



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

ZBA APPLICATION
PAGE 1 of 3

2021 OCT -5 AM 9:05
Town Clerk

Project Address 54 Pilgrim Road

Assessor Map(s) 5 Parcel Number(s) 40

OWNER INFORMATION

Signature _____ date _____

Name (printed) Scott & Rebecca Batzold

Address 54 Pilgrim Road

Phone Numbers: home 585-746-0159 (Scott cell) work _____

E-mail scott.batzold@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Craig Bosworth date 10-4-2021

Name (printed) Craig Bosworth – Bosworth Architect L.L.C

Address 78 Front Street, Marblehead, MA.

Phone Numbers: home N/A work 781-631-1982

E-mail craig@boswortharchitect.com fax N/A

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

See attached Project Description.

- Please schedule a zoning 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)

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

[Signature]

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For Zoning Board
Of Appeals

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



BOSWORTH
ARCHITECT L.L.C.

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Of Appeals

September 10, 2021

Zoning Board of Appeals

Mary Alley Municipal Building
7 Widger Road
Marblehead, MA 01945

RE: Zoning Board of Appeals Application – **54 Pilgrim Road**

Zone: **Single Residence**

PROJECT DESCRIPTION

We request the approval from the Board of Appeals for a Dimensional Special Permit for the proposed new construction to an existing non-conforming single-family dwelling with less than required Lot Area, Front and Rear Yard setbacks located at 54 Pilgrim Road, Marblehead, MA.

This proposal is to build a new one-story office space adjacent to the existing dining room. This addition would be in the side-yard setback but meet all other dimensional regulations.

This proposed addition will provide this growing young family the ability to use the bedrooms for their children and as now required, work from home. The addition is meant to mimic the opposite side one story form. In doing so this addition will also provide privacy for the family on their existing patio which is now very open to the street.

The full addition we're asking for is 178 s.f. which is a 5.82 % increase and will maintain a 1: 1.22 Open Area Ratio when the construction is complete.

Thank you,

Craig Bosworth N.C.A.R.B.
Bosworth Architect LLC

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 54 PILGRIM ROAD Map(s) / Parcel(s) 5 / 40

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

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes X No _____ (explain) _____

PROPOSED CHANGE OF USE

No X Yes _____ (explain) _____

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes _____ No _____

EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)

X 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)
X Front Yard Setback - Less than required (Table 2)
X 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)
X 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 <u>X</u>
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes _____	No <u>X</u>

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

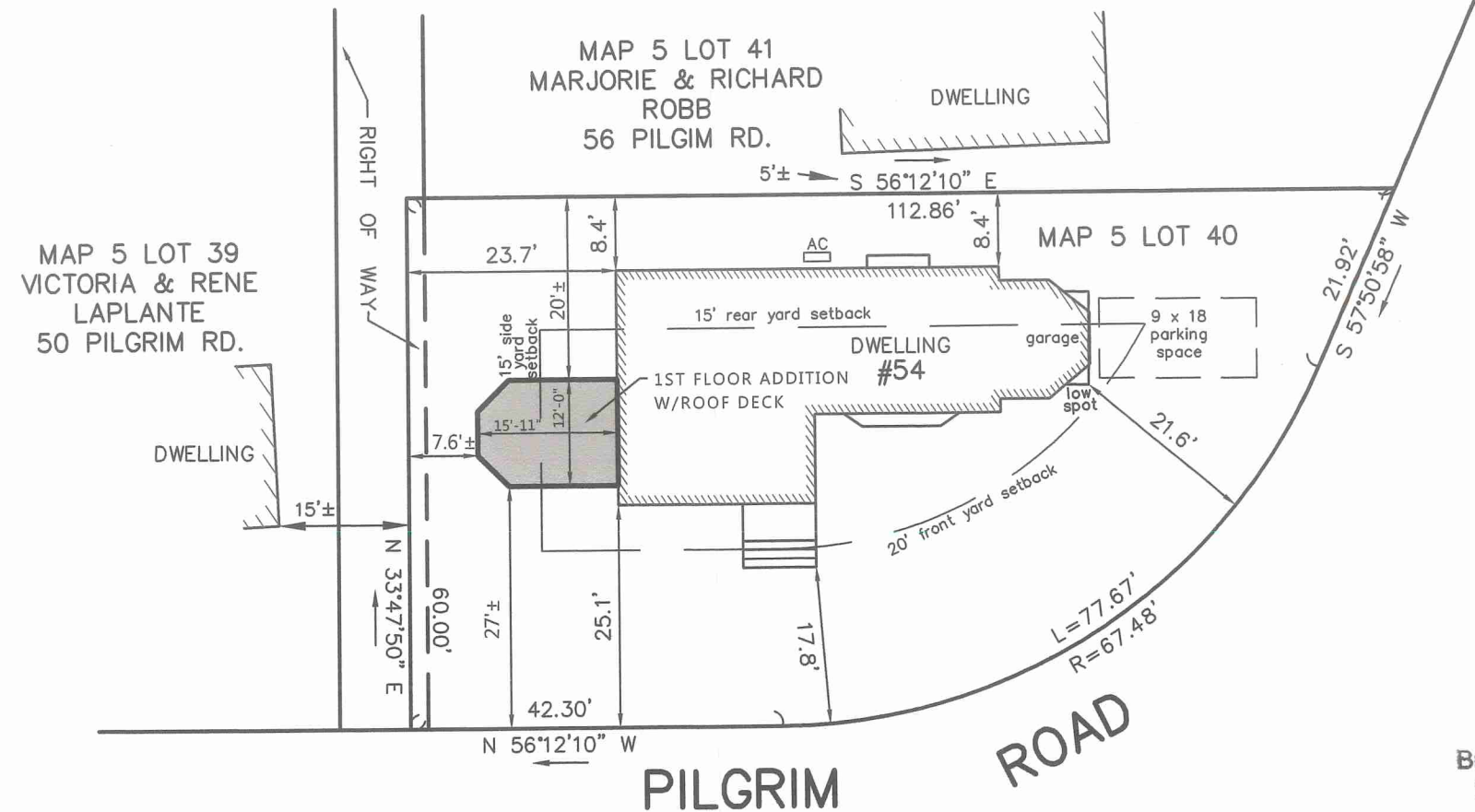
Yes ✓ No _____ (explain) _____

Building Official [Signature] Date 10/4/2021

Project Address	54 Pilgrim Road	Map(s) / Parcel(s)	5 - 40
<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>	
Lot area = A	5635	5635	
Area of features			
footprint of accessory building(s)	0 SF	0 SF	
footprint of building	1072 SF	1250 SF	
footprint of deck(s), porch(es), step(s), bulkhead(s)	72 SF	100 SF	
number of required parking spaces 2 x (9'x18' per space)	324 SF	324 SF	
area of pond(s), or tidal area(s) below MHW	0 SF	0 SF	
other areas (explain)	0	0 SF	
Sum of features = B	1468	1674 SF	
NET OPEN AREA (NOA) = (A - B)	4167 SF	3961 SF	
<u>GROSS FLOOR AREA (GFA)</u>			
accessory structure(s)	0	0	
basement or cellar (area > 5' in height)	1072 SF	1072 SF	
1st floor (12' or less in height) NOTE: [for heights exceeding	1072 SF	1250 SF	
2nd floor (12' or less in height) 12' see definition	877 SF	877 SF	
3rd floor (12' or less in height) of STORY ~200-7]	0	0 SF	
4th floor (12' or less in height)	0	0	
attic (area > 5' in height)	0	0	
area under deck (if > 5' in height)	0	0 SF	
roofed porch(es)	36 SF	36 SF	
Gross Floor Area (GFA) = sum of the above areas	3057 SF	3235 SF	
<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	=	178 SF	
<u>Percent change in GFA</u> = (proposed total change in GFA / existing GFA) x 100	=	5.82 %	
<u>Existing Open Area Ratio</u> = (existing NOA / existing GFA)	=	1.36	
<u>Proposed Open Area Ratio</u> = (proposed NOA / proposed GFA)	=	1.22	
This worksheet applies	1. plan by/dated Bosworth Architect LLC	9/28/2021	
to the following plan(s):	2. plan by/dated North Shore Survey	8/31/2021	
	3. plan by/dated		
Building Official	Reviewed by Building Department For Zoning Board Of Appeals Date 10/4/2021		

ZONING DISTRICT – SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	5635±	5635±
FRONTAGE	100	141.89'	141.89'
FRONT	20	17.8'	27'±
SIDE	15	23.7'	7.6'±
REAR	15	8.4'	20'±
BLDG HEIGHT	35	30.7'	30.7'



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ZONING BOARD OF APPEALS PLAN

54 PILGRIM ROAD

MARBLEHEAD

PROPERTY OF

SCOTT & REBECCA BATZOLD

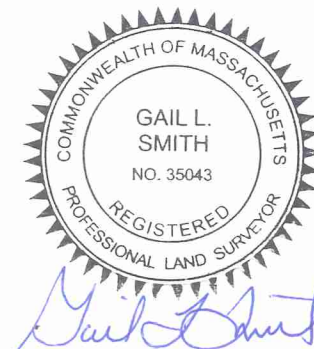
SCALE 1"= 20'

AUGUST 31, 2021

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. – SALEM, MA

(978) 744-4800



THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

5223

BATZOLD RESIDENCE
54 PILGRIM ROAD
MARBLEHEAD, MA 01945



PREPARED BY:
BOSWORTH ARCHITECT L.L.C.
78 FRONT STREET
MARBLEHEAD, MA. 01945

LIST OF DRAWINGS

ARCHITECTURAL

- C COVER SHEET
- EX1 - EXISTING CONDITION FLOOR PLANS
- EX2 - EXISTING CONDITION EXTERIOR ELEVATIONS
- EX3 - EXISTING CONDITION EXTERIOR ELEVATIONS
- A1 - PROPOSED FLOOR PLANS
- A2 - PROPOSED FLOOR PLANS
- A3 - PROPOSED EXTERIOR ELEVATIONS
- A4 - PROPOSED EXTERIOR ELEVATIONS

FILING FOR:
ZONING BOARD OF APPEALS
DATE: SEPTEMBER 28, 2021

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C



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BATZOLD RESIDENCE

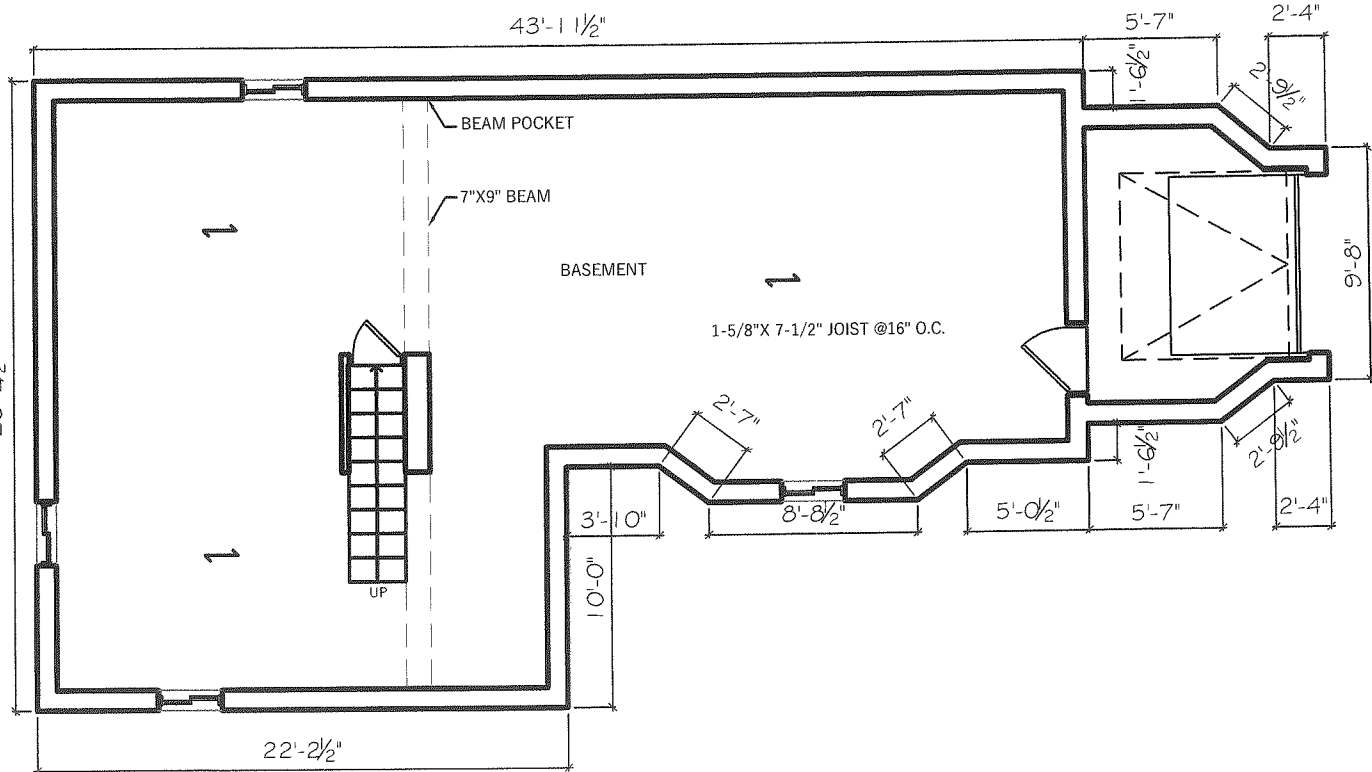
54 PILGRIM ROAD
MARBLEHEAD, MA. 01945

EXISTING FLOOR PLANS

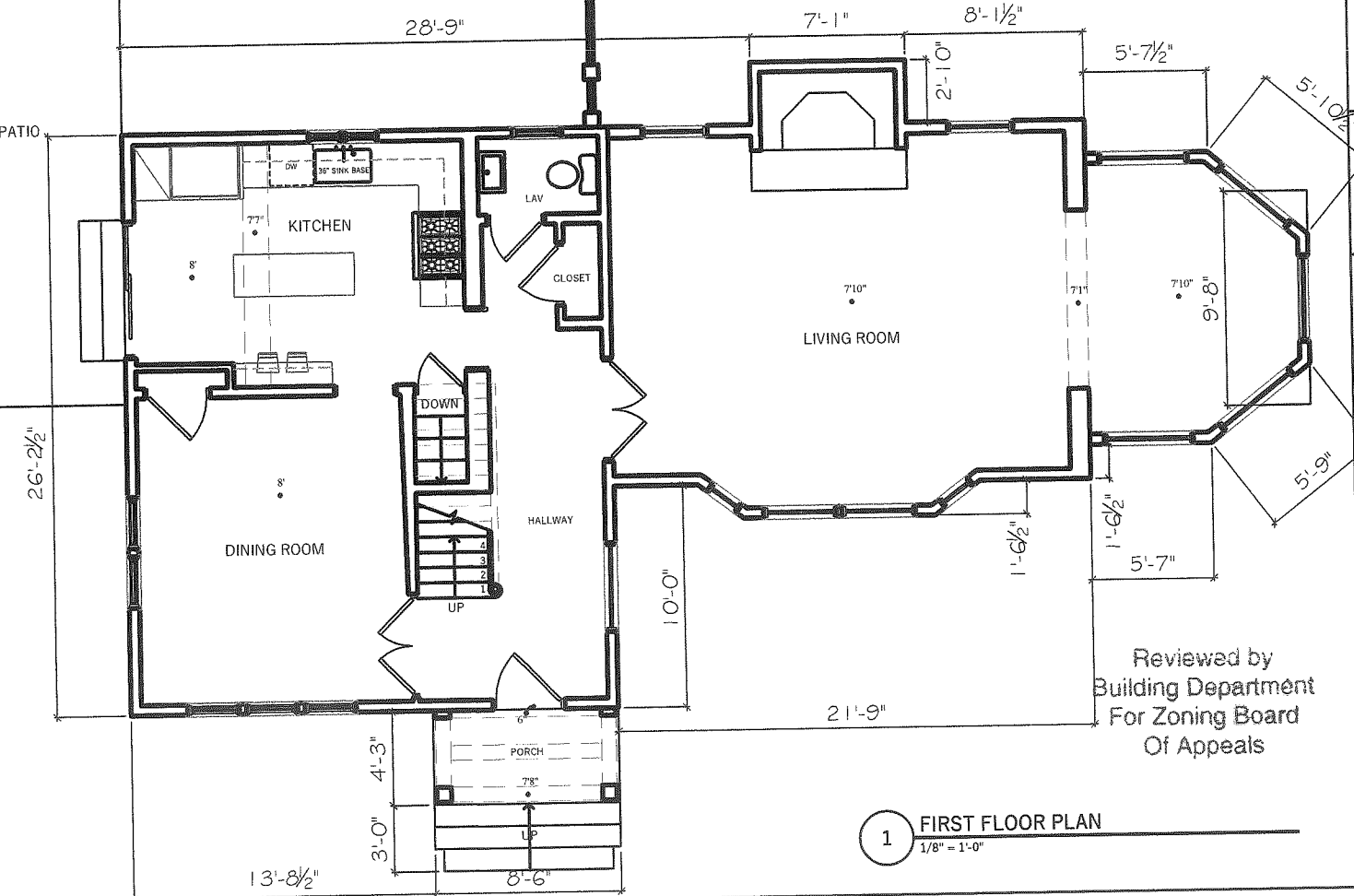
EX1

Scale: 1/8" = 1'-0"
Date: SEPTEMBER 28, 2021

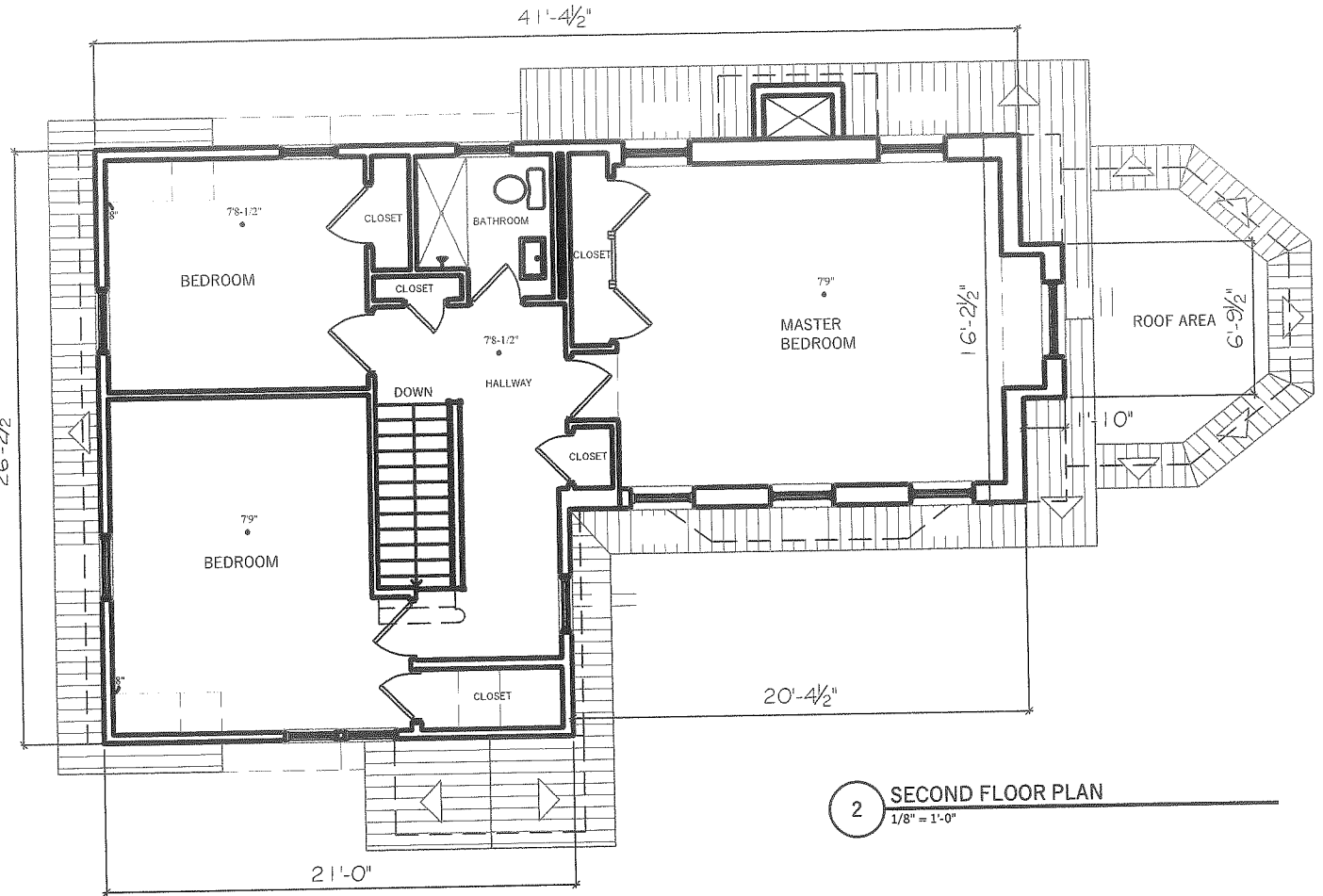
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0 BASEMENT FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"



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EXISTING EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
Date: SEPTEMBER 28, 2021

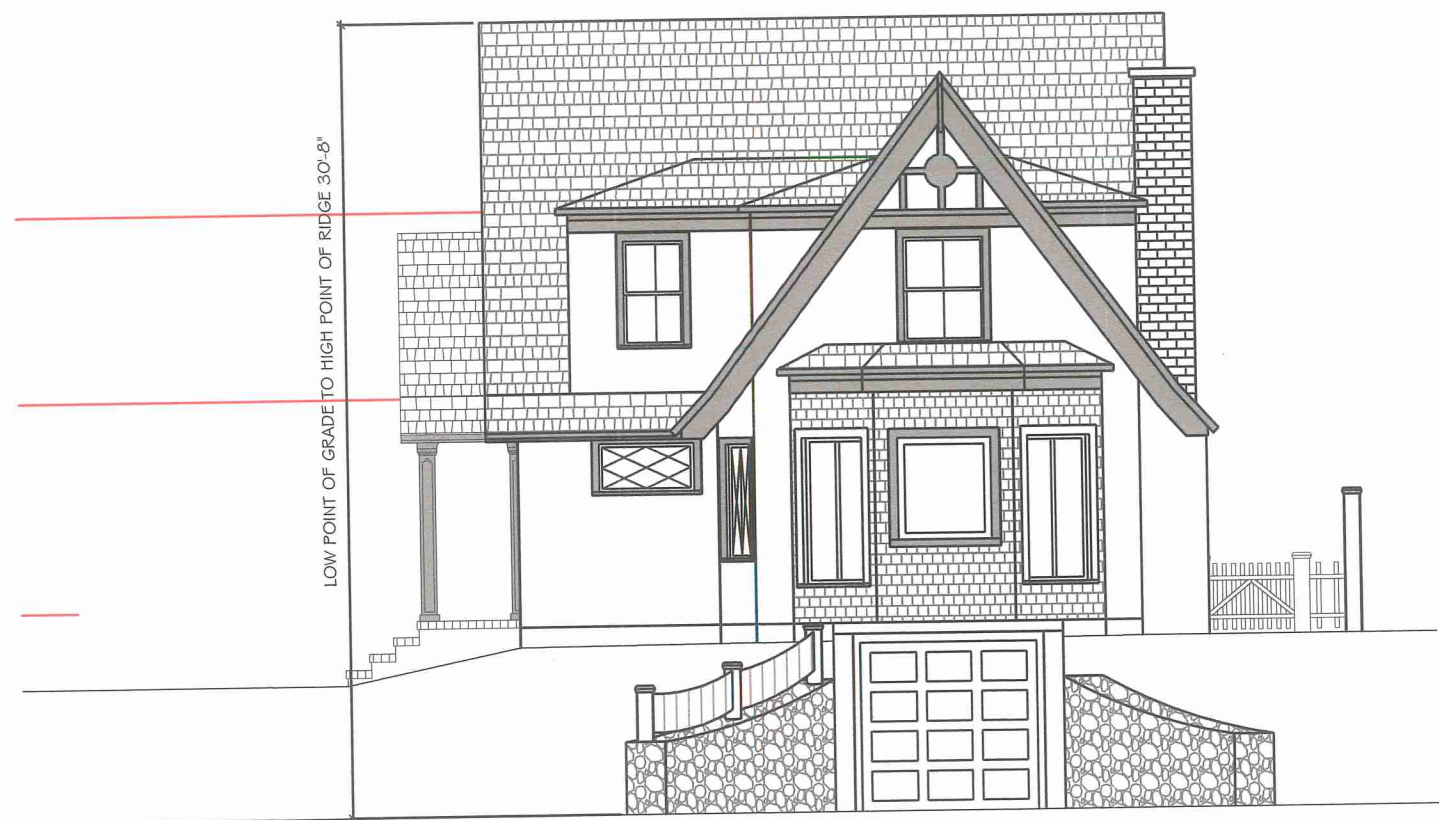
EX2



1 EXISTING FRONT ELEVATION
1/8" = 1'-0"



2 EXISTING LEFT SIDE ELEVATION
1/8" = 1'-0"

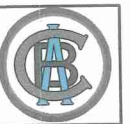


3 EXISTING RIGHT SIDE ELEVATION
1/8" = 1'-0"

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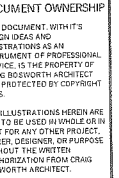
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Drawn by:	Checked by:	Date:	Date:	Date:

EXISTING EXTERIOR ELEVATIONS	Scale: 1/8" = 1'-0"
	Date: SEPTEMBER 28, 2021

EX3



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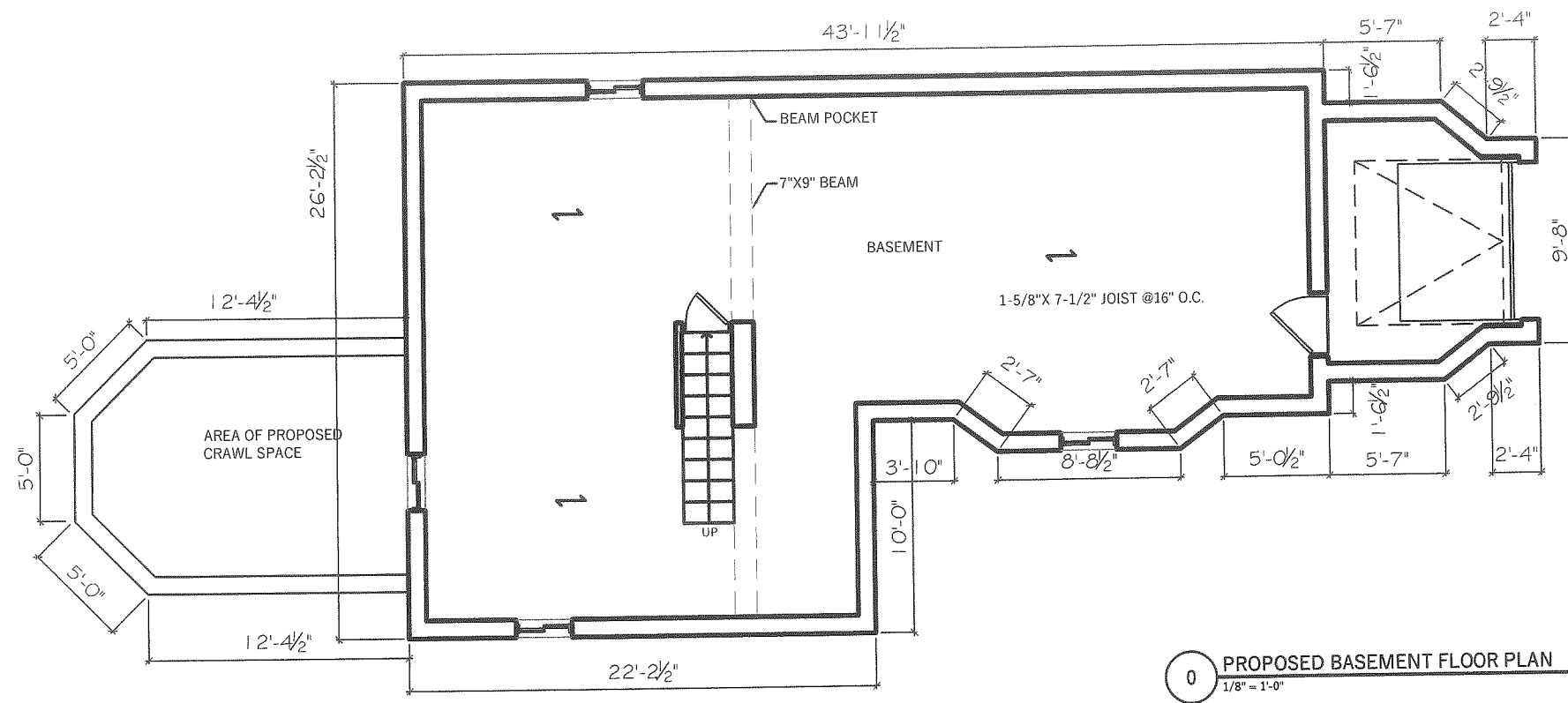
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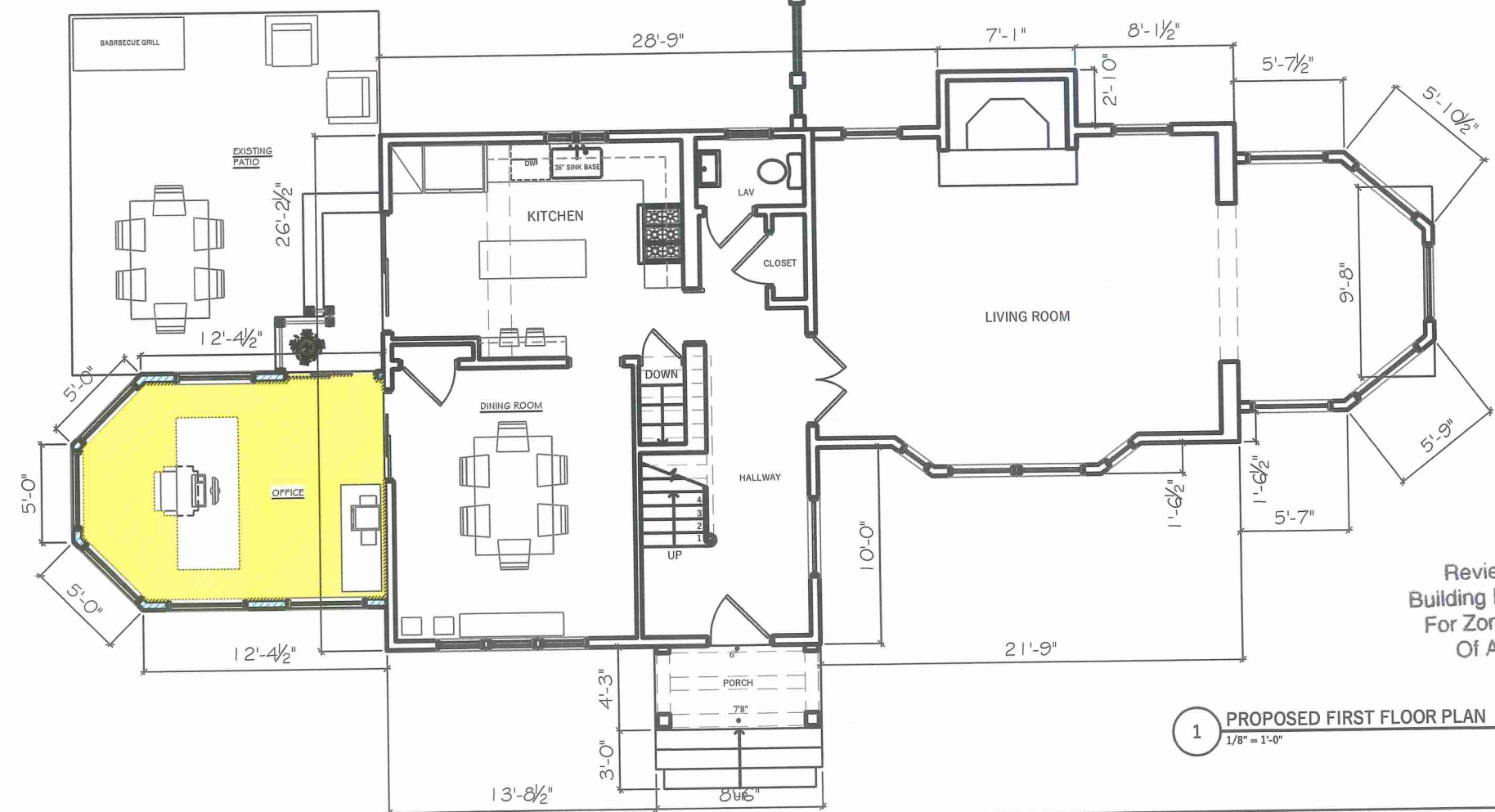
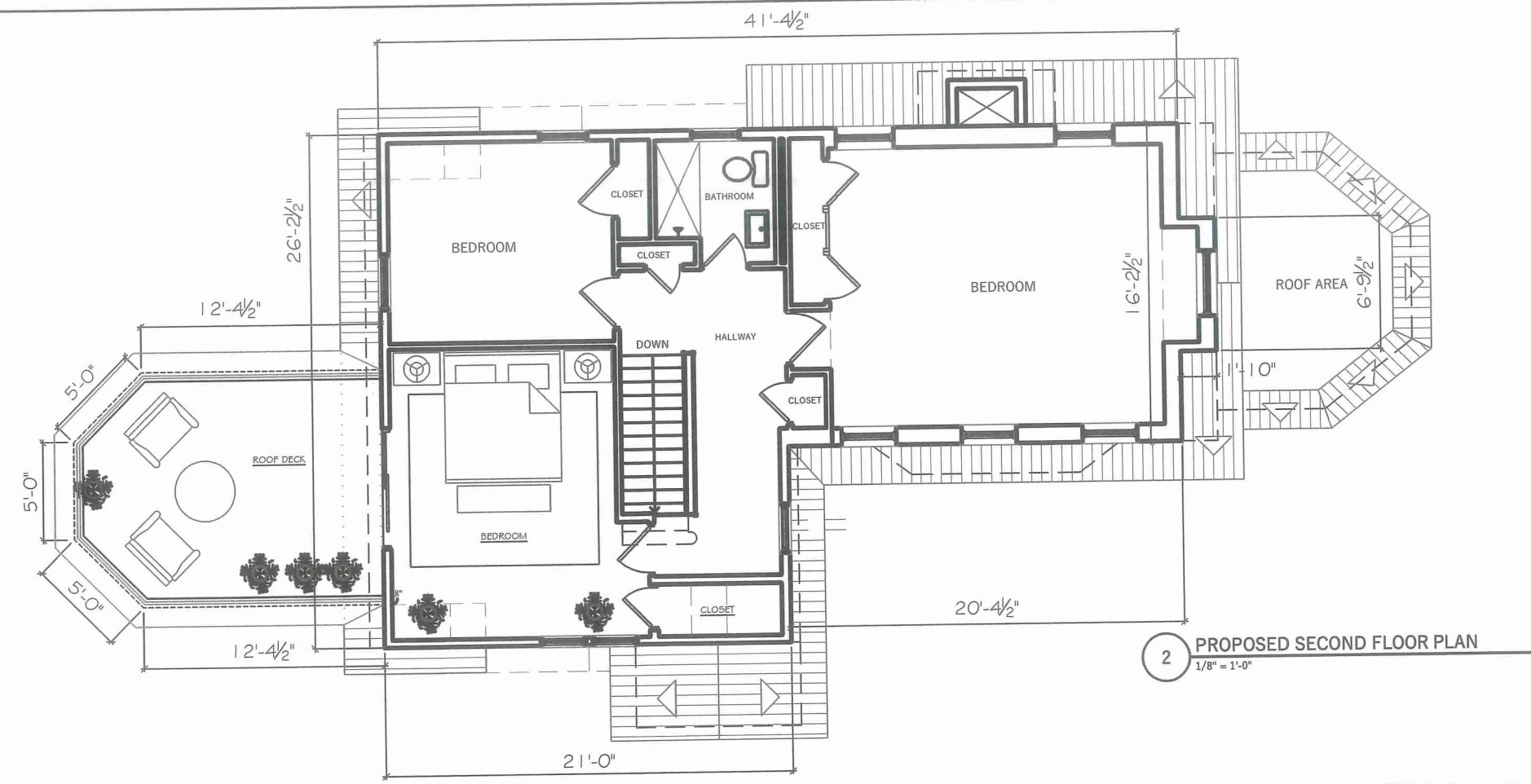
Drawn by:	
Checked by:	
Rev:	
Rev:	

Scale: 1/8" = 1'-0"
Date: SEPTEMBER 28, 2021


A1

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BATZOLD RESIDENCE
54 PILGRIM ROAD
MARBLEHEAD, MA. 01945

PROPOSED FLOOR PLANS

Drawn by	Checked by	Date	Rev	Rev

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

Date: SEPTEMBER 28, 2021

A2



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PROPOSED EXTERIOR ELEVATIONS

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Date: SEPTEMBER 28, 2021

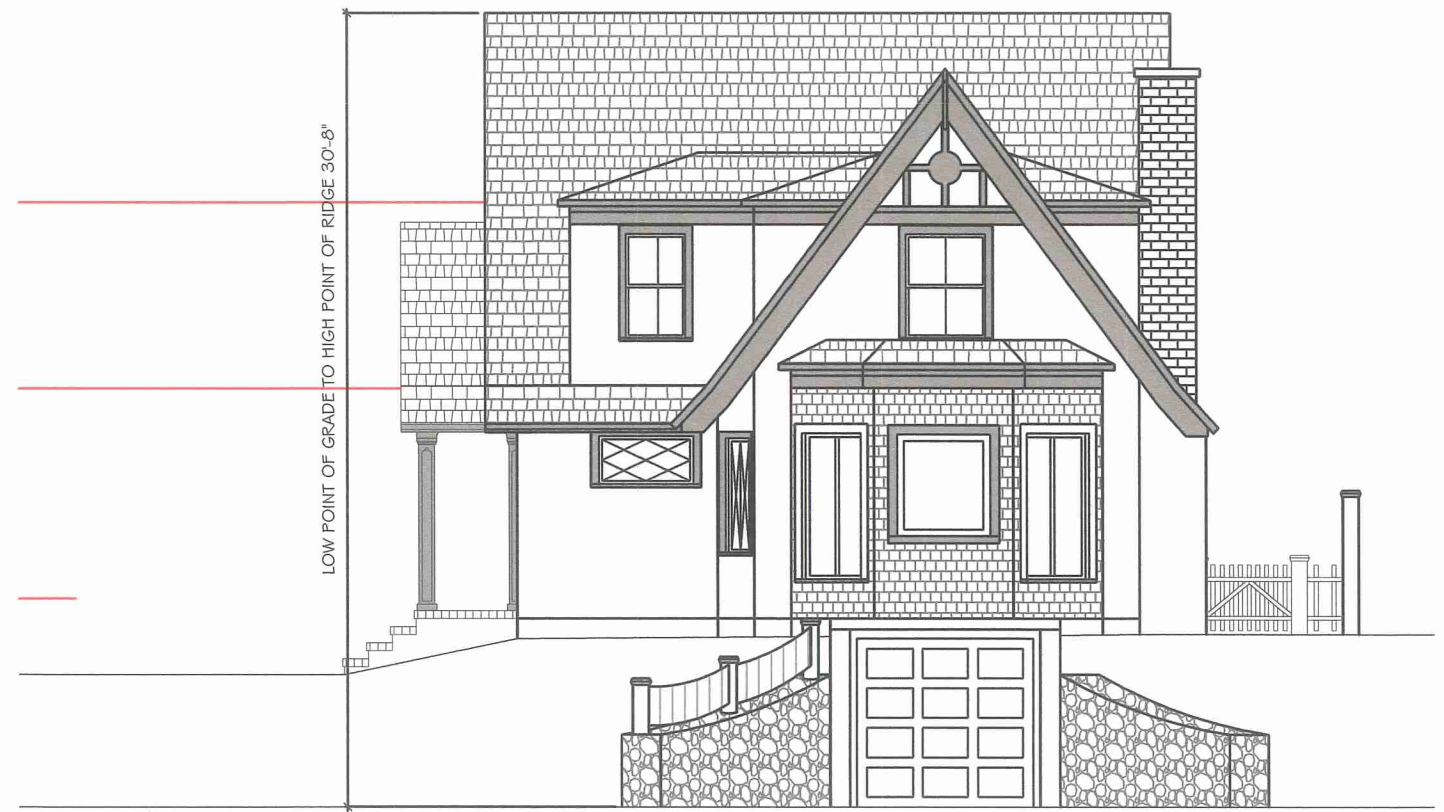
A3



1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
1/8" = 1'-0"



3 PROPOSED RIGHT SIDE ELEVATION
1/8" = 1'-0"

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1 PROPOSED REAR ELEVATION
1/8" = 1'-0"

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