TOWN OF MARBLEHEAD
SITE PLAN APPROVAL APPLICATION
PLANNING BOARD

1. Property Address: _29 Clifton Heights Lane_

2. Assessor Map _46_ Lot _17 & 17A_ 3. Zoning District _SSR_

4. Applicant: _Laurence J. Groipen_

5. Applicant's Address 13 Cutting Road, Swampscott, MA 01907

6. Telephone Number: _781-710-6998_ (Daytime) _____(Evening)

7. Email address: _c/o lynch@marbleheadlaw.com_

7. Applicant's Representative _Paul M. Lynch, Esq, Zero Spring Street, Marblehead, MA_
   _01945_

8. List other permits required and status (e.g. Old & Historic Districts, Conservation,
   Board of Appeals, etc., obtained, scheduled, etc.) _____

   Conservation-scheduled _____

   _____

   _____   _5·12·20_____
   (Signature of Owner's Representative)   (Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name Laurence Groipen
Address_13 Cutting Road_____

   Swampscott, MA 01907_____

Phone: 781-710-6998

FOR TOWN USE ONLY

Application Received_____Submittal Deemed Complete _____

Waivers _____

Scheduled Hearing Date_____File Number _____

NARRATIVE

Laurence J. Groipen

29 Clifton Heights Lane

Applicant is requesting a Site Plan Special Permit to remove the existing single family dwelling and construct a new single family dwelling with an attached garage which will conform to all the required dimensional regulations of the zoning bylaws.

Presently the property contains two lots of 13, 394 square feet and 20,388 square feet respectfully. The property has recently been acquired by the applicants and said lots will be mergered into one lot for a total of 33,782 square feet which is greater than three times the required area.

The new dwelling will have a footprint of 3445 square feet which includes a 900 square foot garage. The total finished area will be 3,957 square feet.

The maximum height will be 29'10.25" measured from the lowest point at elevation 29 at the walkout basement.

The main portion of the dwelling will have a street level height of 18.5 feet at elevation 36.

The tennis court will be removed and the existing
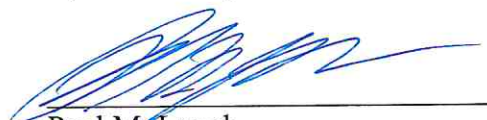
A Notice of Intent has been filed with the Conservation Commission.

The completed open area ratio will exceed the allowed at 1: 5.55

The standards for a Site Plan Special Permit are met with the following:

a. The architectural and design features are in harmony with the prevailing character and scale of the neighborhood.
b. The character of the site is preserved with minimum grade changes and existing terrain
c. Vehicular and pedestrian movement within the site are convenient and safe.
d. External emissions from the site are minimized or eliminated
e. The adverse effects on abutting lots, the immediate neighborhood and the Town of Marblehead are minimized.

Respectfully submitted
Laurence Groipen
By his attorney

Paul M. Lynch

Project Address 29 Clifton Heights Lane   Map(s) / Parcel(s) 46/17 & 17A

NET OPEN AREA (NOA)

	EXISTING	*PROPOSED*
Lot area = A	33,782	33,382
Area of features		
footprint of accessory building(s)		
footprint of building	2,668	3,445
footprint of deck(s), porch(es), step(s), bulkhead(s)		76
number of required parking spaces ___ x (9'x 20' per space)	324	324
area of pond(s), or tidal area(s) below MHW		
other areas (explain)_____		
Sum of features = B	2,992	3,845
Net Open Area (NOA) = (A - B)	30,790	29,937

GROSS FLOOR AREA (GFA)

	EXISTING	*PROPOSED*
accessory structure(s)	0	0
basement or cellar (area >5' in height)	1584	1369
1st floor (12' or less in height) NOTE: [for heights exceeding	2092	3445
2nd floor (12' or less in height) 12' see definition		943
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)	672	325
roofed porch(es)	576	
Gross Floor Area (GFA) = sum of the above areas	4,924	6,082

Proposed total change in GFA = (proposed GFA - existing GFA)	= 1,158
Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100	= 24 %
Existing Open Area Ratio = (existing NOA ÷ existing GFA)	= 6.25
Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)	= 5.5

This worksheet applies   1. plan by/dated Poravas Design/4/29/2020
to the following plan(s): 2. plan by/dated Patrowicz Land Development/5/5/2020
                          3. plan by/dated _____

Building Official _____   Date _____