



TOWN SEAL

tel: 781-631-1529

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Revision Date: 12-02-20

Town of Marblehead ZONING BOARD OF APPEALS

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

ZBA APPLICATION

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2021 DEC 20 PM 1:32
Town Clerk

Project Address 11 Kenneth Rd
Assessor Map(s) 157 Parcel Number(s) 10

OWNER INFORMATION

Signature Christine E Hester date 12/8/21
Name (printed) David & Christine Hester
Address 11 Kenneth Rd, Marblehead, MA
Phone Numbers: home 314/249-0335 work _____
E-mail Christinehester00@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

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

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

see attached

- 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 Town Engineer's 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]

2. Town Clerk's stamp (upper right corner)

Reviewed by
Building Department
For Zoning Board
Of Appeals
12-8-21

View Bylaws - (Chapter 200, Zoning) - online at: www.marblehead.org/

Town of Marblehead
ZBA-APPLICATION

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Project Address 11 Kenneth Rd Map(s) / Parcel(s) 157/10

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

ADDITIONAL HEARINGS REQUIRED

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

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

Yes ☒ No ☐ (explain) _____

Building Official [Signature] Date 12-8-2021

Town of Marblehead
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Project Address 11 KENNETH ROAD

Map(s) / Parcel(s) 157/10

NET OPEN AREA (NOA)

Lot area = A

Area of features

footprint of accessory building(s)

footprint of building

footprint of deck(s), porch(es), step(s), bulkhead(s)

number of required parking spaces 2 x (9' x 18' per space)

area of pond(s), or tidal area(s) below MHW

other areas (explain) _____

Sum of features = B

Net Open Area (NOA) = (A - B)

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area >5' in height)

1st floor (12' or less in height) NOTE: [for heights exceeding

2nd floor (12' or less in height) 12' see definition

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)

roofed porch(es)

Gross Floor Area (GFA) = sum of the above areas

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

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

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

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

This worksheet applies 1. plan by/dated TAPROOT DESIGN

to the following plan(s): 2. plan by/dated NORTH SHORE SURVEY

3. plan by/dated _____

Building Official _____

Date 12-8-2021

EXISTING

PROPOSED

11090

11090

49

49

1319

1608

20

523

324

324

0

0

0

0

1712

2504

9378

8586

49

49

632

632

1319

1608

825

980

0

0

0

0

27

27

289

851

0

48

3141

4195

Reviewed by
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= 1054

= 33.56 %

= 2.99

= 2.05

9-10-19

11-15-21

ZONING BOARD OF APPEALS

Applicant: David & Christine Hester

Address: 11 Kenneth Road (Map 157, Parcel 10)

District: Shoreline Single Residence

Relief: We are requesting a Special Permit to construct additions to the front and rear of the existing dwelling.

The existing structure exceeds the front setback by 0.2', the right side setback by 17.1', the left setback by 16.6', and the height by 5.2'. The structure sits on a lot with less than the required lot area and width.

The proposed additions will exceed the front setback by 1' +/-, the right side setback by 13' +/-, and the left setback by 15' +/-

With a net increase of 1054 sf, the proposed structure would increase the overall GFA by 34.1% and decrease the Open Area Ratio from 3.04 to 2.07.

- Proposal: The proposal before the board includes:
- The addition of a new entry porch along the front of the home that will exceed the front and left side setbacks.
 - The removal of the existing study and construction of an addition with a partial second floor that will expand the existing family room and provide a new master bath above.
 - The addition of a single-story expansion between the house and garage that will allow for a new home office/guest room.
 - The addition of a small second floor bay off the master bedroom.
 - The addition of a small upper and larger lower deck allowing gradual access to the rear yard. Given the dramatic drop in grade toward the rear of the home, these deck additions also add to the overall GFA.

While the additions exceed setbacks, they are no more non-conforming than the existing structure and have been designed to preserve sight lines from neighboring properties and public right-of-ways.