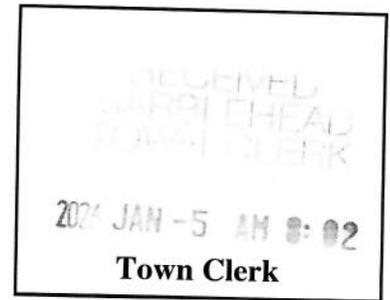




Town of Marblehead
ZONING BOARD OF APPEALS

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



TOWN SEAL
tel: 781-631-1529

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

ZBA APPLICATION
PAGE 1 of 3

Project Address 14 Hereford Road
Assessor Map(s) 32 Parcel Number(s) 44

OWNER INFORMATION

Signature Alexandra Moss date 12/18/25
Name (printed) Alexandra Moss
Address 14 Hereford Road
Phone Numbers: home 617-959-4073 work
E-mail alexecahill@gmail.com fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature
Name (printed)
Address
Phone Numbers: home work
E-mail fax

PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary)

Remove and rebuild 1-story enclosed porch at left side of house. The new 1-story structure will have a slightly enlarged footprint, maintaining 15' setback

- 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).

Reviewed by Building Department For Zoning Board Of Appeals

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature] 12-18-2025
2. Town Clerk's stamp (upper right corner)

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

Town of Marblehead
ZBA-APPLICATION

Revision Date: 12-02-2020

Page 3 of 3

Project Address 14 Mercford Rd Map(s) / Parcel(s) 32/44

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>6885</u>	<u>6885</u>
Area of features		
footprint of accessory building(s)	<u>48</u>	<u>48</u>
footprint of building	<u>1246</u>	<u>1297</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>49</u>	<u>49</u>
number of required parking spaces <u>2</u> x (9' x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>-</u>	<u>-</u>
other areas (explain) _____	<u>-</u>	<u>-</u>
Sum of features = B	<u>1667</u>	<u>1718</u>
Net Open Area (NOA) = (A - B)	<u>5218</u>	<u>5167</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)			<u>48</u>	<u>48</u>
basement or cellar (area >5' in height)			<u>660</u>	<u>660</u>
1st floor (12' or less in height)	NOTE: [for heights exceeding		<u>858</u>	<u>925</u>
2nd floor (12' or less in height)	12' see definition		<u>1073</u>	<u>1073</u>
3rd floor (12' or less in height)	of STORY §200-7]		<u>-</u>	<u>-</u>
4th floor (12' or less in height)			<u>-</u>	<u>-</u>
attic (area >5' in height)	Reviewed by Building Department For Zoning Board Of Appeals		<u>180</u>	<u>180</u>
area under deck (if >5' in height)			<u>-</u>	<u>-</u>
roofed porch(es)			<u>-</u>	<u>-</u>
Gross Floor Area (GFA) = sum of the above areas				<u>2819</u>

Proposed total change in GFA = (proposed GFA - existing GFA) = 67

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 2.37 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1.85

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.79

This worksheet applies to the following plan(s):
 1. plan by/dated North Shore Survey Corp 10/7/25
 2. plan by/dated Anthony Rossien Architects 10/7/25
 3. plan by/dated _____

Building Official  Date 12-18-2025

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 14 Hereford Rd Map(s) / Parcel(s) 32 / 44

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) Single family residence

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 No
Historic District Commission Yes No
Planning Board Yes No

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes No (explain) _____

Building Official [Signature] Date 12-18-2025