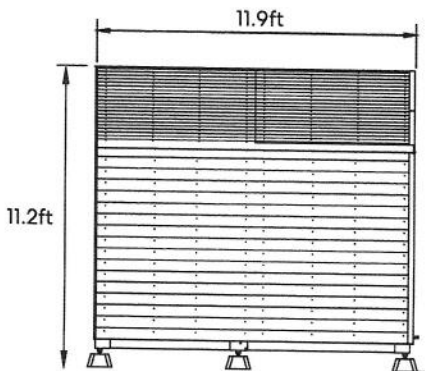
Pod will arrive by truck in 4 wooden crates. Packages inside weighing between 80 - 200 lbs. The largest package is about 82" in length and 50" in width, so please ensure there is a clear pathway with sufficient space.

2. Choose a location

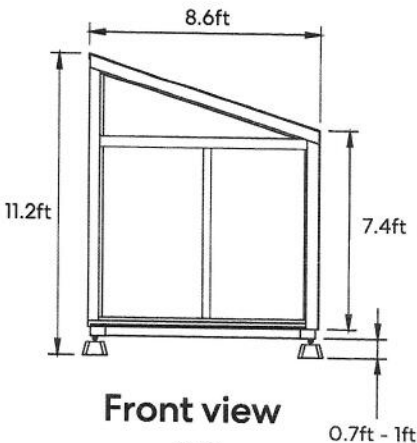
Select a location with good ventilation, plenty of clear space, and a solid surface.

Pod will be about 11.2ft in height once assembled, so make sure there aren't any trees in the way. The foundation is 11.9ft by 8.6ft, so for a comfortable fit, we recommend an area around double of that - 24ft by 17ft.

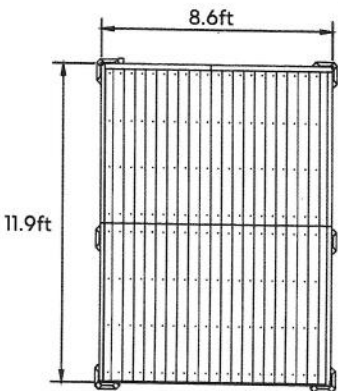
Most backyard surfaces are suitable, including soil, brick, concrete, gravel, grass, etc., - but please make sure there is as low a risk as possible of subsidence.



Side view



Front view



Top view

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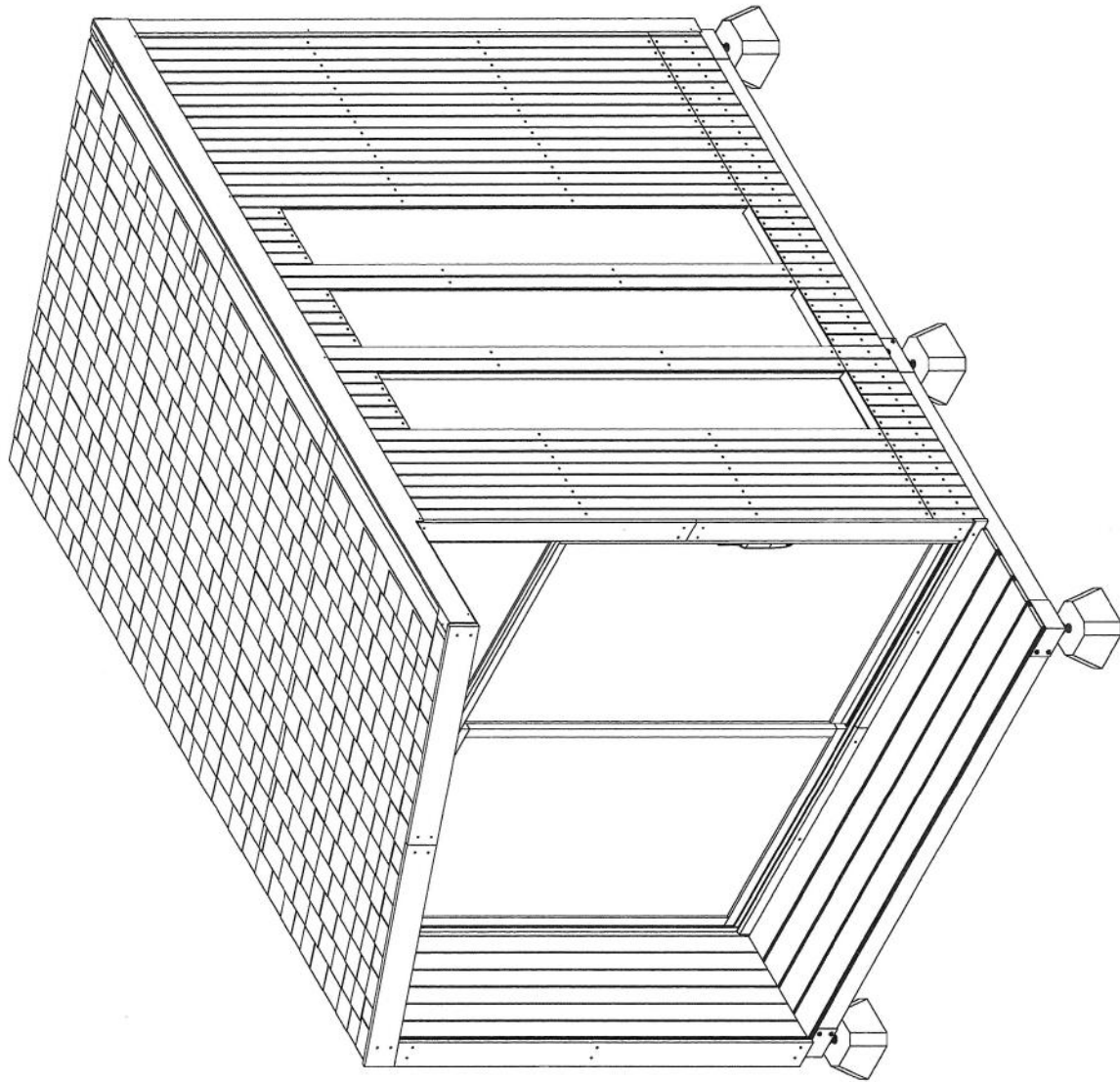
3. Tools & Equipment

No	Description	Qty
Pod Included:		
1	Level ruler 40"	1
2	Tap measure 16'	1
3	Silicone gun	1
4	Silicone sealant (clear)	2
5	Rubber mallet	1
6	Connector Bolts - 1/4" x 2 - 3/4"	80
7	Bolt & Nut - 5/16" x 5"	14
8	Bolt & Nut - 3/8" x 6"	3
9	Bolt & Nut - 3/8" x 10"	20
10	Wood screw #8 x 1 - 37/64"	500
11	Black screw #8 x 1 - 37/64"	30
12	Hex drill bit - 5/32"	2
13	Hex key - 5/32"	2
14	Outlet cover	1
15	Screwdriver	1

No	Description	Qty
16	Drill bit 3/8"	1
17	Adjustable Wrench	1
18	Wrench 11/16"	2
19	Wrench 1/2"	2
20	Paper cutter	1
21	F Clamp - 10"	1
22	Wood block	2
23	Vent cover - 5"	2
24	Vent cover - 6"	1
25	Plastic putty knife	1
26	Tape roll	2
27	Plastic cap nail	450

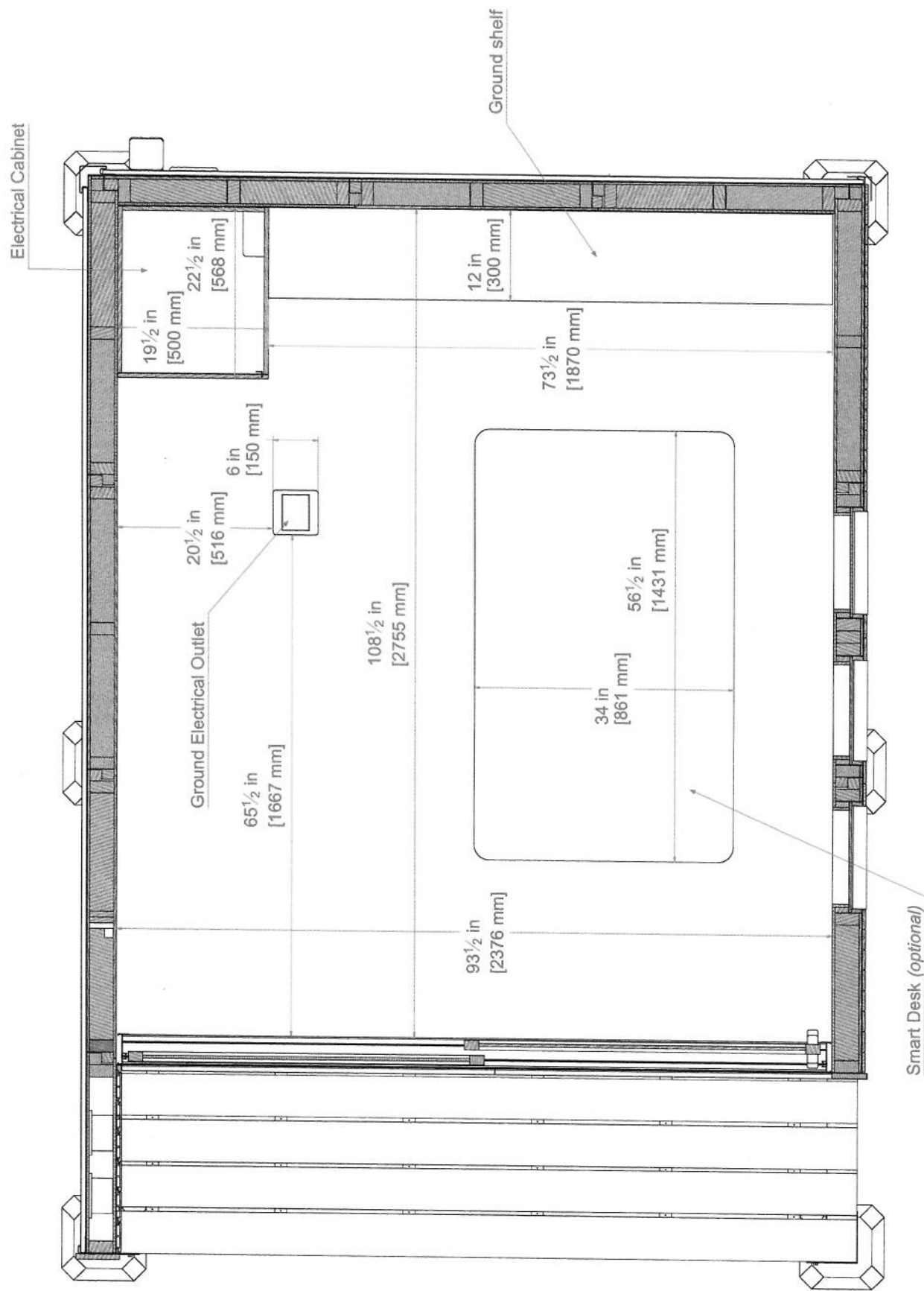
Need to prepare:

1	Electric screwdriver	2
2	Ladder 14'	1



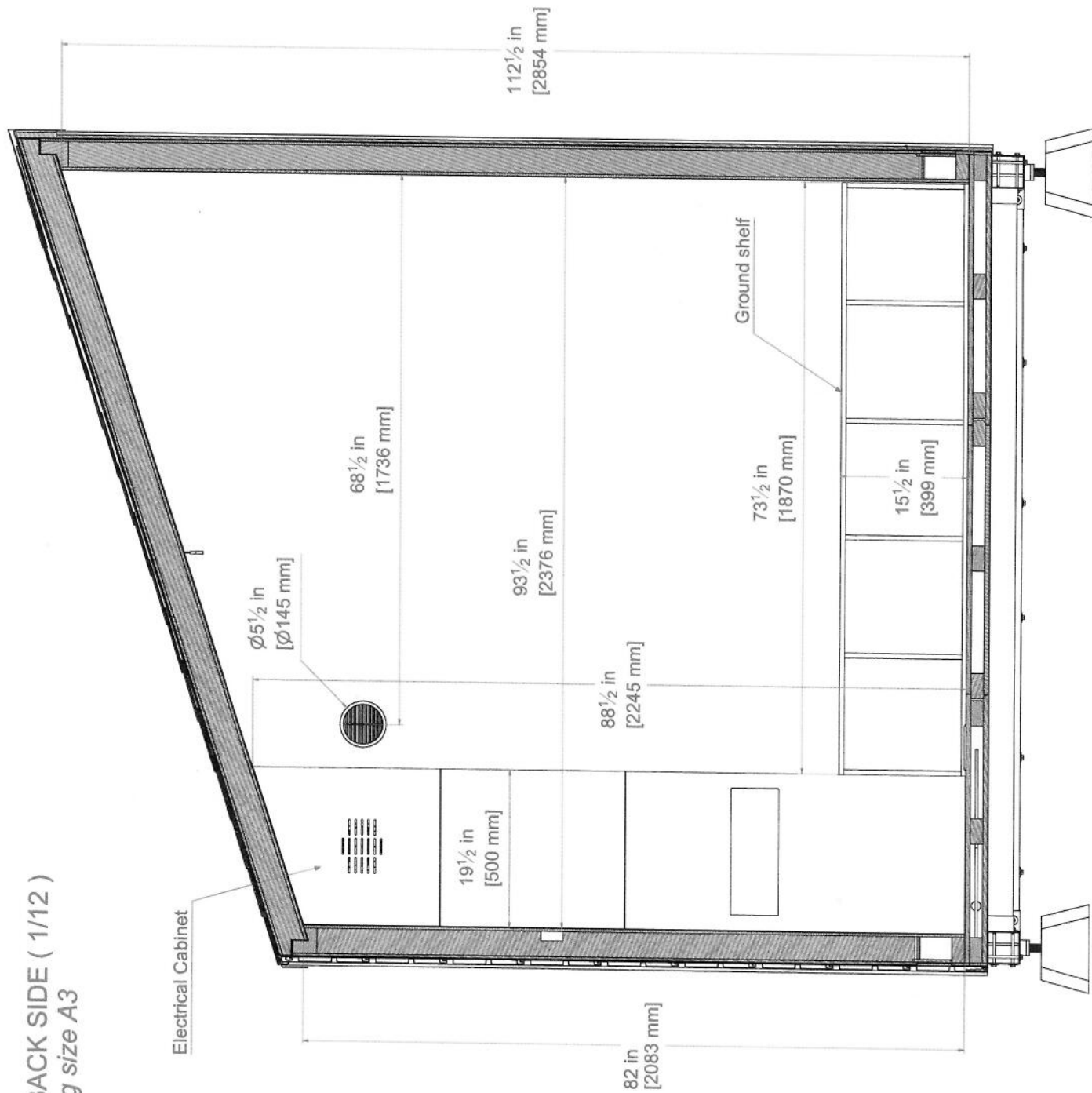
WORK POD (1/20)

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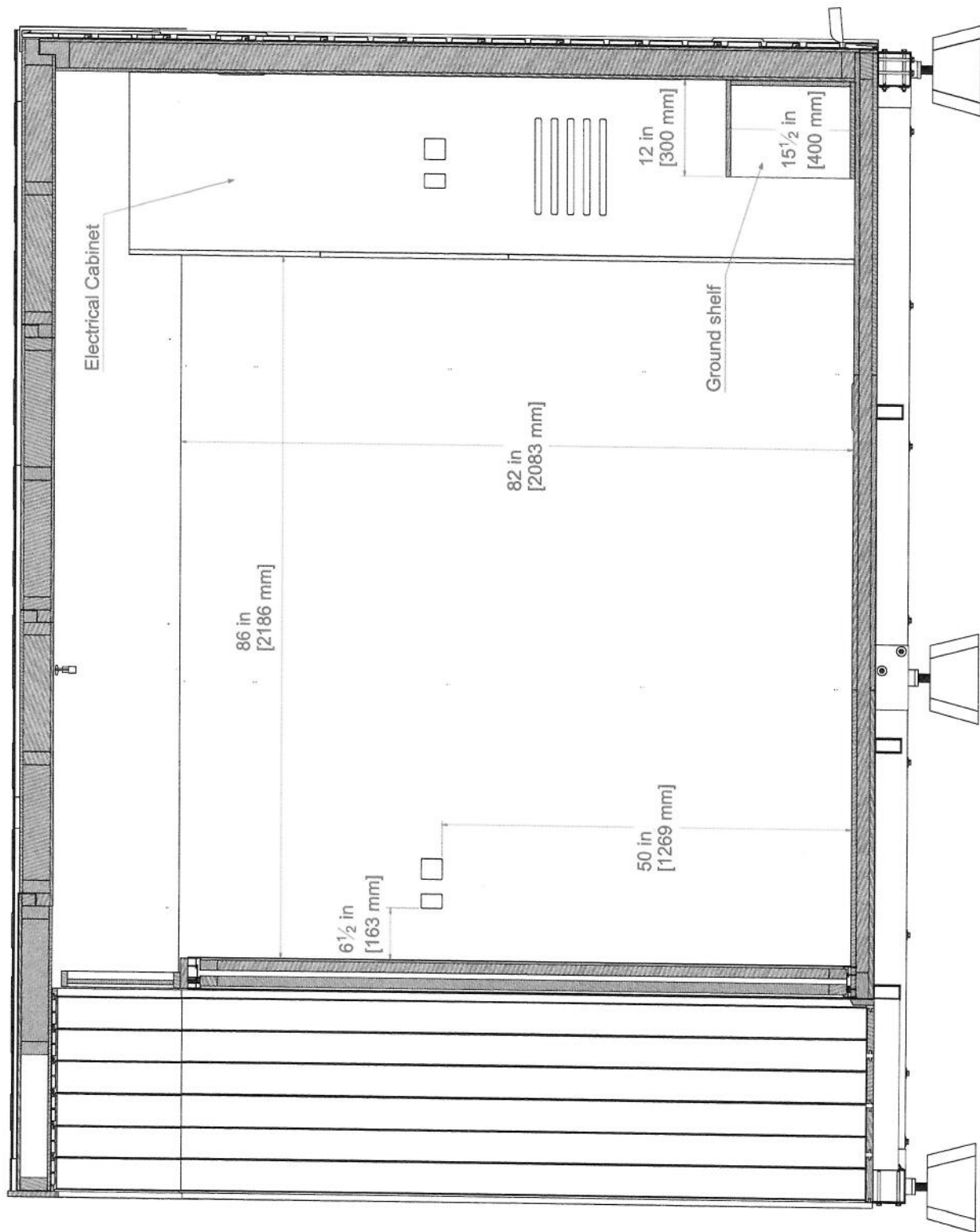


INSIDE VIEW - FLOOR (1/12)
Drawing size A3

INSIDE VIEW - BACK SIDE (1/12)
 Drawing size A3

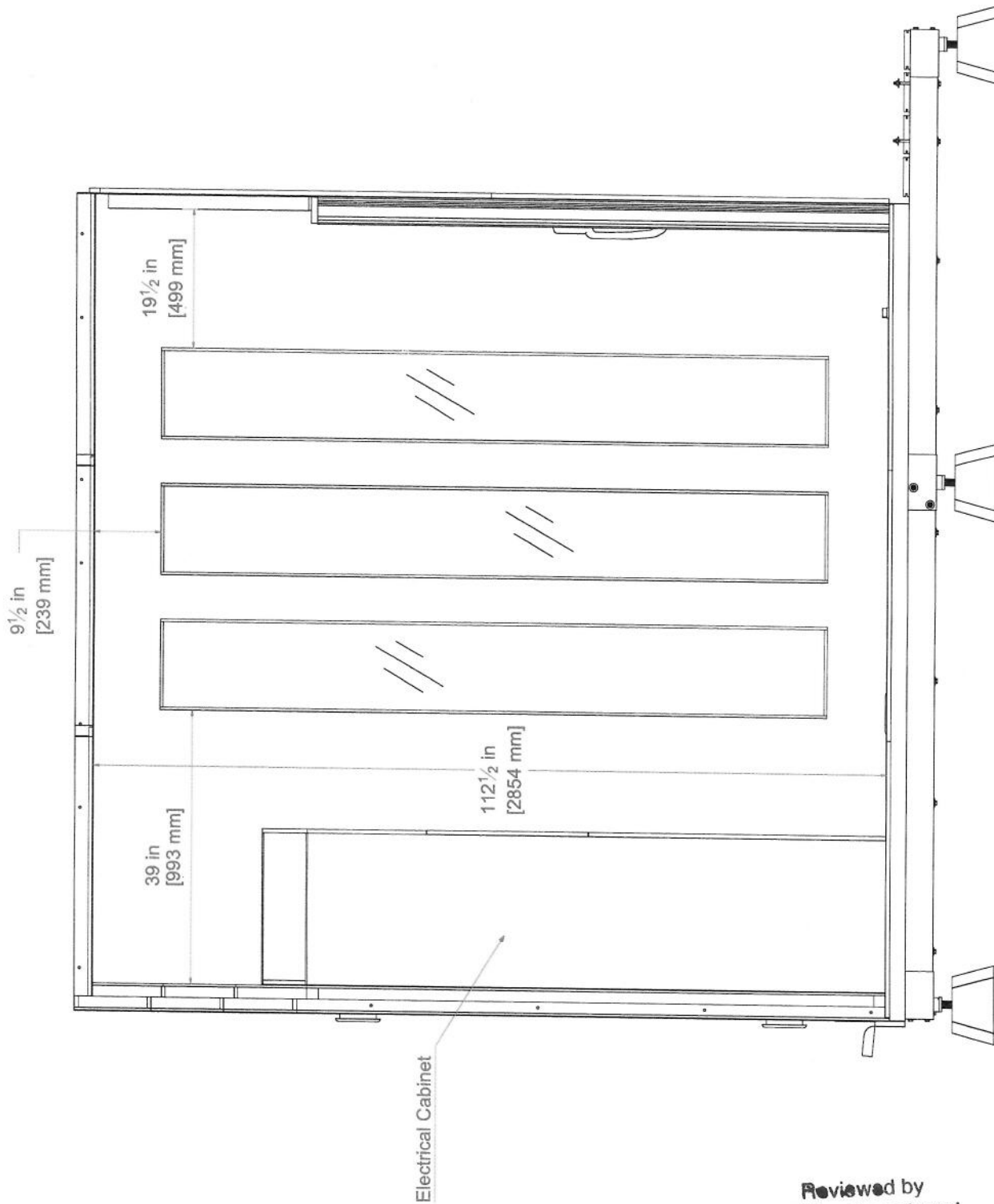


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INSIDE VIEW - NO WINDOW SIDE (1/12)
Drawing size A3

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INSIDE VIEW - WINDOW SIDE (1/14)
Drawing size A3