



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617
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 PAGE 1 of 3

2021 MAY 26 PM 4:00

Town Clerk

Project Address 27 Abbot Street

Assessor Map(s) 126 Parcel Number(s) 11

OWNER INFORMATION

Signature [Signature] date 5/26/2021

Name (printed) Adam & Jesica Moore

Address 27 Abbot Street, Marblehead, MA

Phone Numbers: home 978-479-9524 work _____

E-mail shiptoshoregifts@yahoo.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)

We would like to build an attached 2 story addition to our existing home. The proposed addition will include a first floor guest room suite with a den and wet bar. The second floor will include a master bathroom and walk-in closet. EXISTING BUILDING IS IN FRONT YARD SET BACK, PROPOSED ADDITION IS IN FRONT YARD SETBACK & EXCEEDS 10'.

- 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

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

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 27 Abbot Street Map(s) / Parcel(s) 126/11

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

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

Yes ☒ No ☐ (explain) _____

Building Official  Date 5/26/21

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 27 Abbot Street

Map(s) / Parcel(s) 126/11

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	10,470	10,470
Area of features		
footprint of accessory building(s)	0	0
footprint of building	1,518	2,193
footprint of deck(s), porch(es), step(s), bulkhead(s)	324	421
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) _____	0	0
Sum of features = B	2,166	2,938
Net Open Area (NOA) = (A - B)	8,304	7,532

GROSS FLOOR AREA (GFA)

accessory structure(s)	0	0
basement or cellar (area >5' in height)	868	868
1st floor (12' or less in height) NOTE: [for heights exceeding	1,518	2,193
2nd floor (12' or less in height) 12' see definition	1,234	1,541
3rd floor (12' or less in height) of STORY §200-7]	0	0
4th floor (12' or less in height)	0	0
attic (area >5' in height)	656	656
area under deck (if >5' in height)	0	0
roofed porch(es)	0	0
Gross Floor Area (GFA) = sum of the above areas	4,276	5,258

Proposed total change in GFA = (proposed GFA - existing GFA) = 982

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 23 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1.94

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.43

This worksheet applies 1. plan by/dated TX? SHORE SURVEY 5-11-21
 to the following plan(s): 2. plan by/dated SUSAN KOELLE ARCHITECT 5-05-21
 3. plan by/dated _____

Building Official _____

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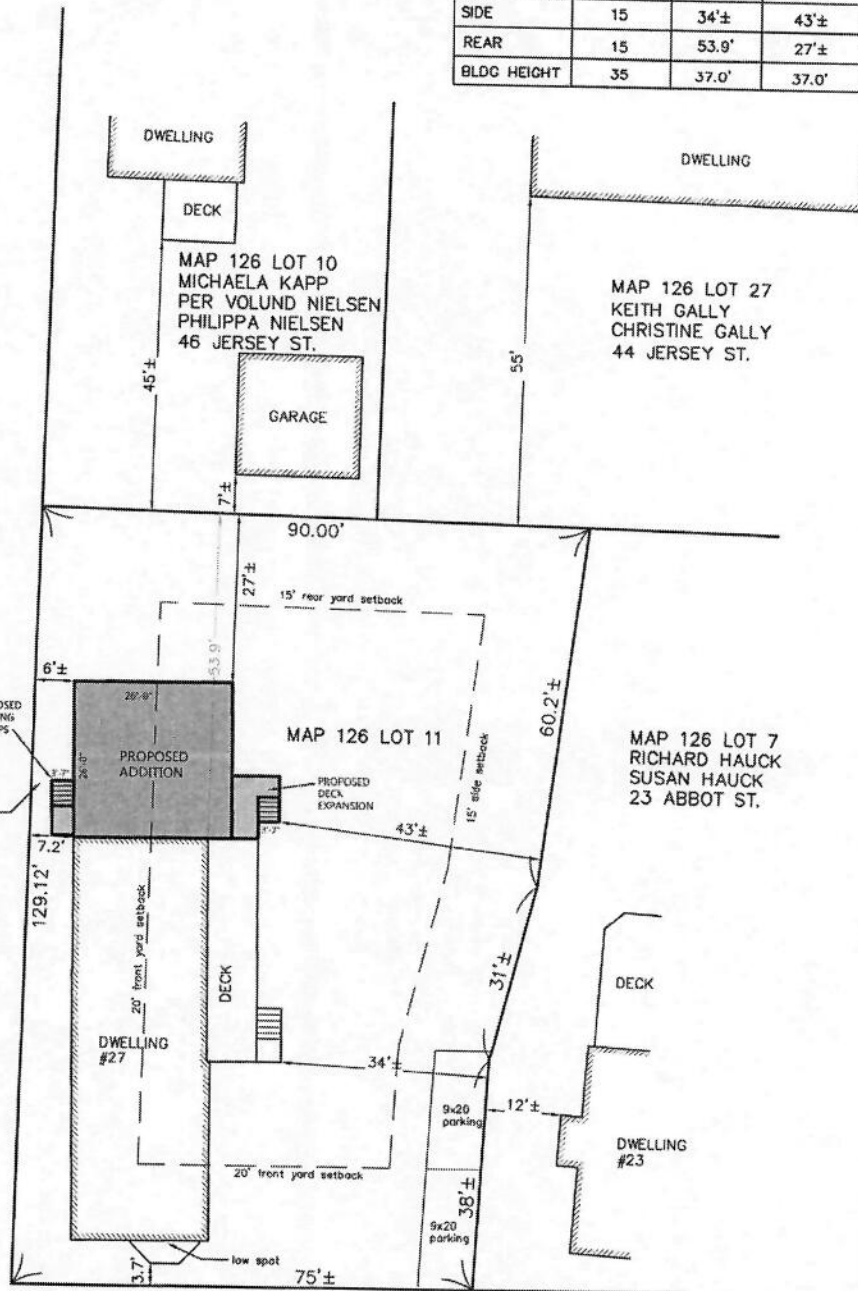
Date 5-26-21

ZONING DISTRICT - SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	10,470±	10,470±
FRONTAGE	100	204'±	204'±
FRONT	20	3.7'	3'±
SIDE	15	34'±	43'±
REAR	15	53.9'	27'±
BLDG HEIGHT	35	37.0'	37.0'

RAMSDALL STREET

ABBOT STREET



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Of Appeals

ZONING BOARD OF APPEALS PLAN

27 ABBOT STREET
MARBLEHEAD

PROPERTY OF

JESICA & ADAM MOORE

SCALE 1" = 20' MAY 11, 2021

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800



This architectural drawing shows a multi-story building with a gabled roof. The building features several windows of varying sizes, including some with multiple panes. A set of stairs is visible on the left side of the building, leading up to a small entrance or platform. The drawing is oriented vertically, with the building's facade facing the viewer.

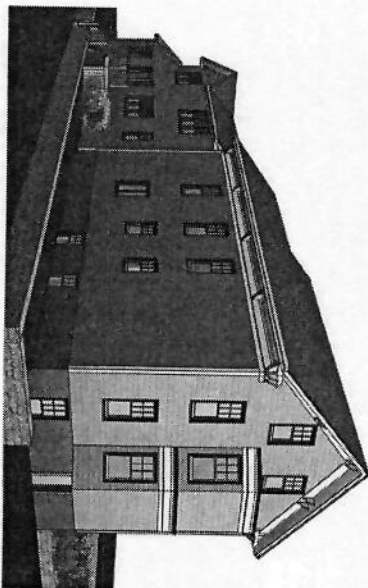
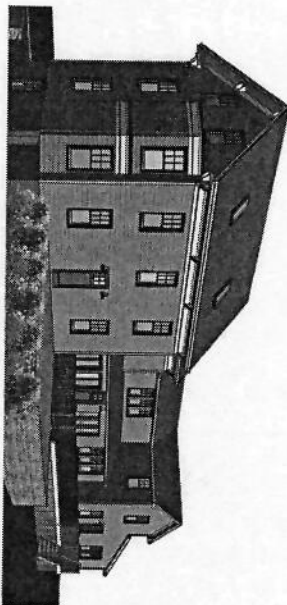
SLAB	R-10, 2" WIDE
FLOOR	R-30
CRAWL SPACE	R-10 (CONTINUOUS) R-13 (CAVITY)
WALL	R-20 OR R-13 CAVITY + R-5 CONTINUOUS SHEATHING
ROOF	R-38

TOWN OF MARBLEHEAD ZONING BYLAWS
MA 780 CMR 9TH EDITION RESIDENTIAL VOLUME &
MASSACHUSETTS AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE 2015
2018 IECC

REQUIRED	10.000SF
LOT AREA:	1
LOT COVERAGE:	
NET OPEN AREA	
FRONTAGE:	100'
FRONT SETBACK:	20'
SIDE SETBACK:	15'
REAR SETBACK:	15'
GROSS FLOOR AREA:	
BUILDING HEIGHT/# STORIES:	3SF/12.5

10.470SF
1.94
8.304SF
129.12
3.7
n/a
4.276SF
33' (estimated)

10.470SF
1.43
7.532SF
129.12'
37'
n/a
5.258SF
33' (estimated)



27 Abbot Street
Marblehead, MA

49 Bennett Road
Marblehead, MA 01945
617.480.4419
SusanKoelleArchitect.com

SK

Drawing Title:
Cover

Scale:

Drawn By:

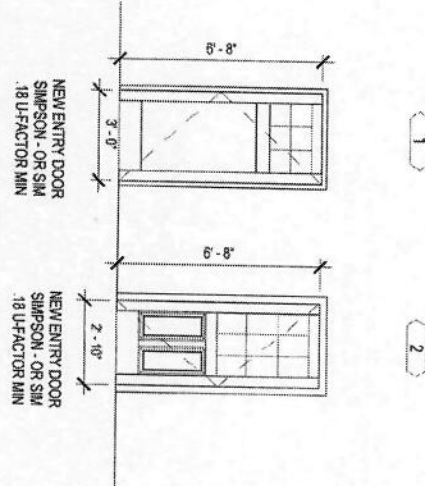
5K

Date:

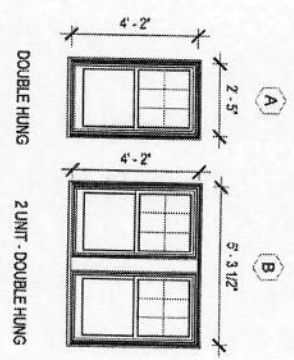
5/05/21

Drawing #:

AO.0



2 DOOR TYPES
1/4" = 1'-0"

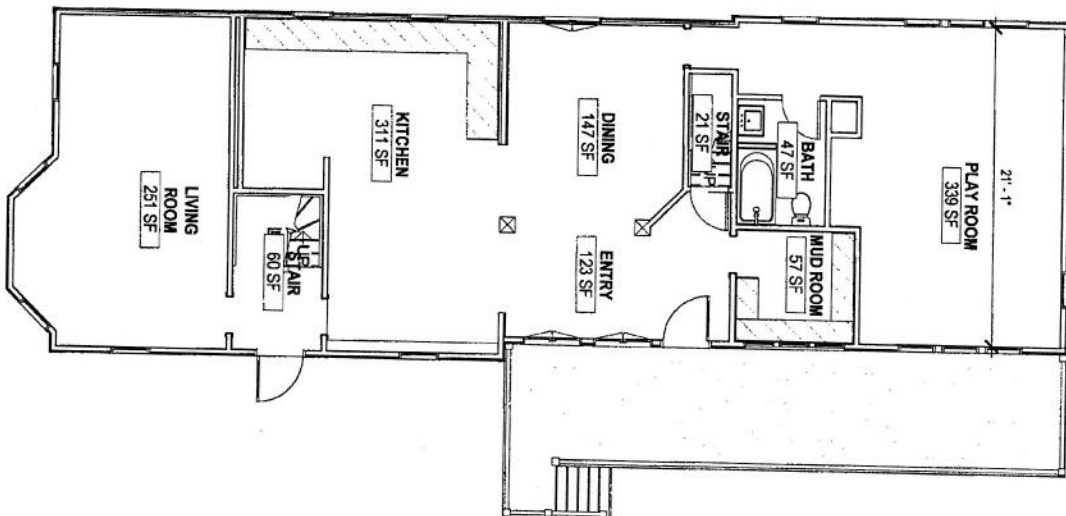


1 WINDOW TYPES
1/4" = 1'-0"

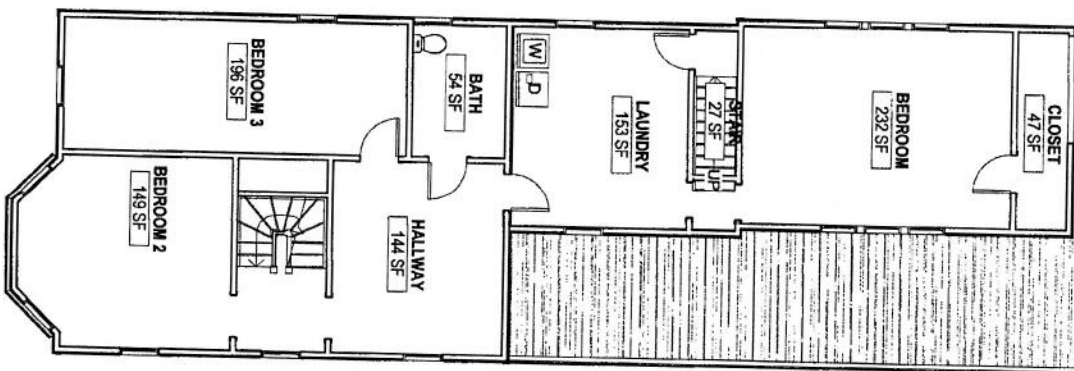
NOTE: MATCH NEW WINDOW & TRIM DETAILS WITH EXISTING WINDOWS
SIZES TO BE CONFIRMED AFTER EXISTING CONDITIONS ARE REVIEWED ON SITE
ALL OPENINGS MUST MEET MASS WDMA/CSA 10/11.5.20440 OR HAS INFILTRATION RATES PER NFRC 400 THAT
DO NOT EXCEED CODE LIMITS

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	Susan Koelle Architect LLC		
	49 Bennett Road Marblehead, MA 01945 617.480.4419 SusanKoelleArchitect.com		
	27 Abbot Street Marblehead, MA		
	Drawing Title: Window & Door Schedule		
Scale: 1/4" = 1'-0"	Drawn By: SK	Date: 5/05/21	Drawing #: A0.1



1 Level 1 - Existing
1/8" = 1'-0"



2 Level 2 - Existing
1/8" = 1'-0"



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27 Abbot Street
Marblehead, MA



Susan Koelle Architect LLC
49 Bennett Road
Marblehead, MA 01945
617.480.4419
SusanKoelleArchitect.com

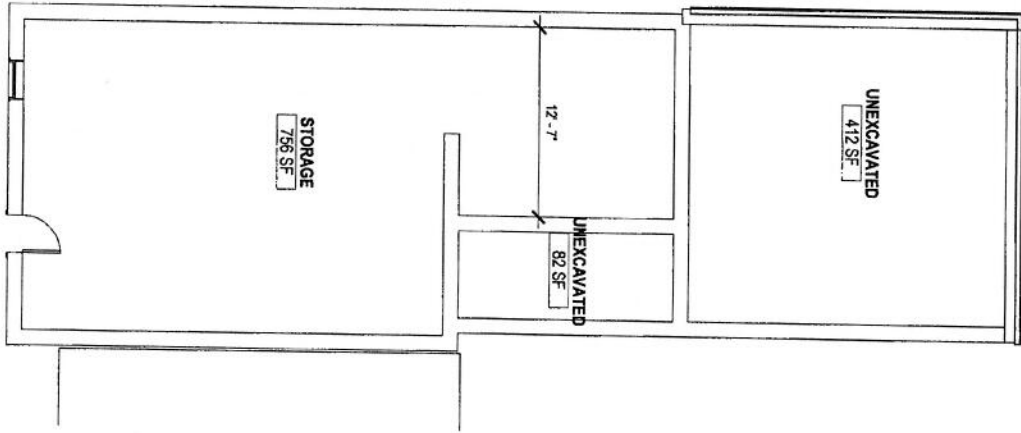
Drawing Title:
Existing First
& Second
Floor Plan

Scale:
1/8" = 1'-0"
Drawn By:
SK

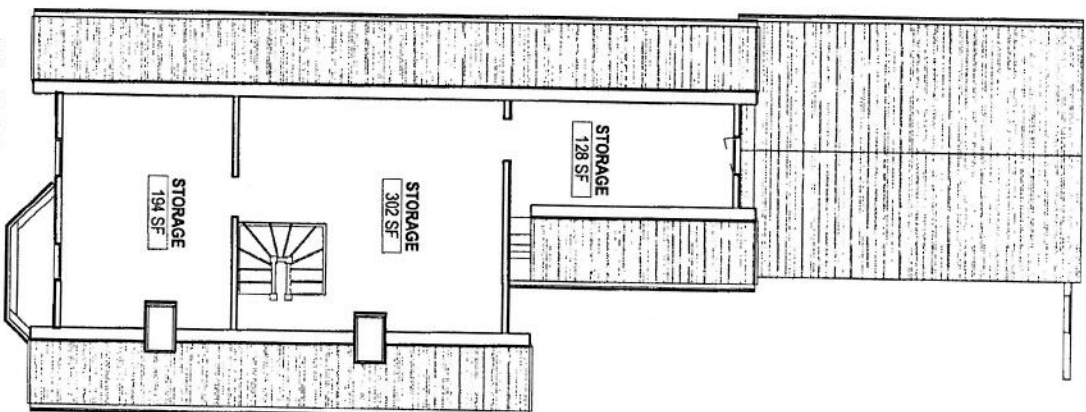
Date:
5/05/21

Drawing #:

A0.2




② Basement - Existing
1/8" = 1'-0"

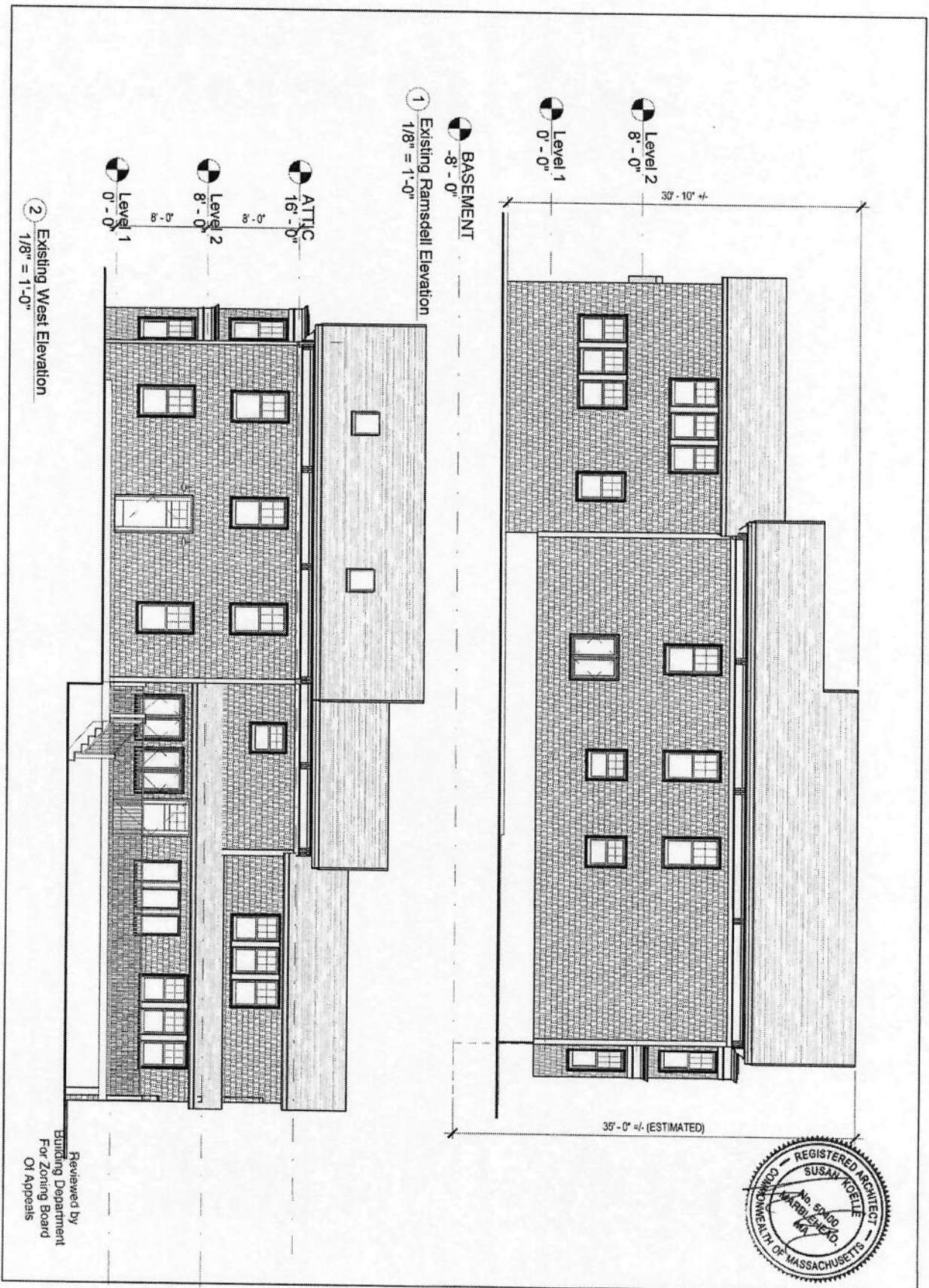


① Attic - Existing
1/8" = 1'-0"

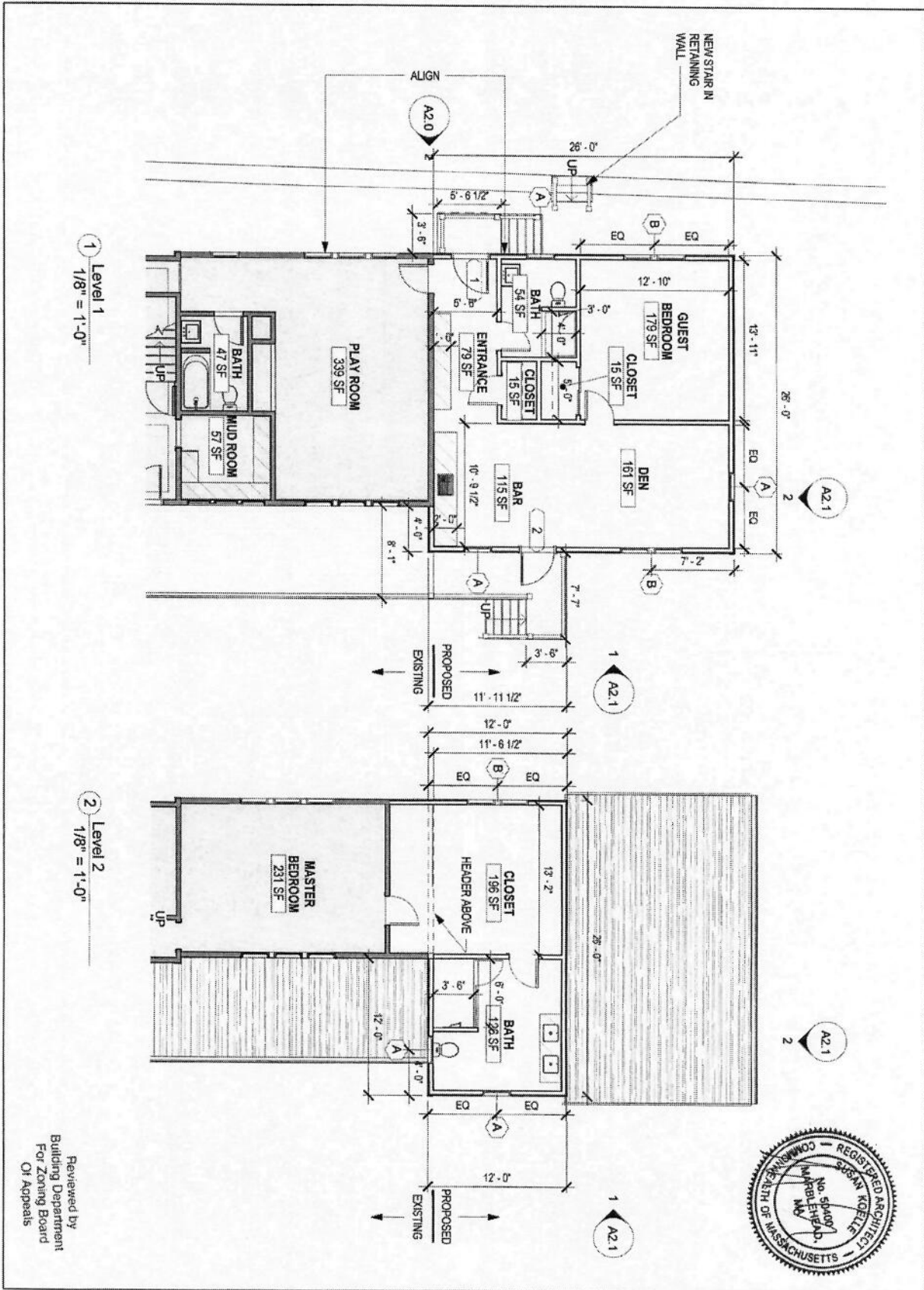


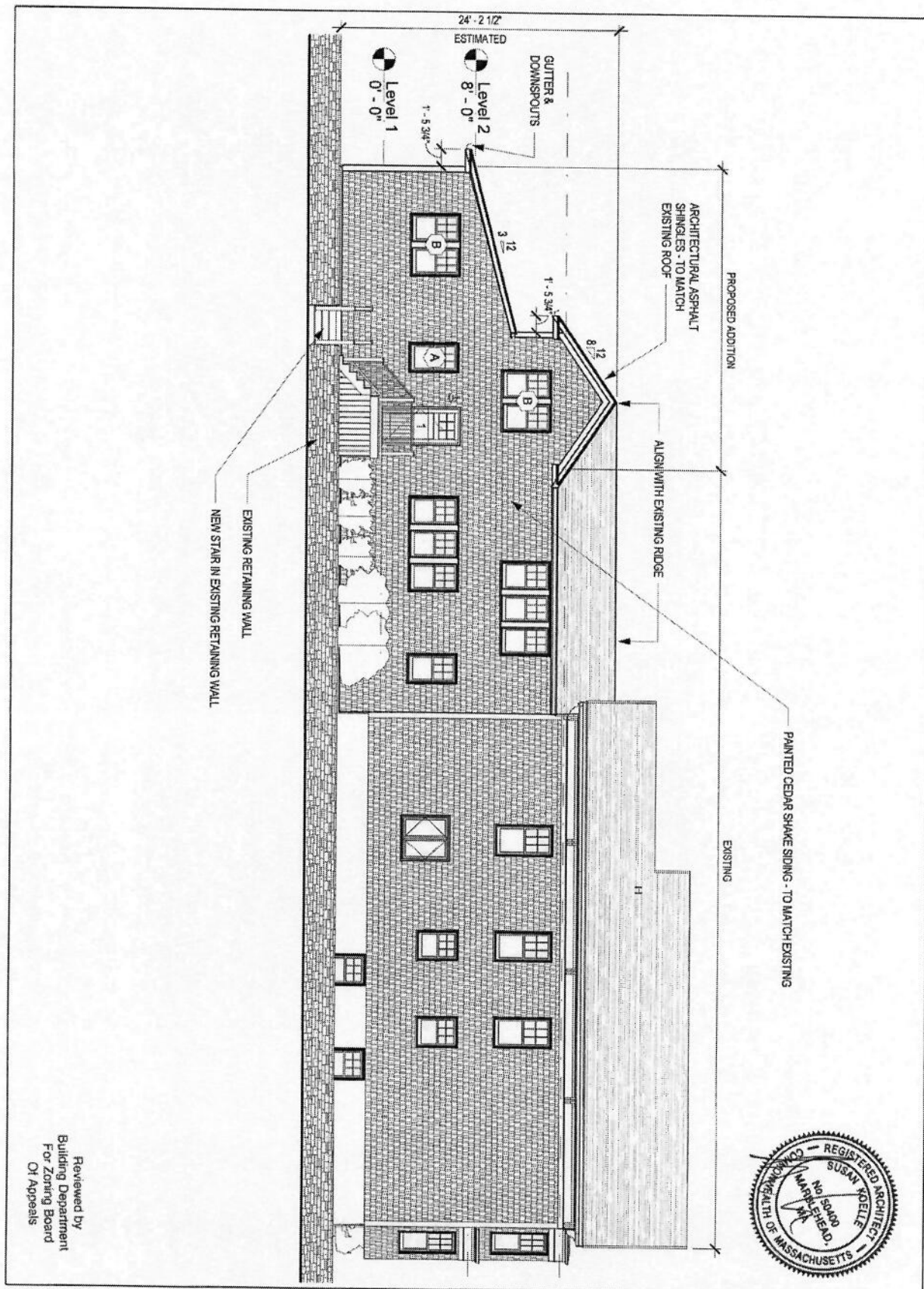
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 Susan Koelle Architect LLC 49 Bennett Road Marblehead, MA 01945 617.480.4419 SusanKoelleArchitect.com	27 Abbot Street Marblehead, MA		Drawing Title: Existing Basement & Attic Plans	Scale: 1/8" = 1'-0"	Drawn By: Author	Date: 05/05/21	Drawing #: A0.3




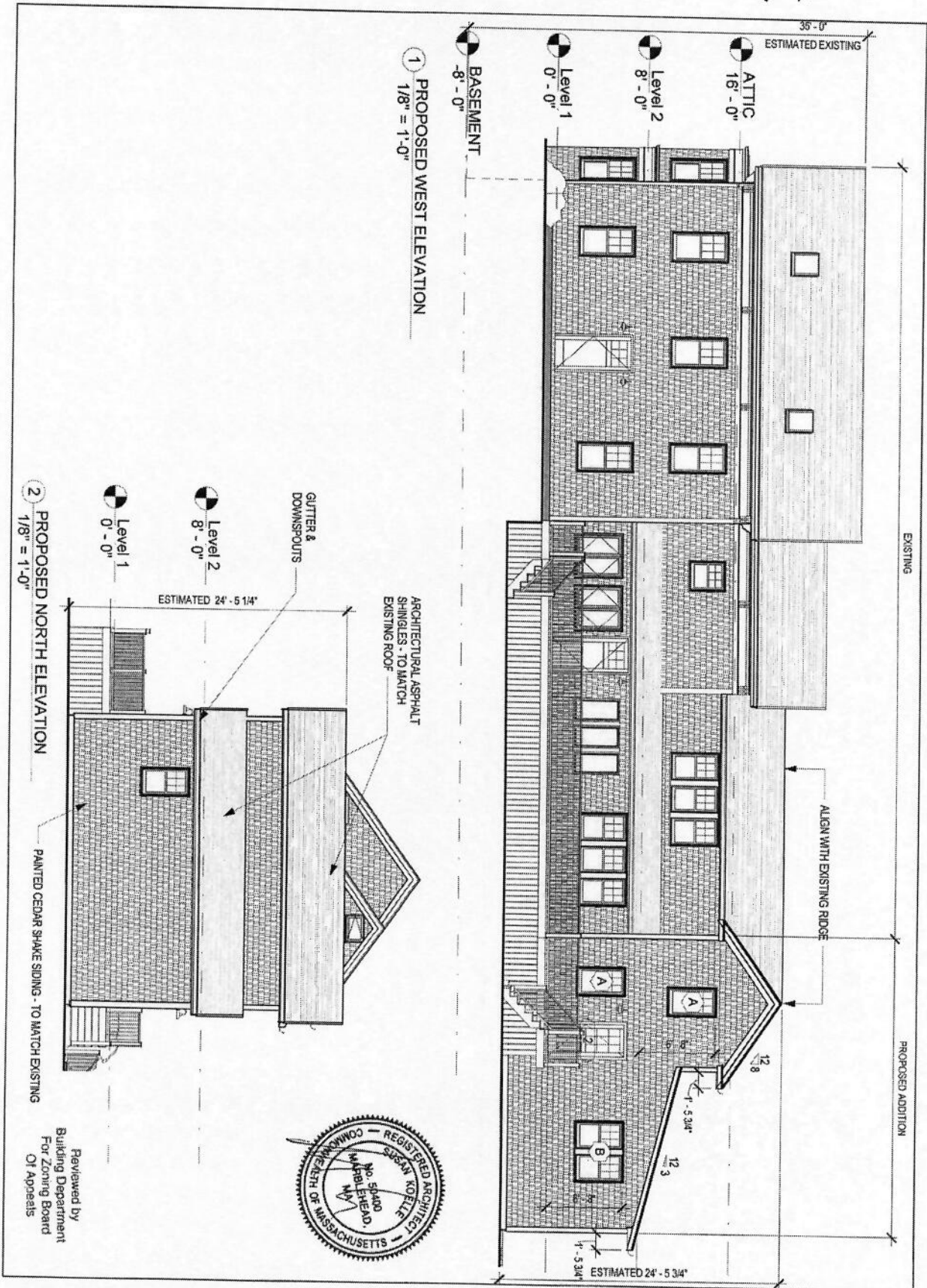
<p>Susan Koelle Architect LLC</p> <p>49 Bennett Road Marblehead, MA 01945 617.480.4419 SusanKoelleArchitect.com</p>	<p>27 Abbot Street</p> <p>Marblehead, MA</p>	<p>Drawing Title: Existing Elevations</p> <p>Scale: 1/8" = 1'-0"</p> <p>Drawn By: Author</p> <p>Date: 05/05/21</p> <p>Drawing #: A0.4</p>
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	<p>Susan Koelle Architect LLC 49 Bennett Road Marblehead, MA 01945 617.480.4419 SusanKoelleArchitect.com</p>
<p>27 Abbot Street Marblehead, MA</p>	
<p>Drawing Title: Proposed Ramsdell Road Elevation</p>	<p>Scale:</p>
<p>1/8" = 1'-0"</p>	<p>Drawn By:</p>
<p>SK</p>	<p>Date:</p>
<p>5/05/21</p>	<p>Drawing #:</p>
<p>A2.0</p>	



27 Abbot Street
Marblehead, MA



Susan Koelle Architect LLC
49 Bennett Road
Marblehead, MA 01945
617.480.4419
SusanKoelleArchitect.com

Drawing Title:
Proposed
Elevation

Scale:
1/8" = 1'-0"

Drawn By:
SK

Date:
05/05/21

Drawing #:

A2.1