



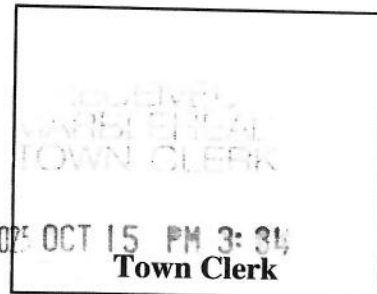
TOWN SEAL  
tel: 781-631-1529

fax: 781-631-2617  
Revision Date: 08-01-2025

# 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 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 10/8/2024

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, and Side Yard Set back.

- 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 Community Development & Planning 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] 10-15-2025
2. Town Clerk's stamp (upper right corner)

**View Bylaws - (Chapter 200, Zoning) - online at: <https://marbleheadma.gov/>**

**Town of Marblehead**  
**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 10-15-2025

**Town of Marblehead**  
**ZBA-APPLICATION**

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Project Address 7 Conant Rd.

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

**NET OPEN AREA (NOA)**

|  | <b><u>EXISTING</u></b> | <b><u>PROPOSED</u></b> |
|--|------------------------|------------------------|
| Lot area = A   | 5000                   | 5000                   |
| Area of features   |                        |                        |
| footprint of accessory building(s)                             | 15                     | 15                     |
| footprint of building  | 1421                   | 1421                   |
| footprint of deck(s), porch(es), step(s), bulkhead(s)          | 144                    | 251                    |
| 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) <u>Second Floor Overhang</u>             | 46                     | 46                     |
| Sum of features = B  | 1913                   | 2040                   |
| Net Open Area (NOA) = (A - B)                                  | 3087                   | 2960                   |

**GROSS FLOOR AREA (GFA)**

|  |      |      |
|--|------|------|
| accessory structure(s)   | 15   | 15   |
| 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)                                     | 0    | 0    |
| area under deck (if >5' in height)                             | 0    | 0    |
| roofed porch(es)   | 0    | 151  |
| Gross Floor Area (GFA) = sum of the above areas                | 3697 | 3848 |

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|   |          |
|---|----------|
| <b><u>Proposed total change in GFA</u></b> = (proposed GFA - existing GFA)                | = 151    |
| <b><u>Percent change in GFA</u></b> = (proposed total change in GFA ÷ existing GFA) x 100 | = 4.08 % |
| <b><u>Existing Open Area Ratio</u></b> = (existing NOA ÷ existing GFA)                    | = 0.84   |
| <b><u>Proposed Open Area Ratio</u></b> = (proposed NOA ÷ proposed GFA)                    | = 0.77   |

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

Building Official



Date

10-15-2025