



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

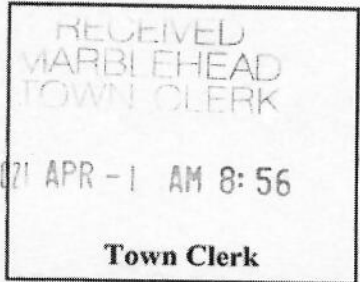
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 29 Pickwick Rd.

Assessor Map(s) 31 Parcel Number(s) 50

Reviewed by
Building Department
For Zoning Board
Of Appeals

OWNER INFORMATION

Signature [Signature] date 3/31/21

Name (printed) Emily Hodgkinson

Address 29 Pickwick Rd., Marblehead, MA 01945

Phone Numbers: home 781 639-0926 work (781) 254-7829

E-mail ehodgkinson90@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)

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] 3/31/21
2. Town Clerk's stamp (upper right corner)

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

ZONING BOARD OF APPEALS

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For Zoning Board
Of Appeals

Applicant: Andrew & Emily Hodgkinson
Address: 29 Pickwick Road (Map 31, Parcel 50)
District: Single Residence

P. Ives
3/31/21

Relief: We are requesting a Special Permit to construct a two-story addition to a single-family dwelling that currently exceeds the right side setback by 7'+/-, left side setback by 5'+/-, and sits on a lot with less than the required lot area, frontage, and width. There is a shed that exceeds the left setback by 14'+/- and the rear setback by 9'+/- and a play structure that exceeds the rear setback by 3'+/-. The current driveway configuration allows for tandem parking.

The proposed addition would exceed the right side setback by the same 7'+/-.

We are also, at this time, seeking relief for the existing 6'x10' shed that was constructed without previous approval.

With a net increase of 495 sf, the proposed structure would increase the overall GFA by 14.8% and decrease the Open Area Ratio from 1.41 to 1.21.

Proposal: The proposal before the board includes the removal of the existing 12.5'x19.5' single-car garage and construction of a new garage with the same width but with an increased depth front to back of 4.5', for a total depth of 24'. A second floor will be added over the existing mudroom and new garage that will allow for a new primary bedroom, bath, and closet.

We also respectfully ask the Board to grant relief from the left side and rear setbacks to allow the existing 6'x10' shed to remain. The play structure will be removed.

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 29 PICKWICK RD Map(s) / Parcel(s) 31/50

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) SHED IN SIDE & REAR SETBACK
- ☐ No Existing Dimensional Non-conformities & FLAT STRUCTURE (T.B.R.)

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 3/31/24

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

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For Zoning Board
Of Appeals

Revision Date: 12-02-2020

Project Address 29 ROCKWICK RD Map(s) / Parcel(s) 31/50

NET OPEN AREA (NOA) **EXISTING** **PROPOSED**

Lot area = A	<u>6591 #</u>	<u>6591 #</u>
Area of features		
footprint of accessory building(s)	<u>60</u>	<u>60</u>
footprint of building	<u>1370</u>	<u>1426</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>68</u>	<u>83</u>
number of required parking spaces <u>2</u> x (9' x 18' per space)	<u>360</u>	<u>360</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) <u>PLAY STRUCT- ROOFED</u>	<u>9</u>	<u>0</u>
Sum of features = B (T.B.R.)	<u>1867 #</u>	<u>1929 #</u>
Net Open Area (NOA) = (A - B)	<u>4724 #</u>	<u>4662 #</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>69</u>	<u>60</u>
basement or cellar (area > 5' in height)	<u>828</u>	<u>828</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1370</u>	<u>1426</u>
2nd floor (12' or less in height) 12' see definition	<u>853</u>	<u>1249</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>0</u>	<u>0</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area > 5' in height)	<u>211</u>	<u>211</u>
area under deck (if > 5' in height)	<u>0</u>	<u>0</u>
roofed porch(es)	<u>13</u>	<u>65</u>
Gross Floor Area (GFA) = sum of the above areas	<u>3344 #</u>	<u>3839 #</u>

Proposed total change in GFA = (proposed GFA - existing GFA) = 495 #

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 14.8 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1.41

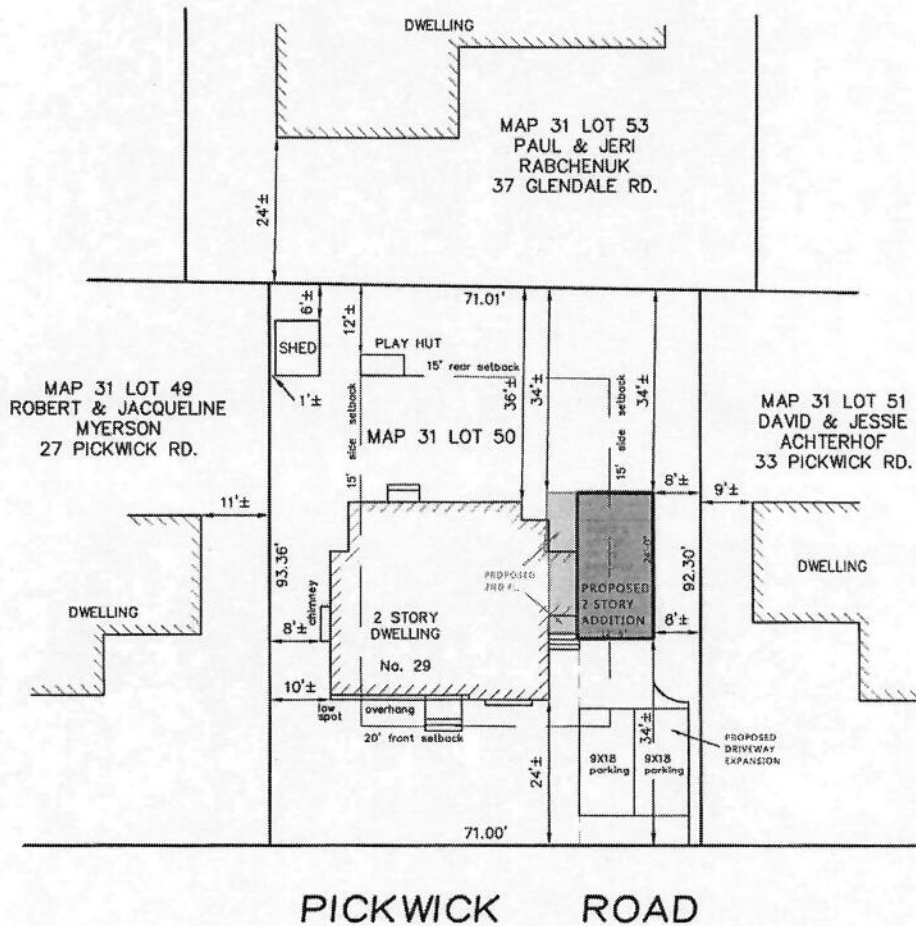
Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.21

This worksheet applies 1. plan by/dated TAPROOT DESIGN 3.29.21
to the following plan(s): 2. plan by/dated NORTH SHORE SURVEY 2.24.21
3. plan by/dated _____

Building Official [Signature] Date 3/31/21

ZONING DISTRICT - SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	6591±	6591±
FRONTAGE	100	71.00'	71.00'
FRONT	20	24'±	34'±
SIDE	15	8'±	8'±
REAR	15	36'±	34'±
BLDG HEIGHT	35	27.2'±	27.2'±



Reviewed by
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For Zoning Board
Of Appeals

ZONING BOARD OF APPEALS PLAN

29 PICKWICK ROAD

MARBLEHEAD

PROPERTY OF

ANDREW & EMILY HODGKINSON

SCALE 1"=20' FEBRUARY 24, 2021

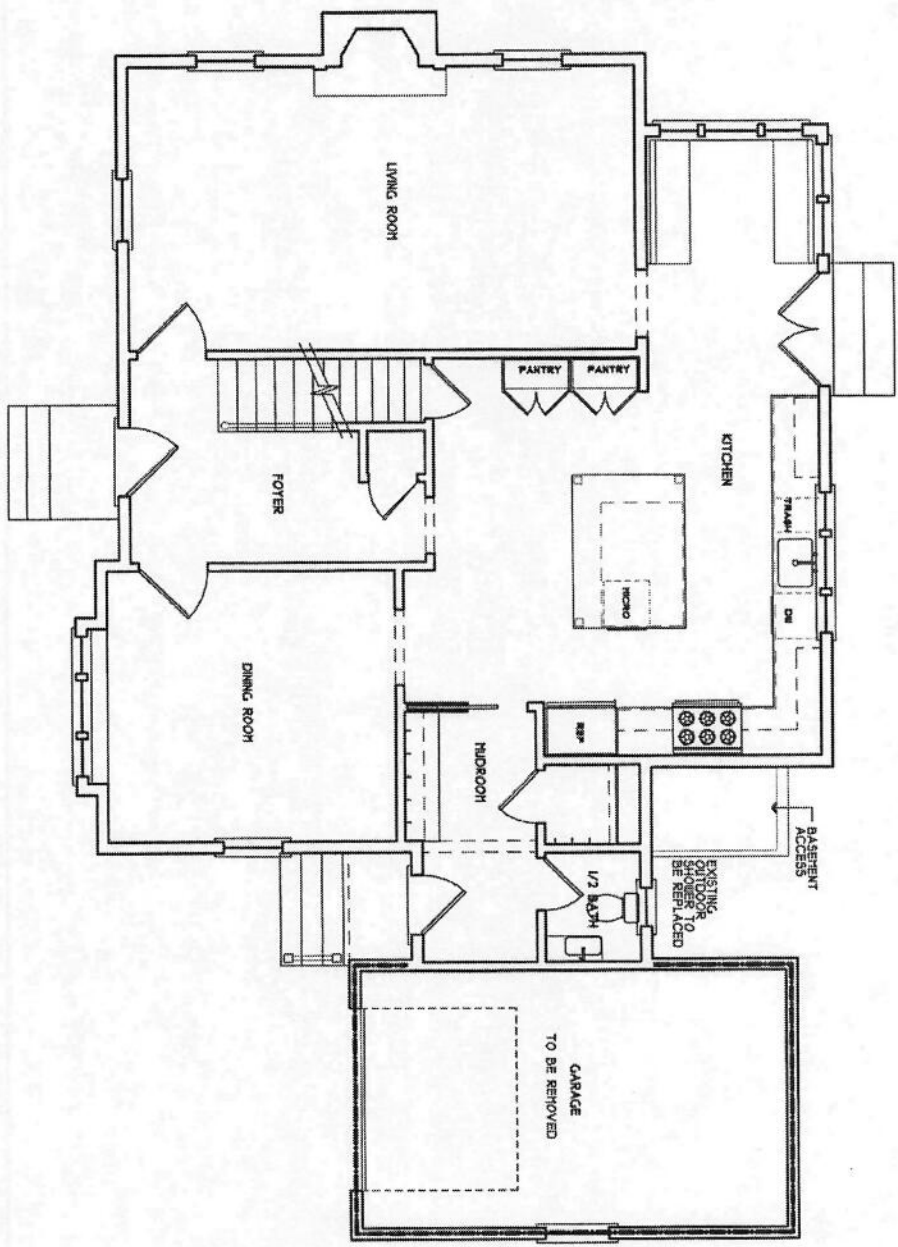
NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

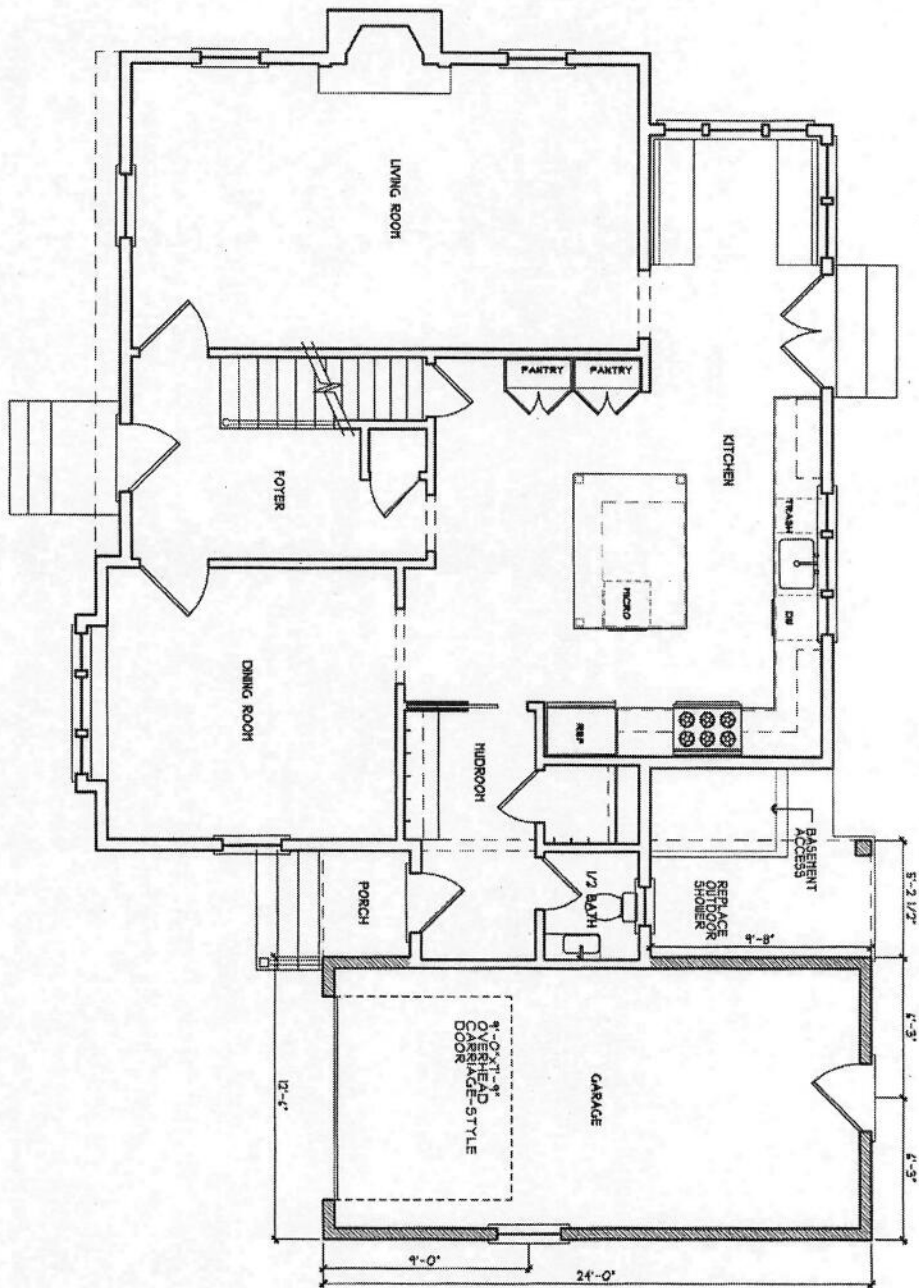
(978) 744-4800



1 EXISTING FIRST FLOOR PLAN



<p>Reviewed by Building Department For Zoning Board Of Appeals</p>	<p>HODGKINSON RESIDENCE 29 PICKWICK ROAD MARBLEHEAD, MASSACHUSETTS</p>		<p>TAPROOT DESIGN INC.</p> <p>37 Birch Street Marblehead, MA 01945 Tel 781.639.4616 Cell 781.864.8304</p>
	<p>scale: 3/16"=1'-0"</p>	<p>date: 03/29/21</p>	
	<p>drawn by: VLH</p>	<p>Ex-1</p>	
	<p>37 Birch Street Marblehead, MA 01945 Tel 781.639.4616 Cell 781.864.8304</p>		
	<p>37 Birch Street Marblehead, MA 01945 Tel 781.639.4616 Cell 781.864.8304</p>		



1 PROPOSED FIRST FLOOR PLAN

Reviewed by
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For Zoning Board
Of Appeals

HODGKINSON RESIDENCE
29 PICKWICK ROAD
MARBLEHEAD, MASSACHUSETTS

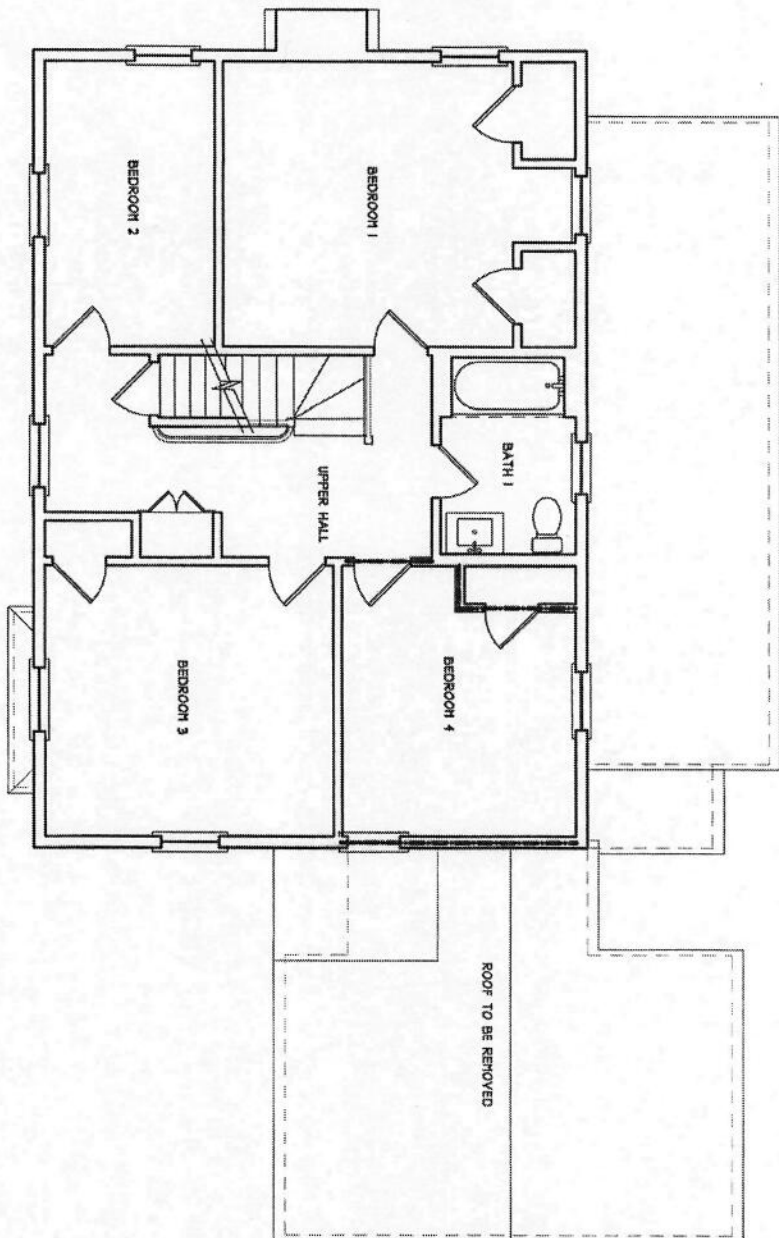
TAPROOT
DESIGN
INC.

37 Birch Street
Marblehead, MA 01945
Tel 781.639.4616
Cell 781.964.2304

scale: 3/16"=1'-0"
date: 03/29/21
drawn by: YLH

A-1

1 EXISTING SECOND FLOOR PLAN



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HODGKINSON RESIDENCE
29 PICKWICK ROAD
MARBLEHEAD, MASSACHUSETTS

TAPROOT
DESIGN
INC.

37 Birch Street
Marblehead, MA 01945
Tel 781.638.4816
Cell 781.864.2304

scale: 3/16"=1'-0"
date: 03/29/21
drawn by: VLH

Ex-2

HODGKINSON RESIDENCE
29 PICKWICK ROAD
MARBLEHEAD, MASSACHUSETTS

**TAPROOT
DESIGN
INC.**

37 Birch Street
Marblehead, MA 01945
Tel 781.639.4616
Cell 781.864.2304

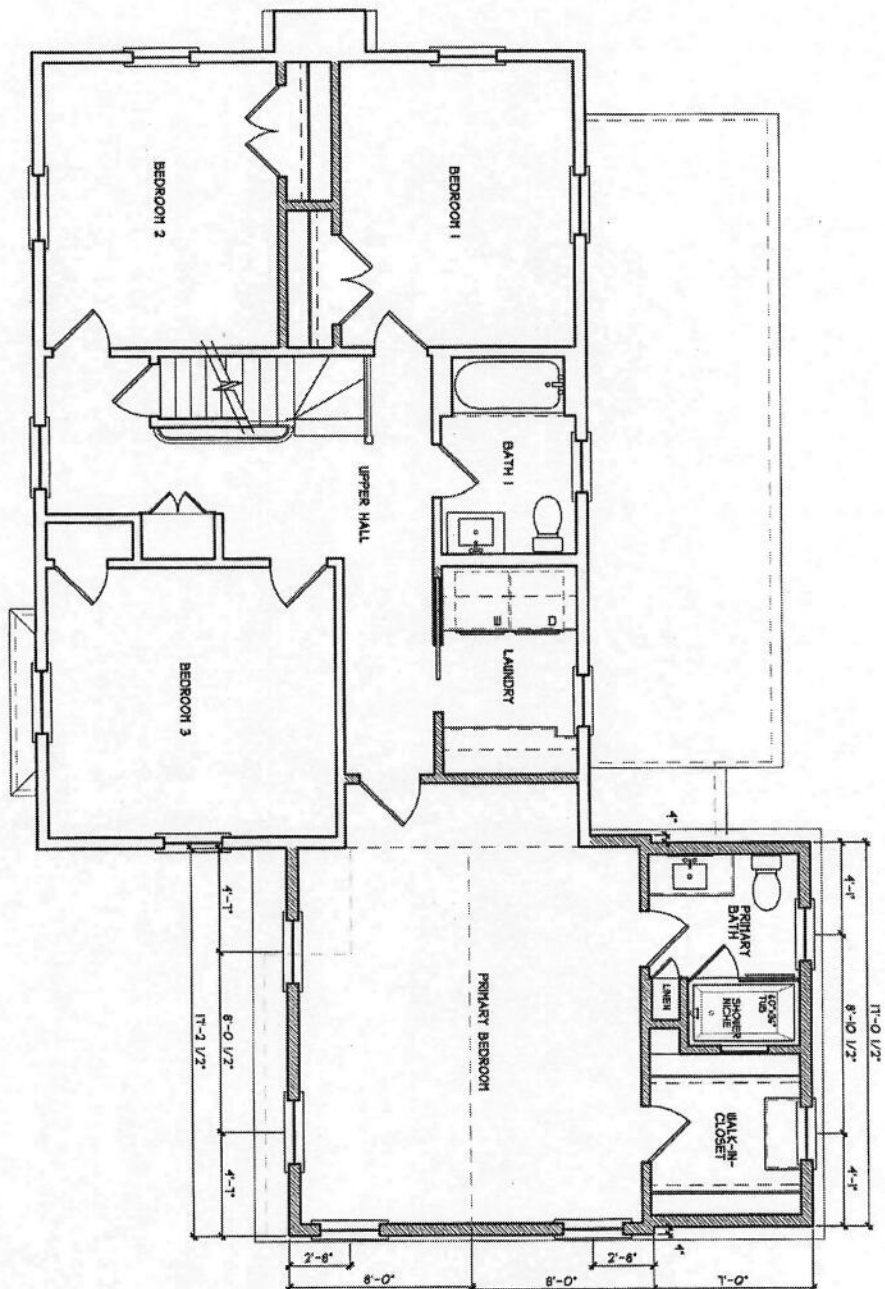
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date:	03/29/21
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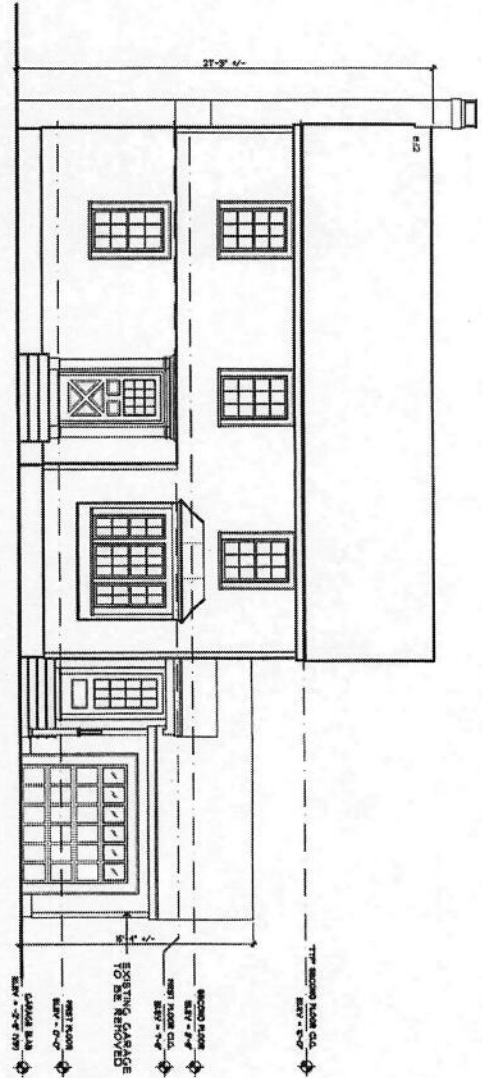
drawn by: VLH

A. 2

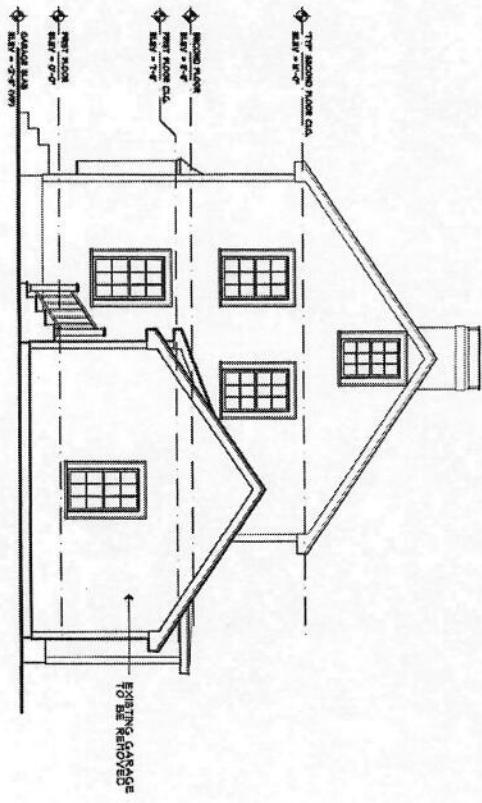
PROPOSED SECOND FLOOR PLAN



1 EXISTING FRONT ELEVATION



2 PROPOSED RIGHT SIDE ELEVATION



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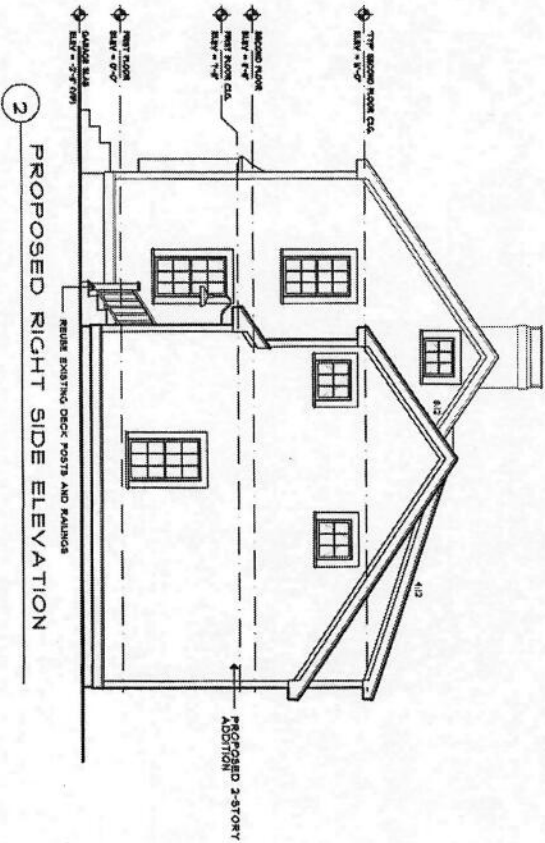
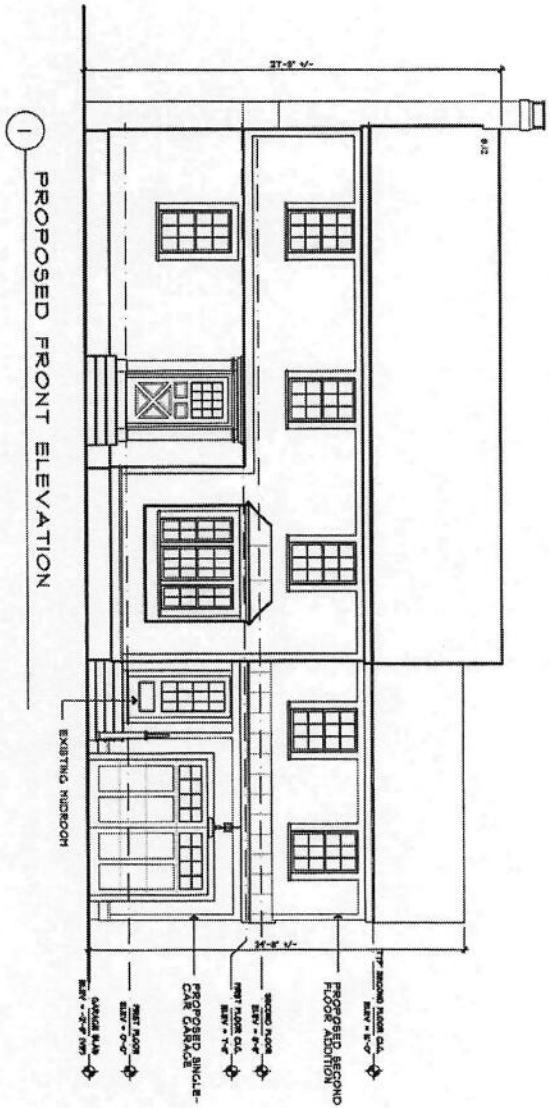
HODGKINSON RESIDENCE
29 PICKWICK ROAD
MARBLEHEAD, MASSACHUSETTS

TAPROOT
DESIGN
INC.

37 Birch Street
Marblehead, MA 01945
Tel 781.639.4616
Cell 781.864.2304

scale: 1/8"=1'-0"
date: 03/29/21
drawn by: VLH

Ex-3



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For Zoning Board
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HODGKINSON RESIDENCE
29 PICKWICK ROAD
MARBLEHEAD, MASSACHUSETTS

TAPROOT
DESIGN
INC.

37 Birch Street
Marblehead, MA 01845

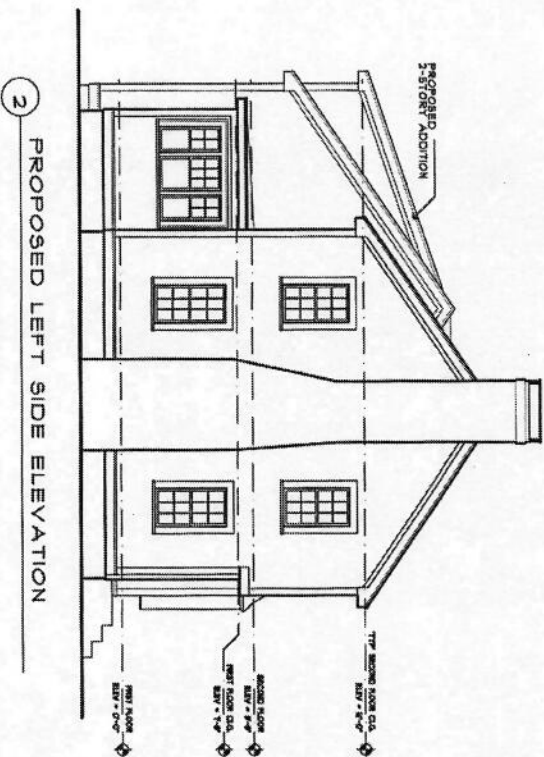
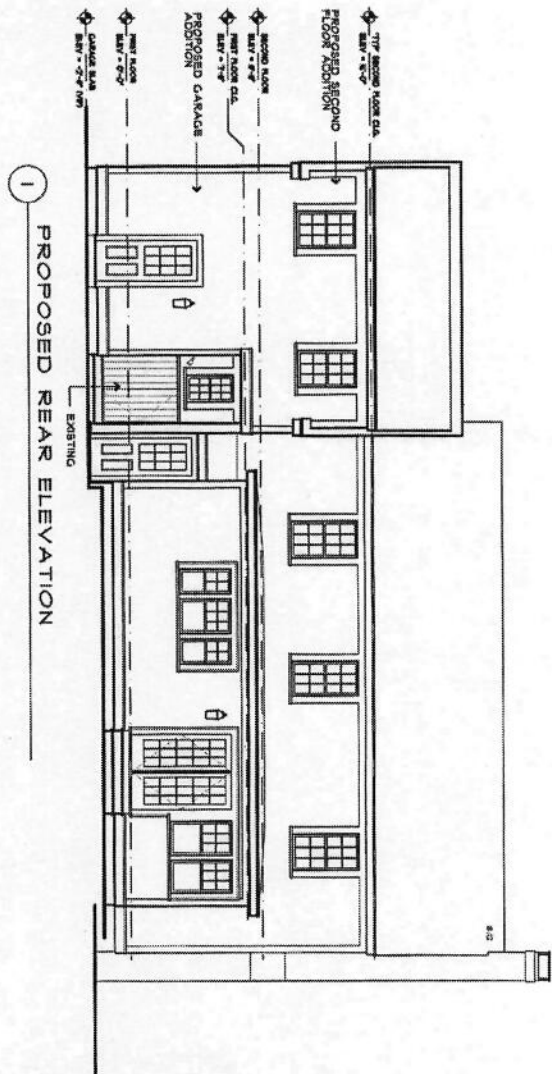
Tel 781.639.4616
Cell 781.864.2304

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

date: 03/29/21

drawn by: V.L.H.

A-3



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29 PICKWICK ROAD
MARBLEHEAD, MASSACHUSETTS

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Marblehead, MA 01945
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date: 03/29/21

drawn by: YLH

A-4