

**TOWN OF MARBLEHEAD
SITE PLAN APPROVAL APPLICATION
PLANNING BOARD**

1. Property Address: 354 ATLANTIC AVENUE
2. Assessor Map 20 Lot 14 3. Zoning District SSP
4. Applicant: JAMES + SUSAN RUDOLPH & ATLANTIC AVE. TRUST
5. Applicant's Address 354 ATLANTIC AVE. MARBLEHEAD, MA
6. Telephone Number: _____ (Daytime) 781.593.2992 _____ (Evening)
7. Email address: Jrudolph@flawyers.com
7. Applicant's Representative SIEMSTO + VERBODDE, LLC
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) _____
CON CON - FILED. PENDING
ZBT - FILED. PENDING

(Signature of Owner) _____ (Date) 20th Feb. 2026

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name _____
Address _____ SAME AS ABOVE

Phone: _____

FOR TOWN USE ONLY

Application Received _____ Submittal Deemed Complete _____
Waivers _____
Scheduled Hearing Date _____ File Number _____

(c) Vehicular and pedestrian movement within the site are convenient and safe (such as but not limited to: traffic patterns, circulation, location of driveway openings, parking, loading, access by emergency vehicles, and visibility of and identity of street address numbers).

(d) External emissions from the site are minimized or eliminated (such as but not limited to: erosion, surface water runoff, pollution, sewage, disposal of refuse, odors, noise, glare, light and any other environmental impacts).

(e) The adverse effects on abutting lots, the immediate neighborhood and the Town of Marblehead are minimized including (such as but not limited to: conflicts between residential, commercial and industrial uses, obstructions of views, increases in use of Town services and impact on Town infrastructure).

(4) A completed application form

(5) An application fee (the fee is calculated by taking the construction cost and multiplying by .001. *Example 350,000 construction cost x .001 = \$350 FEE*
The minimum fee is \$200 and the maximum fee is \$1000)

$$\text{\$}200,000 \times .001 = \text{\$}200$$

Applicants should refer to the Marblehead Zoning Bylaw 200-37 – Special Permit for Site Plan Approval for more detailed information on Site Plan Approval.

Rudolph Residence
254 Atlantic Ave
Marblehead MA 01945

Zoning District SSR

Current Use Single Family Dwelling

Dimensional Regulations	Required	Existing	Proposed
Lot Area	10,000	31,307	31,307
Frontage	100'-0"	120.59	120.59
Front Set Back	20'-0"	135' +/-	135' +/-
Side Set Back	25'-0"	14' +/-	5' +/-
Rear Set Back	15'-0"	75' +/-	75' +/-
Min. Open Area	1	2.95	2.69
Max Ht	30'-0"	32.0'	32.0'

Project Narrative: 354 Atlantic Avenue

This project consists of adding a 1 car bay to an existing 2 car accessory garage structure and connecting the garage to the existing single-family home with an enclosed single-story hallway. The purpose of the project is to allow for an additional enclosed parking space and a safe, warm and dry connection from the garage to the home.

The design adds a roof to the current flat roofed garage and employs traditional materials which match the existing main house providing a design in harmony with surrounding homes in the neighborhood.

The garage addition is built into the hill, similar to the existing garage, reducing its impact on the adjacent property and allowing the existing character of the land to remain intact.

The courtyard which allows cars to safely turn around and exit the property facing out is essentially unchanged. Pedestrian circulation and safety is greatly improved by the provision of an enclosed connector between garage and residence.

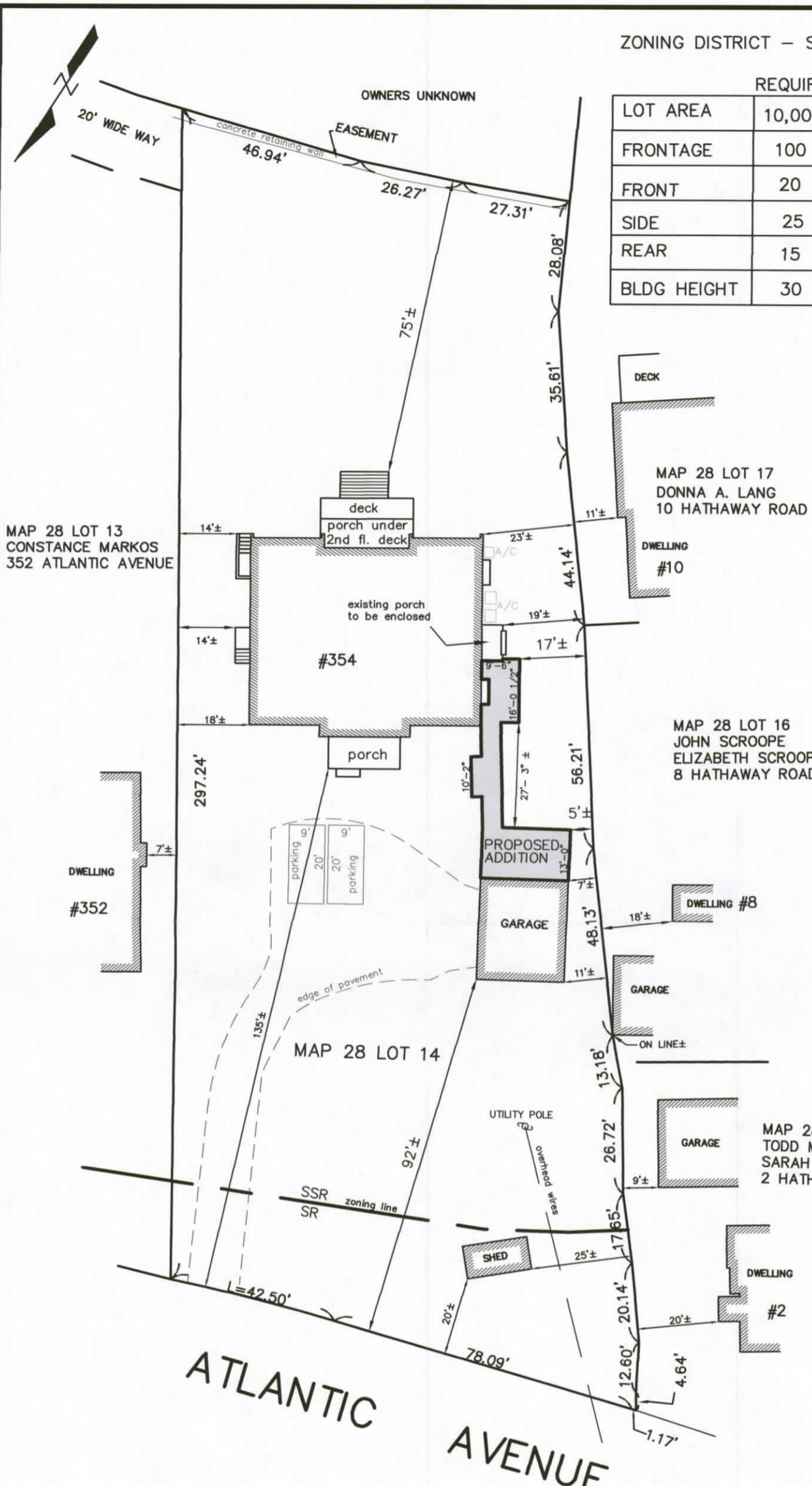
Given the position of the addition on the lot relative to the existing contours, there are no additional external emissions from the extant condition which will cause a negative effect. Dark sky compliant lighting will be used for new exterior fixtures.

The project does not increase the intensity of use of the site so there is no additional burden on Town utilities and infrastructure.

Note this application is identical to the submission approved by the Planning Board in early 2015.

ZONING DISTRICT – SHORELINE SINGLE RESIDENCE

	REQUIRED	EXISTING DWELLING	PROPOSED DWELLING
LOT AREA	10,000	31,307	31,307
FRONTAGE	100	120.59	120.59
FRONT	20	135'±	92'±
SIDE	25	14'±	5'±
REAR	15	75'±	75'±
BLDG HEIGHT	30	32.0	32.0

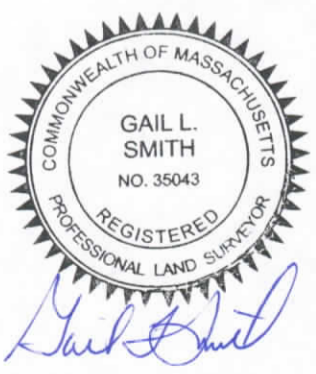


MAP 28 LOT 13
CONSTANCE MARKOS
352 ATLANTIC AVENUE

MAP 28 LOT 17
DONNA A. LANG
10 HATHAWAY ROAD

MAP 28 LOT 16
JOHN SCROOPE
ELIZABETH SCROOPE
8 HATHAWAY ROAD

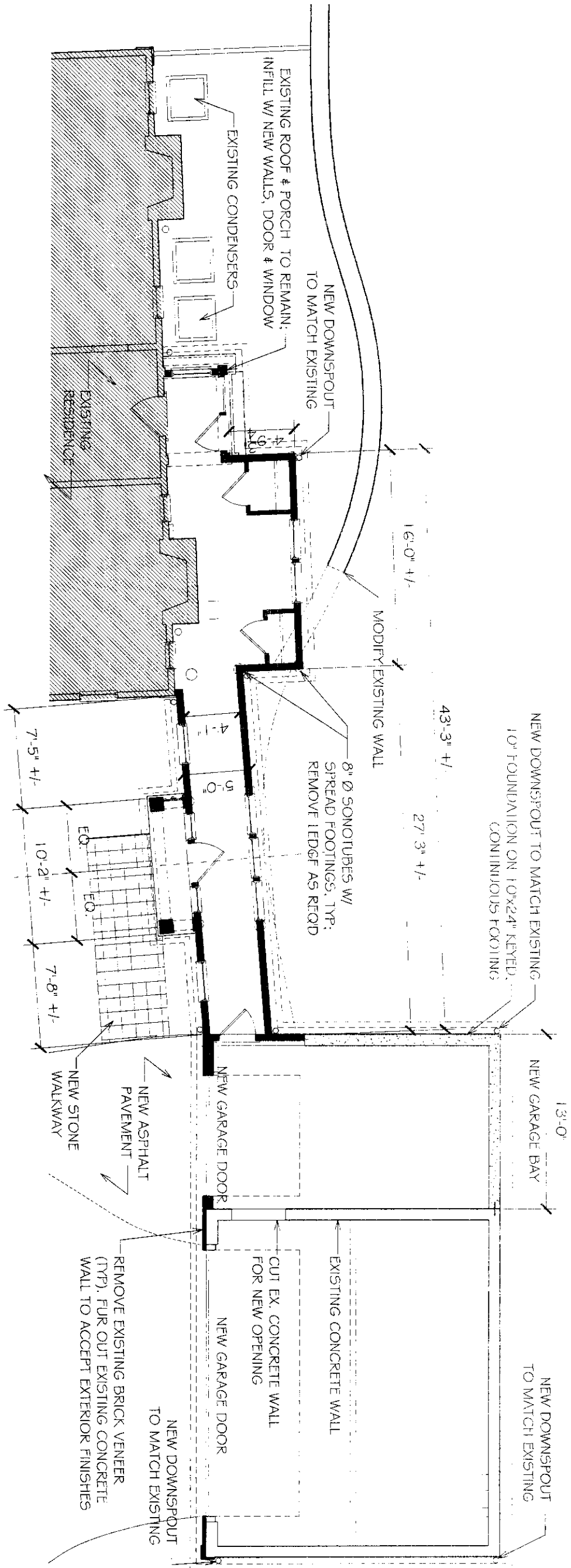
MAP 28 LOT 15
TODD MCILROY
SARAH MCILROY
2 HATHAWAY ROAD



ZONING BOARD OF APPEALS PLAN
354 ATLANTIC AVENUE
MARBLEHEAD

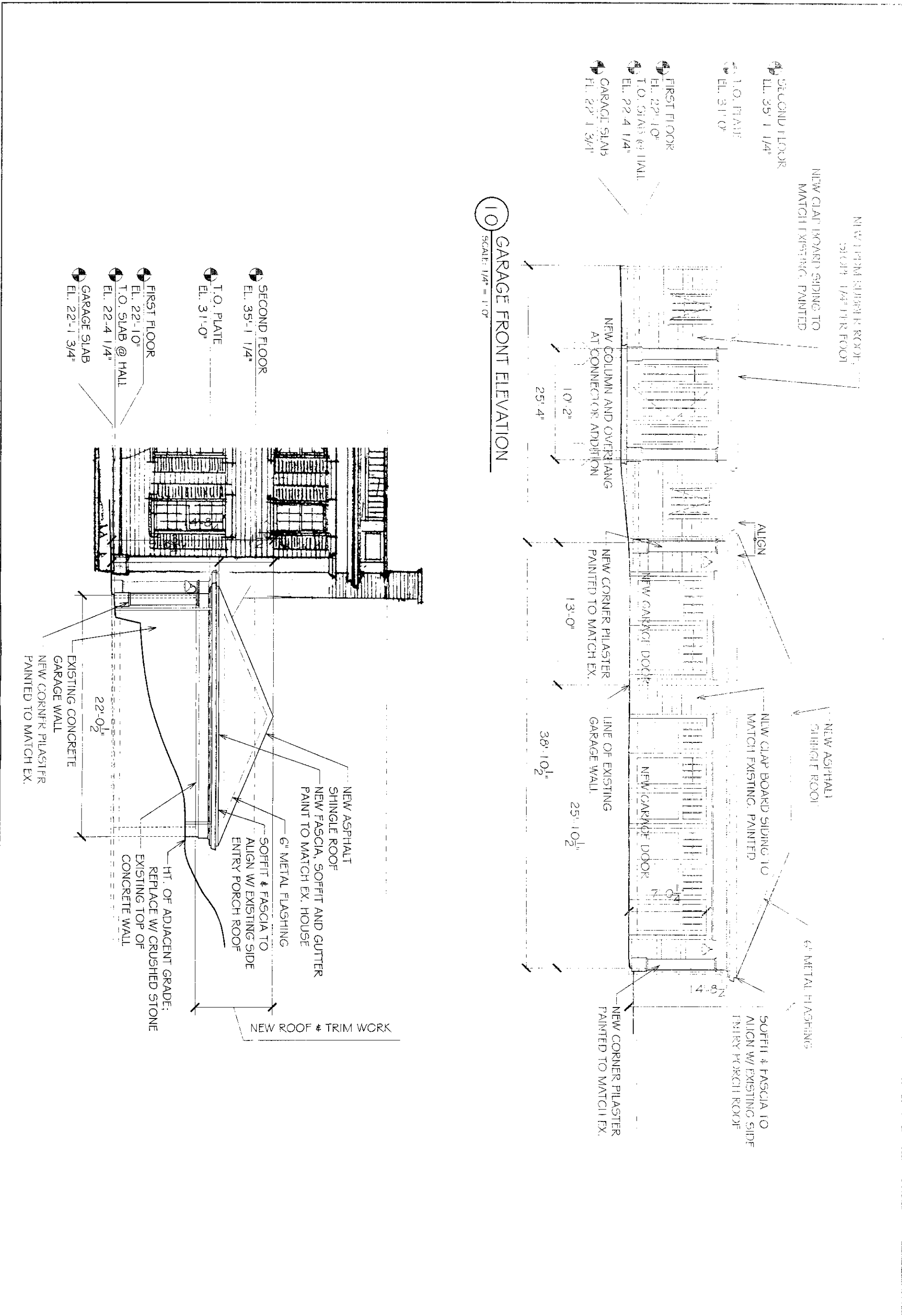
PROPERTY OF
JAMES & SUSAN RUDOLPH

SCALE 1" = 30' FEBRUARY 10, 2020
NORTH SHORE SURVEY CORPORATION
14 BROWN STREET – SALEM, MA
978-744-4800



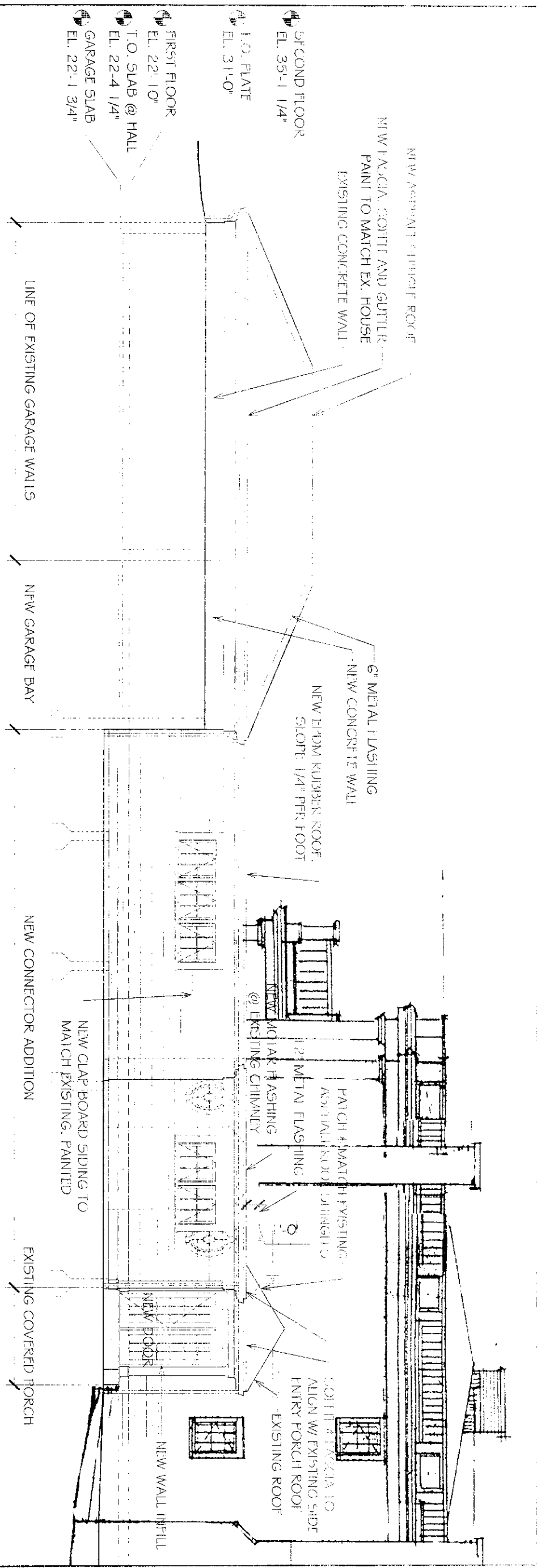
11/23/14 8

	RUDOLPH RESIDENCE Siemasko + Verbridge 126 Dodge St. Beverly, MA 01915 svdesign.com 1978.927.3745 f978.927.6365	354 Atlantic Ave Marblehead MA 01945 • Architecture • Interior Design • Landscape Design • Decorating	First Floor Plan Scale: 1/8" = 1'-0" Date: 9/25/2014 File Name:	Drawn by: PTM Plot Date: 1/12/2015	Revisions # Description
	[Empty revision table rows]				



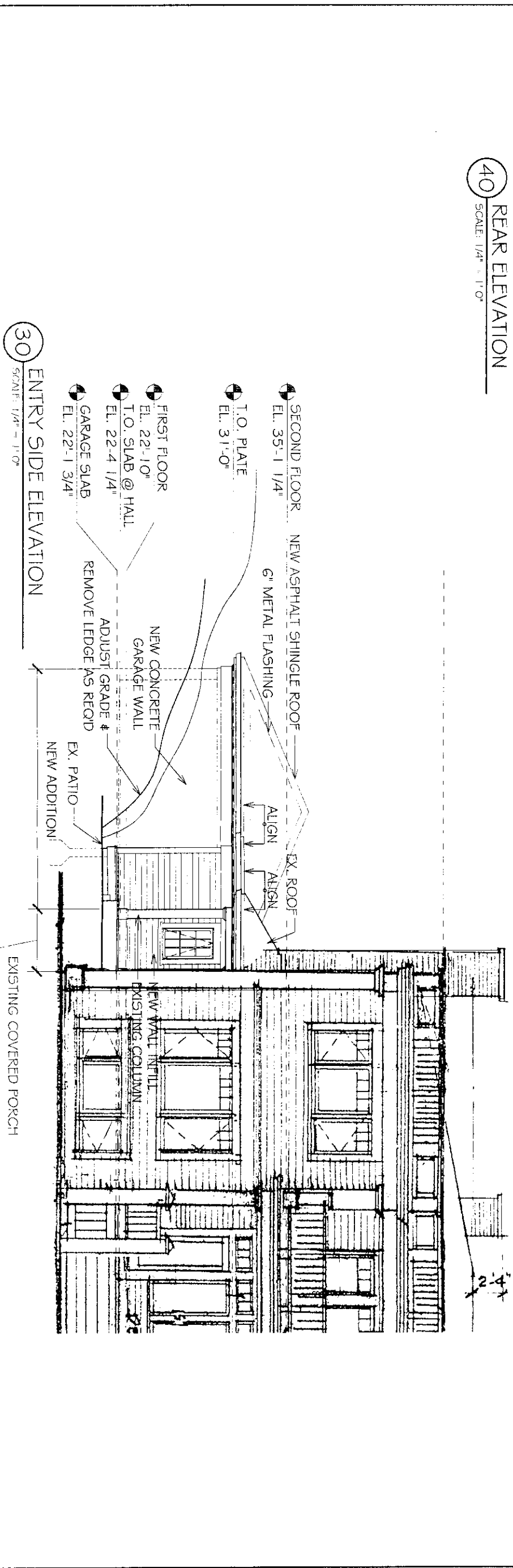
10 GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

<p>A2.1</p>	RUDOLPH RESIDENCE		354 Atlantic Ave Marblehead MA 01945		Exterior Elevation		Revisions											
	Siemasko + Verbridge				<ul style="list-style-type: none"> ▪ Architecture ▪ Interior Design ▪ Landscape Design ▪ Decorating 		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">#</th> <th style="width: 50%;">Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		#	Description								
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126 Dodge St. Beverly, MA 01915 svdesign.com t 978.927.3745 f 978.927.6365				Scale: 1/8" = 1'-0"		Drawn by: PTM												
				Date: 9/25/2014		Proj. Date: 1/12/2015												
				File Name:														



40 REAR ELEVATION
SCALE: 1/4" = 1'-0"

30 ENTRY SIDE ELEVATION
SCALE: 1/4" = 1'-0"



	RUDOLPH RESIDENCE Siemasko + Verbridge 126 Dodge St. Beverly, MA 01915 svdesign.com t 978.927.3745 f 978.927.6365	354 Atlantic Ave Marblehead MA 01945 • Architecture • Interior Design • Landscape Design • Decorating	Exterior Elevation Scale: 1/8" = 1'-0" Date: 9/25/2014 File Name:	Drawn by: PTM Plot Date: 1/12/2015	Revisions <table border="1"> <thead> <tr> <th>#</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	#	Description	Date						
	#	Description	Date											
A2.2 <small>Siemasko + Verbridge, Inc.</small>														

**TOWN OF MARBLEHEAD
SITE PLAN APPROVAL APPLICATION
PLANNING BOARD**

RECEIVED
FEB 7 2020

1. Property Address: 47 Foster Street, Marblehead, MA 01945

2. Assessor Map 916 Lot 5 - 0 3. Zoning District ESR and SESR (all construction **will be outside of Shoreline Expanded Single Residence District**)


4. Applicant: Eastern Yacht Club

5. Applicant's Address 47 Foster Street, Marblehead, MA 01945

6. Telephone Number: 781-631-1400 (Daytime) Same (Evening)

7. Email address: rmccann@mccannlaw.com; wblodgett@twvh.com; sicconnolly@connollybrothers.com

7. Applicant's Representative Robert C. McCann, Esq. *

8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.)
Board of Appeals – to be scheduled
*McCann & McCann, P.C. 978-739-8484
Conservation Commission has issued a Minor Work Permit – all work is outside of the Buffer Zone

(Signature of Owner) February 7, 2020
Stephen J. Connolly, duly authorized (Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to:
Name McCann & McCann, P.C.
Address 89 Newbury Street, Suite 302
Danvers, MA 01923
Phone: 978-739-8484

FOR TOWN USE ONLY

Application Received _____ Submittal Deemed Complete _____

Waivers _____

Scheduled Hearing Date _____ File Number _____

**SITE PLAN APPROVAL CHECK LIST
PLANNING BOARD**

Each Site Plan Approval Special Permit shall be accompanied by the following information:

- (1) Five (5) copies of a Site Plan which shall be a certified plot plan at a minimum scale of 1"=40' and a maximum scale of 1"=20'. The Site Plan shall contain:
 - (a) Date of Plan with all revisions noted and dated
 - (b) Title of Development/Project
 - (c) North Arrow
 - (d) Scale of Plan
 - (e) Name and Address of record Owner
 - (f) Name and Address of person preparing the Site Plan
 - (g) The names of all owners of record of adjacent properties and the map and lot number of the properties and all buildings
 - (h) Zoning District Boundaries and Flood Zone Boundaries
 - (i) Boundaries of the property and lines of existing streets, lots, easements and right of ways
 - (j) A locus map
 - (k) A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations
 - (l) Square footage of property
 - (m) Location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways
 - (n) Location and dimensions of all utilities
 - (o) Location, type and dimensions of landscaping and screening
 - (p) Location of significant site features
 - (q) Contours
- (2) Five (5) copies of dimensioned schematic drawings of all proposed buildings. Scale not to exceed 1/4"=1' nor less than 1/8"=1'.
- (3) A narrative describing the proposal

The narrative must address the following: The extent to which:

- (a)** The architectural and design features are in harmony with the prevailing character and scale of buildings in the neighborhood and Town (such as but not limited to: building materials, screening, breaks in roof and wall lines, adequate light, air, circulation and separation between buildings).
- (b)** The character of the site is preserved (such as but not limited to: protection of historical and natural resources and existing terrain, minimization of grade changes, tree and soil removal).

(c) Vehicular and pedestrian movement within the site are convenient and safe (such as but not limited to: traffic patterns, circulation, location of driveway openings, parking, loading, access by emergency vehicles, and visibility of and identity of street address numbers).

(d) External emissions from the site are minimized or eliminated (such as but not limited to: erosion, surface water runoff, pollution, sewage, disposal of refuse, odors, noise, glare, light and any other environmental impacts).

(e) The adverse effects on abutting lots, the immediate neighborhood and the Town of Marblehead are minimized including (such as but not limited to: conflicts between residential, commercial and industrial uses, obstructions of views, increases in use of Town services and impact on Town infrastructure).

(4) X A completed application form

(5) \$1,000.00 An application fee (the fee is calculated by taking the construction cost and multiplying by .001. *Example 350,000 construction cost x .001 = \$350 FEE* and The minimum fee is \$200 and the maximum fee is \$1000)

Applicants should refer to the Marblehead Zoning Bylaw 200-37 – Special Permit for Site Plan Approval for more detailed information on Site Plan Approval.

NARRATIVE IN SUPPORT
OF APPLICATION FOR SITE PLAN APPROVAL
47 FOSTER STREET
MARBLEHEAD, MA 01945

The Eastern Yacht Club proposes to demolish the existing tennis and paddle tennis structures, build one (1) new structure in their place which will house both functions and in connection therewith regrade a portion of the southern end of the property, relocate one (1) tennis court, three (3) paddle tennis courts and the lower level of the dry sailing/boat storage area. Additional parking will be provided in the approximate location of the lower dry sailing/boat storage area. The new building will fully comply with all dimensional regulations of the By-Laws.

The use of the property will remain the same. In addition to the main Clubhouse building and will not be changed, the following amenities exist:

At Present:	Proposed:
Six (6) tennis courts	Six (6) tennis courts
Three (3) paddle tennis courts	Three (3) paddle tennis courts
Paddle Tennis Building	Paddle Tennis Building
Tennis Shop	Tennis Shop
Boat Dry Storage	Boat Dry Storage
Work Shop Building	Work Shop Building
Parking	Parking

The use of the tennis courts and the paddle tennis courts will be unchanged.

The proposal seeks permission for the following:

Re-grading The southern end of the property will be regraded so that a large “hump” between the upper dry sail/boat storage area will be removed allowing for direct movement of boats and vehicles from the harbor side of Foster Street to the dry sail/boat storage area. The access from across Foster Street will be safer with the regrading. What is currently the lower dry sail/boat storage area will be moved up to the upper dry sail/boat storage area in the approximate location of the existing upper two (2) paddle tennis courts, thus, except for larger regattas, resulting in the dry sail/boat storage area being in one location.

Parking With the relocation of the lower dry sail/boat storage area, there will be additional parking created on the property which will bring the property closer to the required parking under the By-Laws.

Demolition The existing tennis shop and paddle tennis structure will be demolished. Presently a portion of the paddle tennis structure is within the SESR Zoning District. The proposed new building will be wholly outside of the SESR Zoning District.

New Structure The new structure, which meets all dimensional requirements of the By-Laws, will house both the tennis shop and the paddle tennis viewing structure. There will be electricity, plumbing and two (2) bathrooms. There will be no cooking facilities. The new structure will be approximately 500 square feet larger than the combined square footage of the two existing structures.

Tennis Court 6 What is referred to as Tennis Court #6 will be relocated from its present location at the most northwesterly end of the line of tennis courts on Nanepashmet Street adjacent to the paddle tennis courts to a location adjacent to what is referred to as Tennis Court #2, the single court adjacent to Harbor Avenue at the other end of the line of tennis courts.

Paddle Tennis Courts The three paddle tennis courts will all be relocated to allow for the construction of the new structure. Two will be located above the current Tennis Court #6 and one will be adjacent closer to Foster Street.

Planning Board Criteria:

1. The architectural and design features are in harmony with the prevailing character and scale of buildings in the neighborhood and Town (such as but not limited to: building materials, screening, breaks in roof and wall lines, adequate light, air, circulation and separation between buildings):
 - a. The older two structures, the Tennis Shop and the Paddle Tennis Structure are dated, and do not fit with the architecture of the remaining structures on the property. The new structure has been designed to be in harmony with not only the main Clubhouse, but also the new Pool House and Pleon Yacht Club building previously approved by the Planning and Zoning Boards. The materials have been specifically chosen to allow for this new structure to be consistent with the other buildings on the property. The structure, being moved further into the property from Nanepashmet and Foster Streets, will provide additional open space between this structure and abutters.
2. The character of the site is preserved (such as but not limited to: protection of historical and natural resources and existing terrain, minimization of grade changes, tree and soil removal).
 - a. Through the re-grading as proposed, there will be overall site improvement with the grade changes providing for improved movement within the site, as well as safer access with boats/trailers across Foster Street. The area being re-graded has no historical or significant natural resources. A landscape plan will be submitted at the hearing showing the current and proposed landscape and tree removal/plantings.
3. Vehicular and pedestrian movement within the site are convenient and safe (such as but not limited to: traffic patterns, circulation, location of driveway openings, parking, loading, access by emergency vehicles, and visibility of and identity of street address numbers).
 - a. With the dry sail/boat storage area being combined into one contiguous area (except in the case of a large regatta) the internal traffic patterns will be safer, and will provide for better circulation. Access by emergency vehicles into the dry sail/boat storage area will be easier with the boats located in the same location.

4. External emissions from the site are minimized or eliminated (such as but not limited to: erosion, surface water runoff, pollution, sewage, disposal of refuse, odors, noise, glare, light and any other environmental impacts).
 - a. This is not applicable as the site overall is not being changed, just the grading in the southern end.

5. The adverse effects on abutting lots, the immediate neighborhood and the Town of Marblehead are minimized including (such as but not limited to: conflicts between residential, commercial and industrial uses, obstructions of views, increases in use of Town services and impact on Town infrastructure).
 - a. Not only does the Applicant propose that there will be no adverse effect, but that in fact, for a number of reasons, the proposed work will be of benefit to the neighbors and the Town, as follows:
 - i. Vehicular traffic with and without boats across Foster Street to the dry sail/boat storage area will be safer;
 - ii. Two of the current paddle tennis courts will be lower on the property lowering the impact on the neighbors;
 - iii. The third paddle tennis court with the re-grading will be lower than the existing two courts and will be further set back from Nanepashemet and Forster Street;
 - iv. Increased parking on the property will be provided;
 - v. The new structure will be further set back from both Nanepashemet and Forster Street;
 - vi. The internal flow of traffic will be improved.

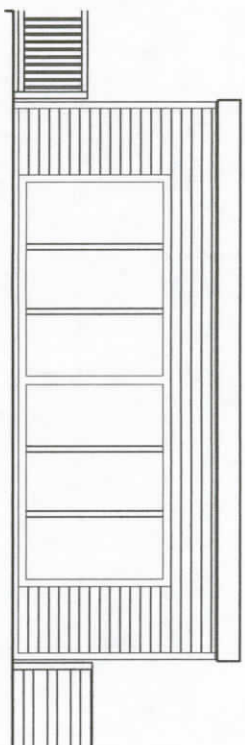
Submitted with the Application are:

A Site Plan prepared by Hayes Engineering

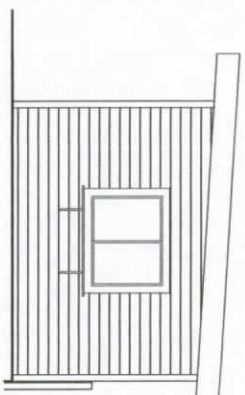
Architectural Plans of both the existing structures and the proposed structure by Connolly
Construction Management Planning & Design Development

A Landscape Plan will be submitted at the hearing.

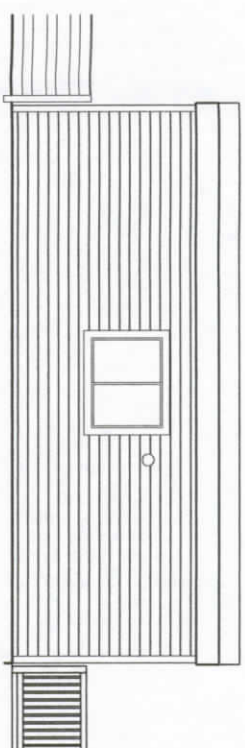
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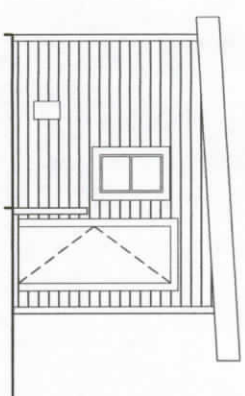
1 | SOUTH ELEVATION - PADDLE HUT
SCALE 1/4" = 1'-0"



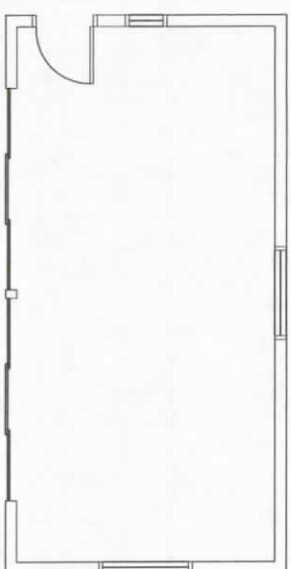
2 | EAST ELEVATION - PADDLE HUT
SCALE 1/4" = 1'-0"



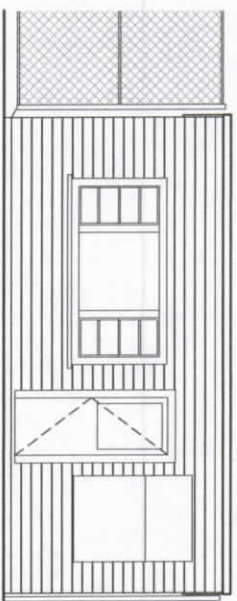
3 | NORTH ELEVATION - PADDLE HUT
SCALE 1/4" = 1'-0"



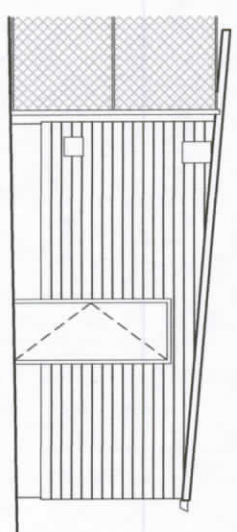
4 | WEST ELEVATION - PADDLE HUT
SCALE 1/4" = 1'-0"



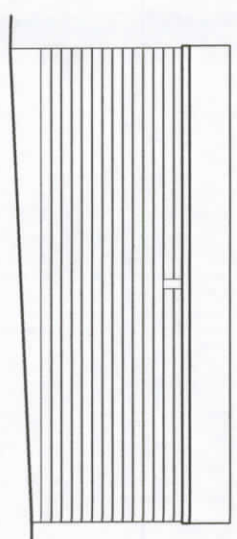
5 | PADDLE HUT FLOOR PLAN
SCALE 1/4" = 1'-0"



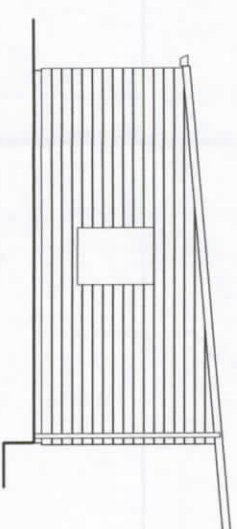
6 | SOUTH ELEVATION - TENNIS SHOP
SCALE 1/4" = 1'-0"



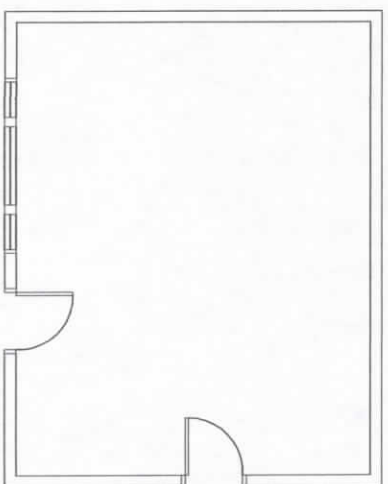
7 | EAST ELEVATION - TENNIS SHOP
SCALE 1/4" = 1'-0"



8 | NORTH ELEVATION - TENNIS SHOP
SCALE 1/4" = 1'-0"



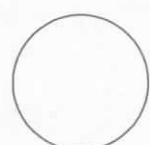
9 | WEST ELEVATION - TENNIS SHOP
SCALE 1/4" = 1'-0"



10 | TENNIS SHOP FLOOR PLAN
SCALE 1/4" = 1'-0"

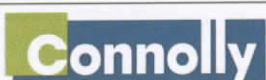
ISSUE LOG

NO.	Date	Description
1	02-07-20	SITE PLAN REVIEW
2		
3		
4		
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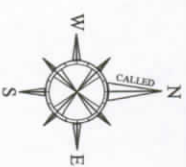
Date:

EYC - PADDLE TENNIS SHOP
47 Foster Street
Marblehead, Massachusetts



Construction Management
Planning & Design
Development

152 Conant Street, Beverly, MA 01915 Phone (978) 927-0053 connollybrothers.com

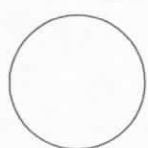


DRAWN: BAC
CHECKED: MCL
JOB NO.: 299BD
SCALE: 1/4" = 1'-0"

EXISTING
PADDLE HUT &
TENNIS BLDGS.

PROGRESS EX-1.01

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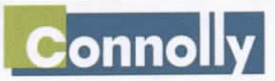


Date: _____

ISSUE LOG

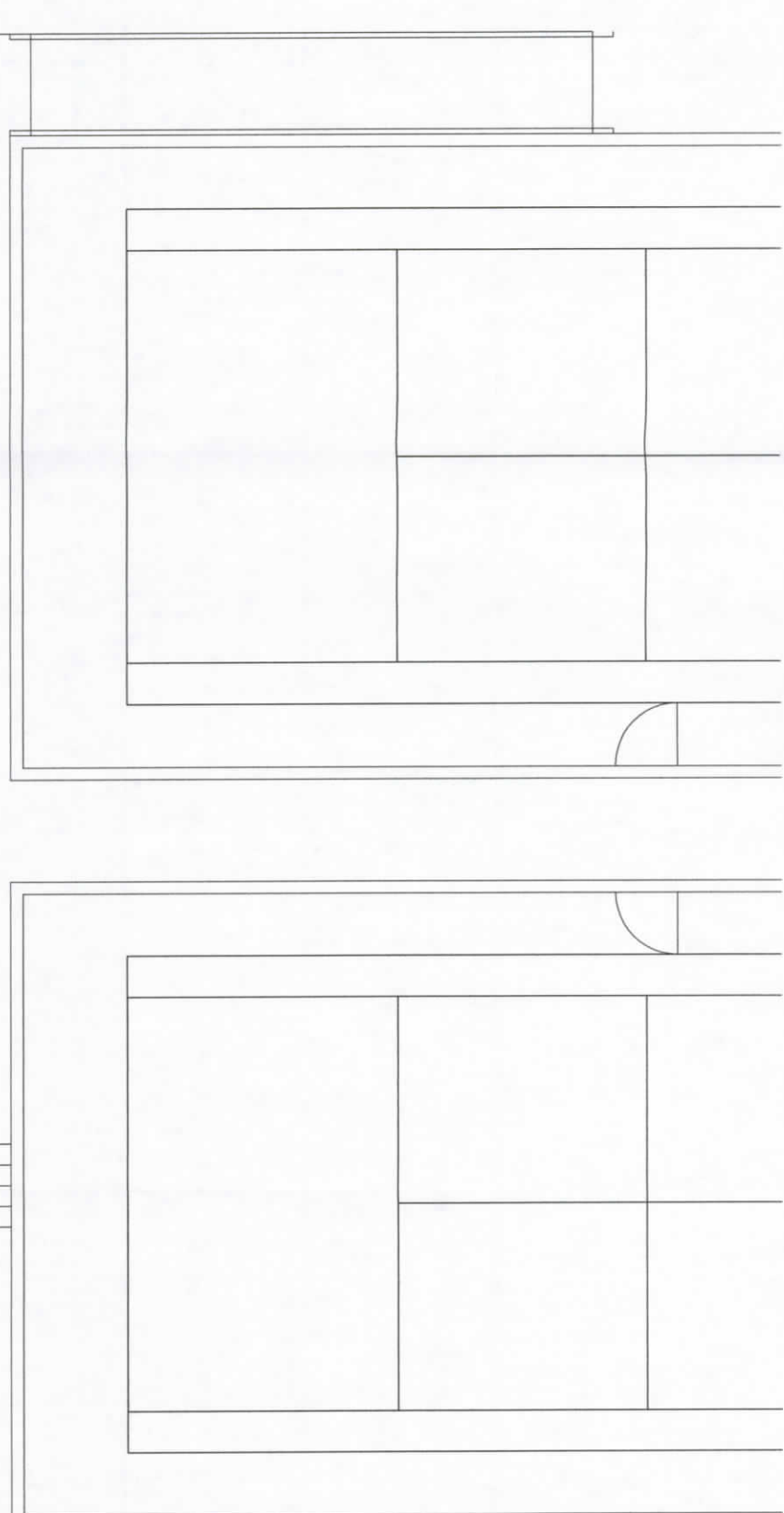
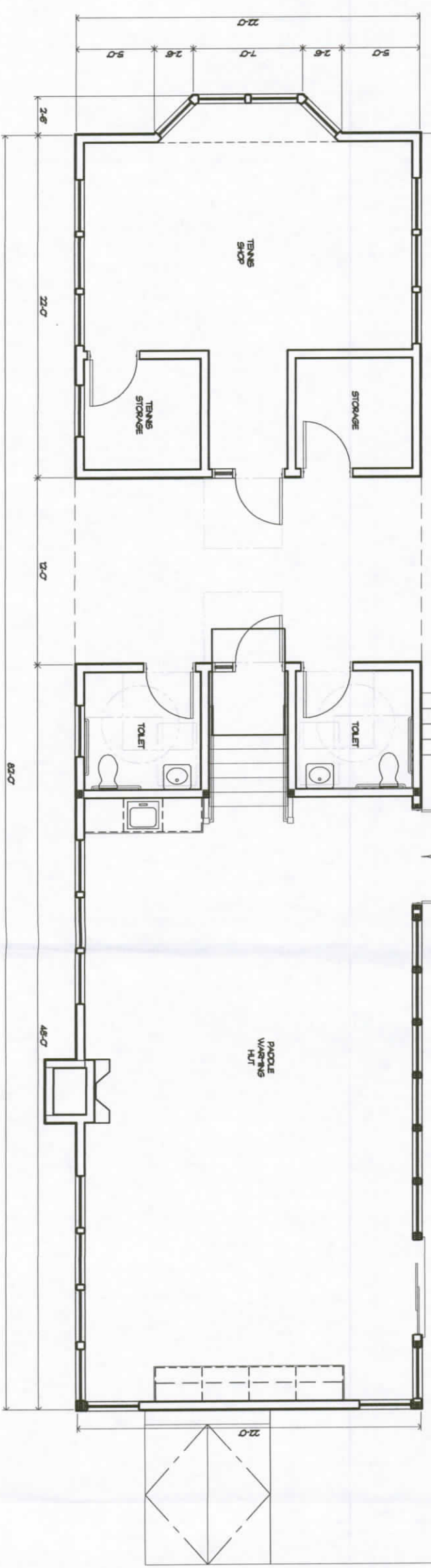
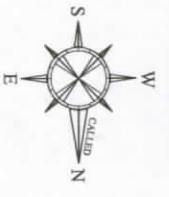
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EYC - PADDLE TENNIS HUT
47 Foster Street
Marblehead, Massachusetts



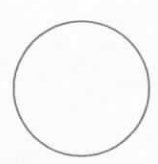
Construction Management
Planning & Design
Development

152 Conant Street, Beverly, MA 01915 Phone (978) 927-0053 connollybrothers.com



Proposed Floor Plan
DRAWN: MCL
CHECKED: HPS / MCL
JOB NO.: 2998D
SCALE: 1/4" = 1'-0"

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Date:

ISSUE LOG

NO.	Date	Description
1	02-07-20	SITE PLAN REVIEW
2		
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6		
7		
8		

EYC - PADDLE TENNIS HUT
47 Foster Street
Marblehead, Massachusetts



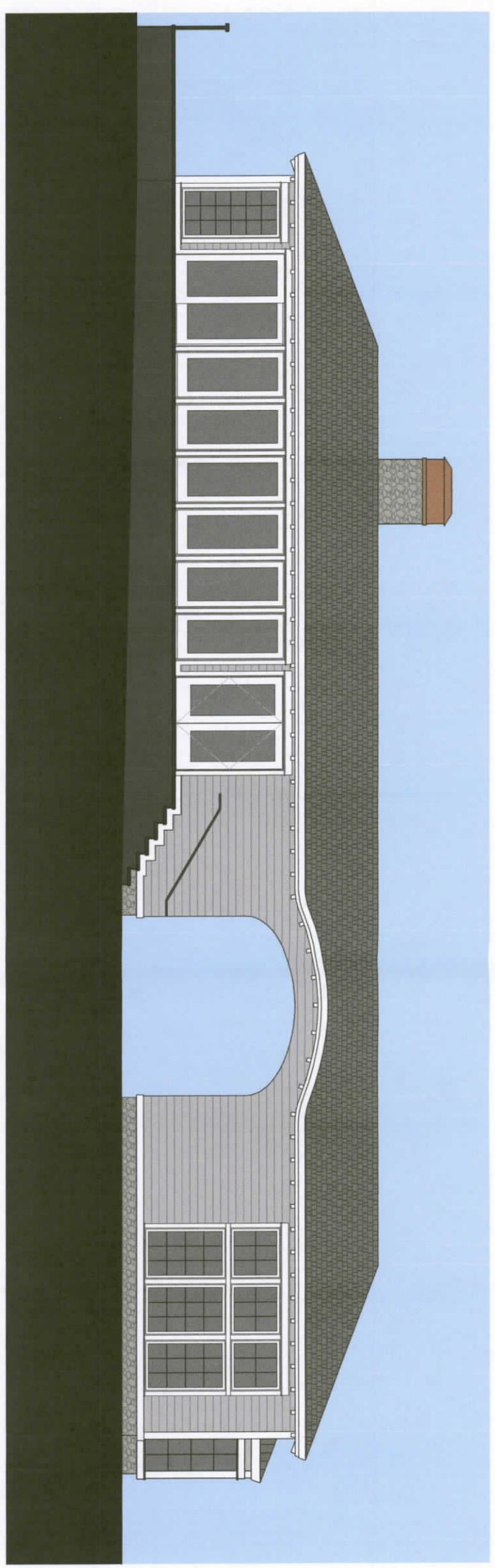
Construction Management
Planning & Design
Development

152 Conant Street, Beverly, MA 01915 Phone (978) 927-0053 connollybrothers.com

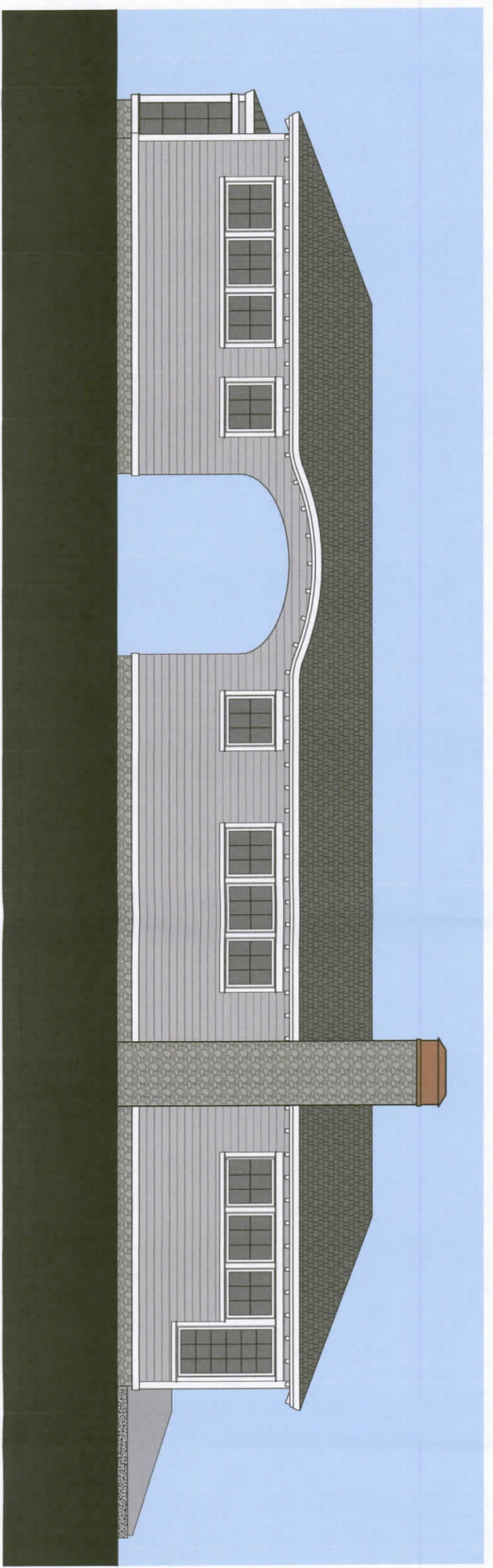


DRAWN: MCL
CHECKED: HPS / MCL
JOB NO.: 2998D
SCALE: 1/4" = 1'-0"

Exterior Elevations

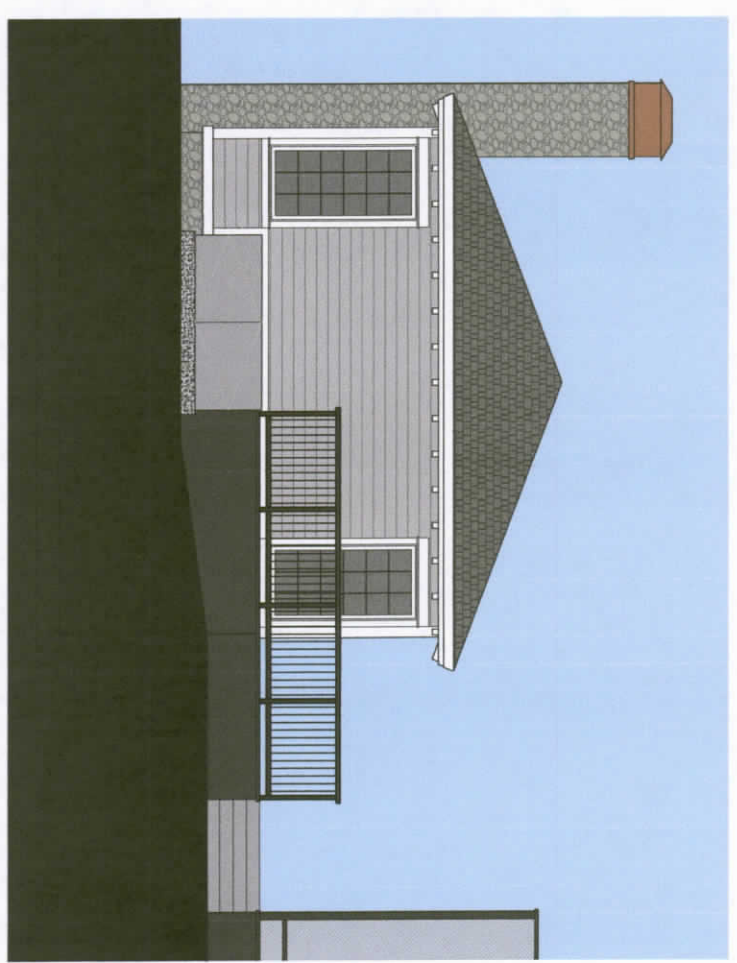


1 WEST ELEVATION
SCALE 1/4" = 1'-0"

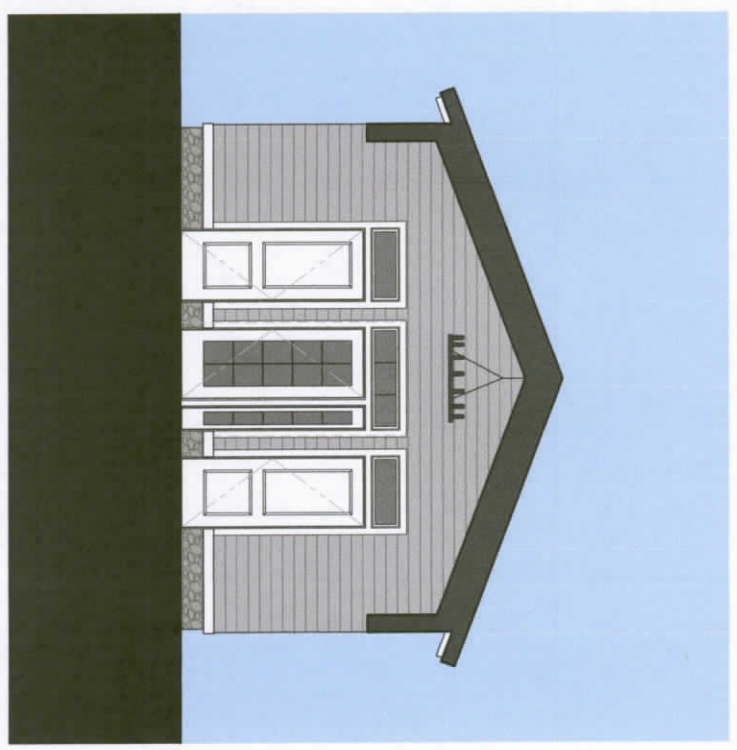


2 EAST ELEVATION
SCALE 1/4" = 1'-0"

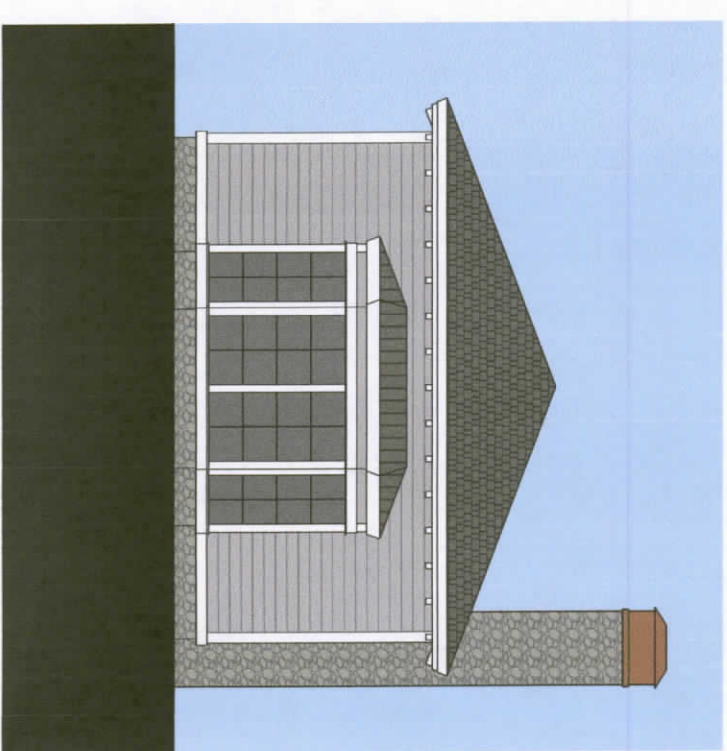
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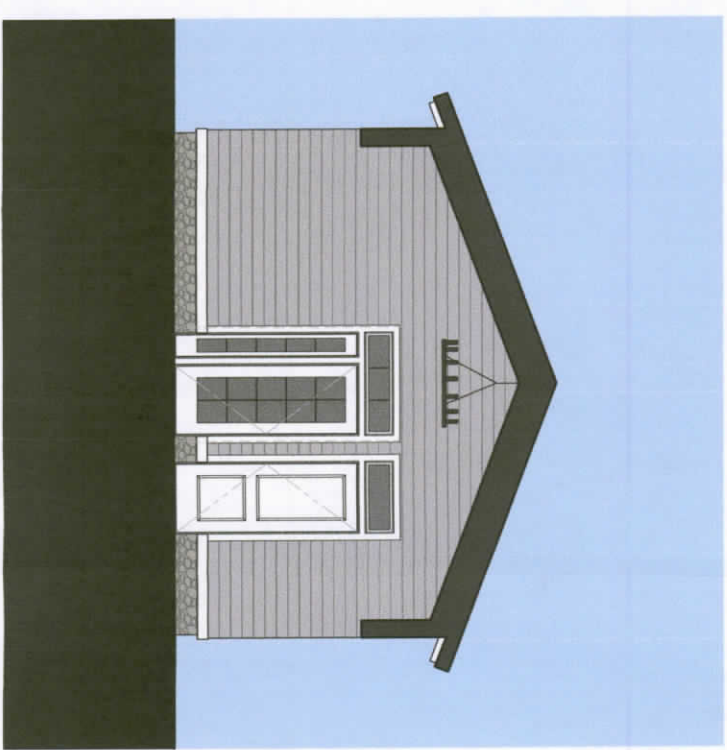
1 | NORTH ELEVATION
SCALE 1/4" = 1'-0"



2 | SOUTH ELEVATION - PADDLE HUT
SCALE 1/4" = 1'-0"



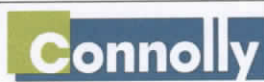
3 | SOUTH ELEVATION
SCALE 1/4" = 1'-0"



4 | NORTH ELEVATION - TENNIS SHOP
SCALE 1/4" = 1'-0"

ISSUE LOG		
NO.	Date	Description
1	02-07-20	SITE PLAN REVIEW
2		
3		
4		
5		
6		
7		
8		

Date: _____

EYC - PADDLE TENNIS HUT
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