



TOWN SEAL  
tel: 781-631-1529

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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

2025 OCT 15 PM 3:34  
Town Clerk

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 Jeffrey M. Tucker date 10/8/2025

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  
Or 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) STJ CJ 10-15-2025
2. Town Clerk's stamp (upper right corner)

**Town of Marblehead**  
**ZBA-APPLICATION**  
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Revision Date: 12-02-2020

**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  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  §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

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

**ADDITIONAL HEARINGS REQUIRED**

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

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

Yes  No \_\_\_\_\_ (explain) \_\_\_\_\_

Building Official 

Date 10-15-2025

**Town of Marblehead**  
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*Revision Date: 12-02-2020*

Project Address 7 Conant Rd.

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

**NET OPEN AREA (NOA)**

**Lot area = A**

**Area of features**

	<b>EXISTING</b>	<b>PROPOSED</b>
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
<b>Sum of features = B</b>	1913	2040
<b>Net Open Area (NOA) = (A - B)</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) <u>NOTE:</u> [for heights exceeding	1421	1421
2nd floor (12' or less in height)	12' see definition	1431
3rd floor (12' or less in height)	of STORY §200-7]	0
4th floor (12' or less in height)	0	0
attic (area >5' in height)	Reviewed by Building Department For Zoning Board Of Appeals	0
area under deck (if >5' in height)	0	0
roofed porch(es)	0	151
<b>Gross Floor Area (GFA) = sum of the above areas</b>	3697	3848

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