



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

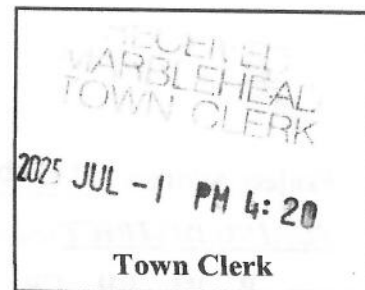
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

PAGE 1 of 3



Project Address 1 Hibbard Road

Assessor Map(s) 157 Parcel Number(s) 33

OWNER INFORMATION

Signature *Rick Gayne* date 7/1/25

Name (printed) Rick Gayne

Address 1 HIBBARD RD

Phone Numbers: home 978 290-2768 work _____

E-mail r.gayne@yahoo.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)

NEW ADU RELIEF ON FRONT SETBACK

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]* 7-1-2025

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

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

Town of Marblehead
ZBA-APPLICATION

Revision Date: 12-02-2020

Page 2 of 3

Project Address 1 Hibbard Road Map(s) / Parcel(s) 157/33

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR **SR** SSR ESR SESR HBR U SU

CURRENT USE (explain) _____

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes X No _____ (explain) _____

PROPOSED CHANGE OF USE

No _____ 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)
- X 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 _____	No <u>X</u>
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes _____	No <u>X</u>

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

Yes X No _____ (explain) _____

Building Official [Signature] Date 7-1-2025

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address _____ Map(s) / Parcel(s) _____

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	8,540	8,540
Area of features		
footprint of accessory building(s)	100	100
footprint of building	1,027	1,625
footprint of deck(s), porch(es), step(s), bulkhead(s)	365	425
number of required parking spaces _____ x (9'x 18' per space)	324	324
area of pond(s), or tidal area(s) below MHW		
other areas (explain) _____		
Sum of features = B	1,816	2,475
Net Open Area (NOA) = (A - B)	6,724	6,065

GROSS FLOOR AREA (GFA)

accessory structure(s)	100	100
basement or cellar (area >5' in height)	900	900
1st floor (12' or less in height) NOTE: [for heights exceeding	1,027	1,625
2nd floor (12' or less in height) 12' see definition	868	868
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)	15	59
Gross Floor Area (GFA) = sum of the above areas	2,910	3,495

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<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	=	585
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	=	20.1 %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	=	.43
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	=	.57

This worksheet applies 1. plan by/dated _____
 to the following plan(s): 2. plan by/dated _____
 3. plan by/dated _____

Building Official  Date 7-1-2025

