



TOWN SEAL  
tel: 781-631-1529

fax: 781-631-2617

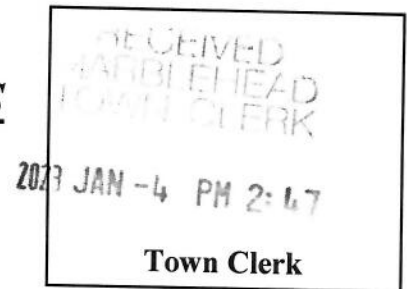
Revision Date: 12-02-20

# 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 34 Bubier Road

Assessor Map(s) 95 Parcel Number(s) 13

### **OWNER INFORMATION**

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) Mary Rockett and Peter Reuter

Address 34 Bubier Road, Marblehead, MA 01945

Phone Numbers: home 617-240-8807 work \_\_\_\_\_

E-mail mrockett@alanrealty.com fax \_\_\_\_\_

### **APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature [Signature] date 1.3.23

Name (printed) Mary Rockett and Peter Reuter

Address c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_ work 781-631-7808

E-mail lynch@marbleheadlaw.com fax \_\_\_\_\_

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

Special Permit to construct an addition to an existng non-conforming single-family

on a lot with less than the required lot area, lot frontage and front yard setback.

The addition will exceed the allowed 10% increase for a nonconforming building.

- 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] 1-4-23

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

**View Bylaws - (Chapter 200, Zoning) - online at: [www.marblehead.ma.gov](http://www.marblehead.ma.gov)**

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

**Town of Marblehead**  
**ZBA-APPLICATION**

Page 2 of 3

Revision Date: 12-02-2020

Project Address 34 Bubier Road

Map(s) / Parcel(s) 95/13

**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 X No \_\_\_\_\_ (explain) \_\_\_\_\_

**PROPOSED CHANGE OF USE**

No X Yes \_\_\_\_\_ (explain) \_\_\_\_\_

**PROPOSED CONSTRUCTION QUALIFIES AS "Building New"** (§200-7) Yes X 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)  
X 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)  
X 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)  
X 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)  
X 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> _____

**Reviewed by  
Building Department  
For Zoning Board  
Of Appeals**

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

Yes X No \_\_\_\_\_ (explain) \_\_\_\_\_

Building Official \_\_\_\_\_

Date 1-4-23

**Town of Marblehead**  
**ZBA-APPLICATION**  
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 34 Bubier Road

Map(s) / Parcel(s) 95/13

**NET OPEN AREA (NOA)**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Lot area = A	<u>9,549</u>	<u>9,549</u>
Area of features		
footprint of accessory building(s)	<u>87</u>	<u>87</u>
footprint of building	<u>1,175</u>	<u>1,201</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>227</u>	<u>228</u>
number of required parking spaces <u>2</u> x (9'x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) _____	<u>0</u>	<u>0</u>
Sum of features = B	<u>1,813</u>	<u>1,813</u>
Net Open Area (NOA) = (A - B)	<u>7,736</u>	<u>7,709</u>

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	<u>87</u>	<u>87</u>
basement or cellar (area >5' in height)	<u>1,006</u>	<u>1,006</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1,175</u>	<u>1,201</u>
2nd floor (12' or less in height) 12' see definition	<u>237</u>	<u>956</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>0</u>	<u>0</u>
area under deck (if >5' in height)	<u>0</u>	<u>0</u>
roofed porch(es)	<u>38</u>	<u>73</u>
Gross Floor Area (GFA) = sum of the above areas	<u>2,543</u>	<u>3,323</u>

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 780

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 30.67 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 1: 3.04

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 1: 2.32

This worksheet applies 1. plan by/dated Tucker Architecture & Landscape / 12/28/2022

to the following plan(s): 2. plan by/dated Scott M. Cerrato PLS/ 11/14/2022

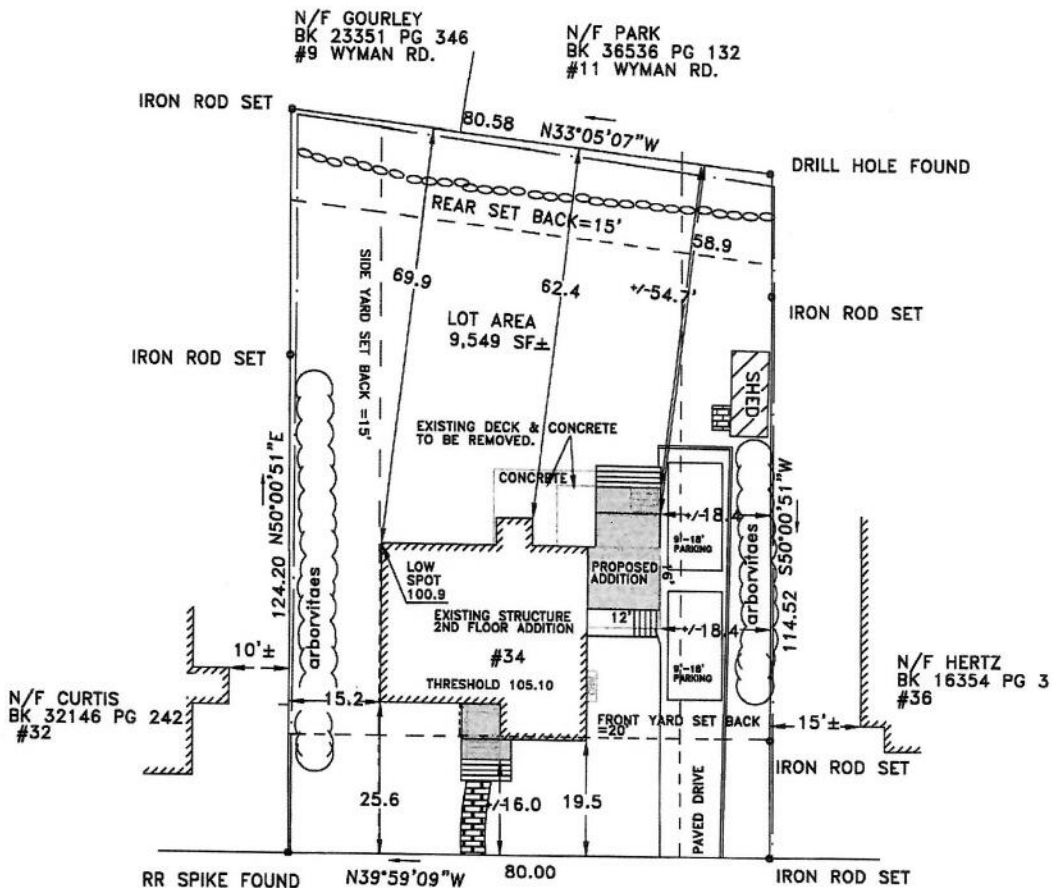
3. plan by/dated \_\_\_\_\_

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

Building Official \_\_\_\_\_

Date 1-4-2023

SR ZONING DISTRICT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	9,549 SF±	9,549 SF±
MIN. LOT FRONTAGE	100'	80'	80'
MAX BLD. HEIGHT	35'	20'	+/-27.4'
FRONT	20'	19.5'	+/-16.0'
SIDE	15'	15.2'	15.2'
REAR	15'	62.4'	+/-54.7'



NOTE;  
ASSUMED ELV. 100.00  
EXISTING STRUCTURE WITH  
2ND STORY ADDITION

#### REFERENCES

DEED BK 30895 PG 241  
PLAN BK 3902 PG 578  
PLAN 231 OF 1929  
PLAN BK 2331 PG 195

I CERTIFY THAT THE DWELLING SHOWN HEREON AND  
SETBACKS HAVE BEEN DETERMINED FROM INSTRUMENT  
SURVEY AND PROPERTY LINES HAVE BEEN DETERMINED FROM  
DEEDS AND PLANS OF RECORD.

SCOTT M. CERRATO PLS.



BUBIER RD.

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

ZONING BOARD OF APPEALS PLAN  
for  
PETER & MARY REUTER  
at

34 BUBIER RD.  
MARBLEHEAD, MA

SCOTT M. CERRATO PLS.  
PO BOX 366-EXETER, NH 03833  
781-775-3724 987-335-1095

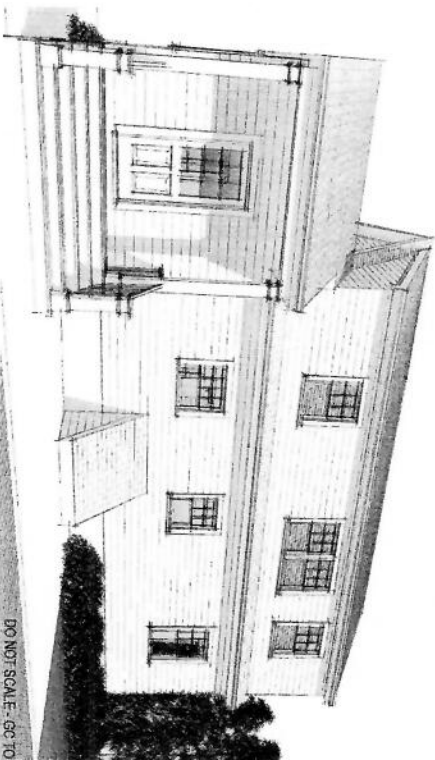
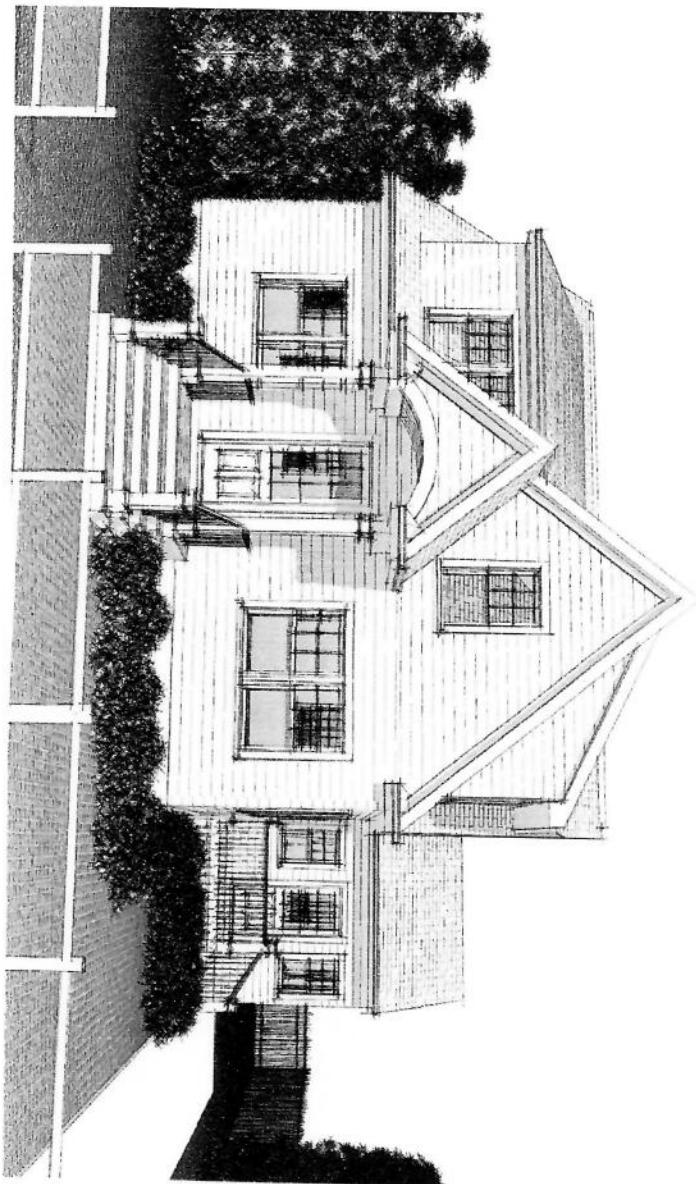
DATE: 11/14/22 DRAWN BY T. STANTON



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56 Atlantic Avenue, Marblehead, MA  
www.TuckerArch.com  
(781) 631-3346  
Tucker Architecture and Landscape, LLC

**Drawing Index:**

- CVR Renderings
- 1 GFA Diagram
- x2 Existing Basement Floor Plan
- 2 Proposed Basement Floor Plan
- x3 Existing First Floor Plan
- 3 Proposed First Floor Plan
- x4 Existing Attic Plan
- 4 Proposed Second Floor Plan
- x5 Existing Roof Plan
- 5 Proposed Roof Plan
- x6 Existing Building Elevations
- 6 Proposed Building Elevations
- x7 Existing Building Elevations
- 7 Proposed Building Elevations



DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS, NOTIFY ARCHITECT OF ANY DISCREPANCY

REVISION DATE:  
2022 12 29 ZBA Set

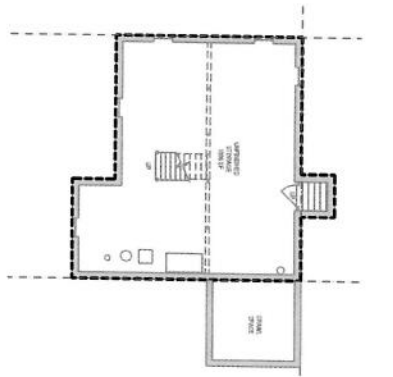
**NOT FOR CONSTRUCTION**

**34 Bulber Road Residence**  
Marblehead, MA

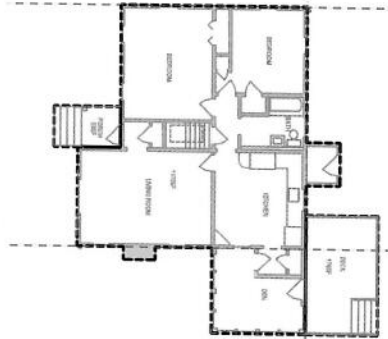
**Cover**



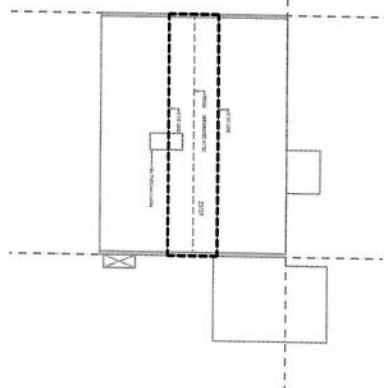
INCH NO.  
CVR



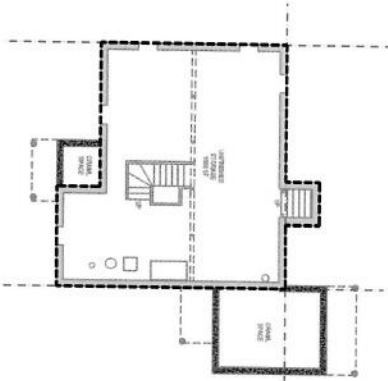
① Existing Basement Plan - GFA > 5ft. : 1006 sq.ft.  
Scale 1/8"=1'-0"



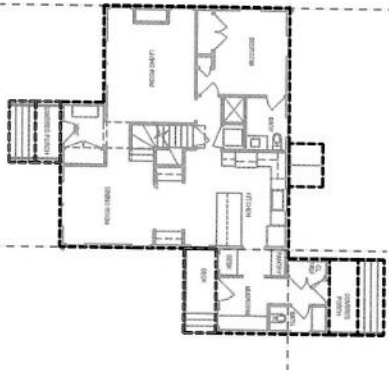
② Existing First Floor Plan - Decks, Steps GFA : 227 sq.ft.  
Scale 1/8"=1'-0"



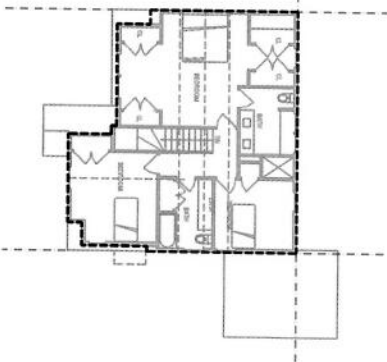
③ Existing Attic Floor Plan - 2nd Fl. GFA : 237 sq.ft.  
Scale 1/8"=1'-0"



④ Proposed Basement Plan - GFA > 5ft. : 1006 sq.ft.  
Scale 1/8"=1'-0"

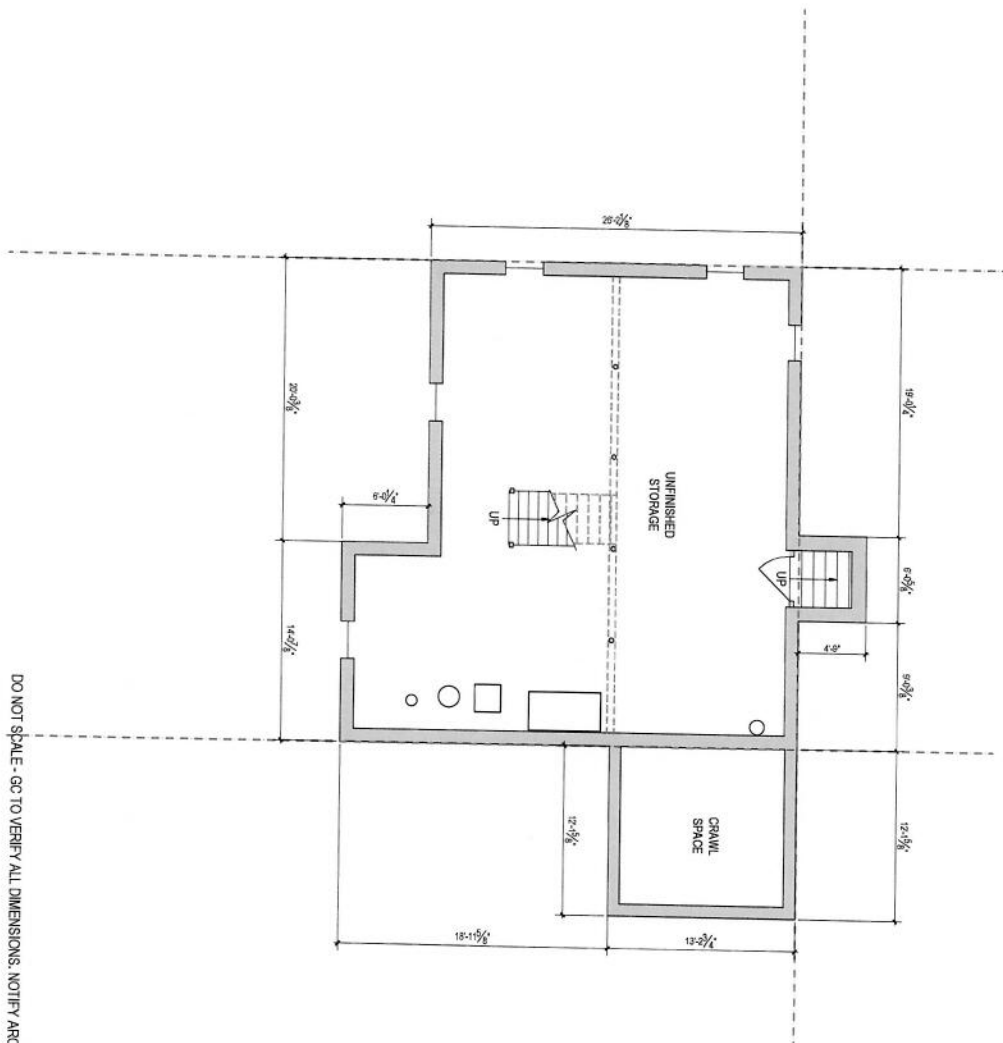



⑤ Proposed First Floor Plan - 1st Fl. GFA : 1201 sq.ft.  
Deck, Porches, Steps, Bulkhead GFA : 228 sq.ft.  
Scale 1/8"=1'-0"



⑥ Proposed Second Floor Plan - 2nd Fl. GFA : 956 sq.ft.  
Scale 1/8"=1'-0"





DO NOT SCALE - GO TO VERIFY ALL DIMENSIONS, NOTIFY ARCHITECT OF ANY DISCREPANCY






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**PLANWELL LEGEND**  
 Proposed walls with dots  
 Existing walls to remain  
 Proposed walls to be removed  
 Proposed driveway with cross

 Faded arrow points to flower


PROPOSED DATE: 2022 12 28 2024 Sat

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34 Bulber Road Residence  
 Marshfield, MA

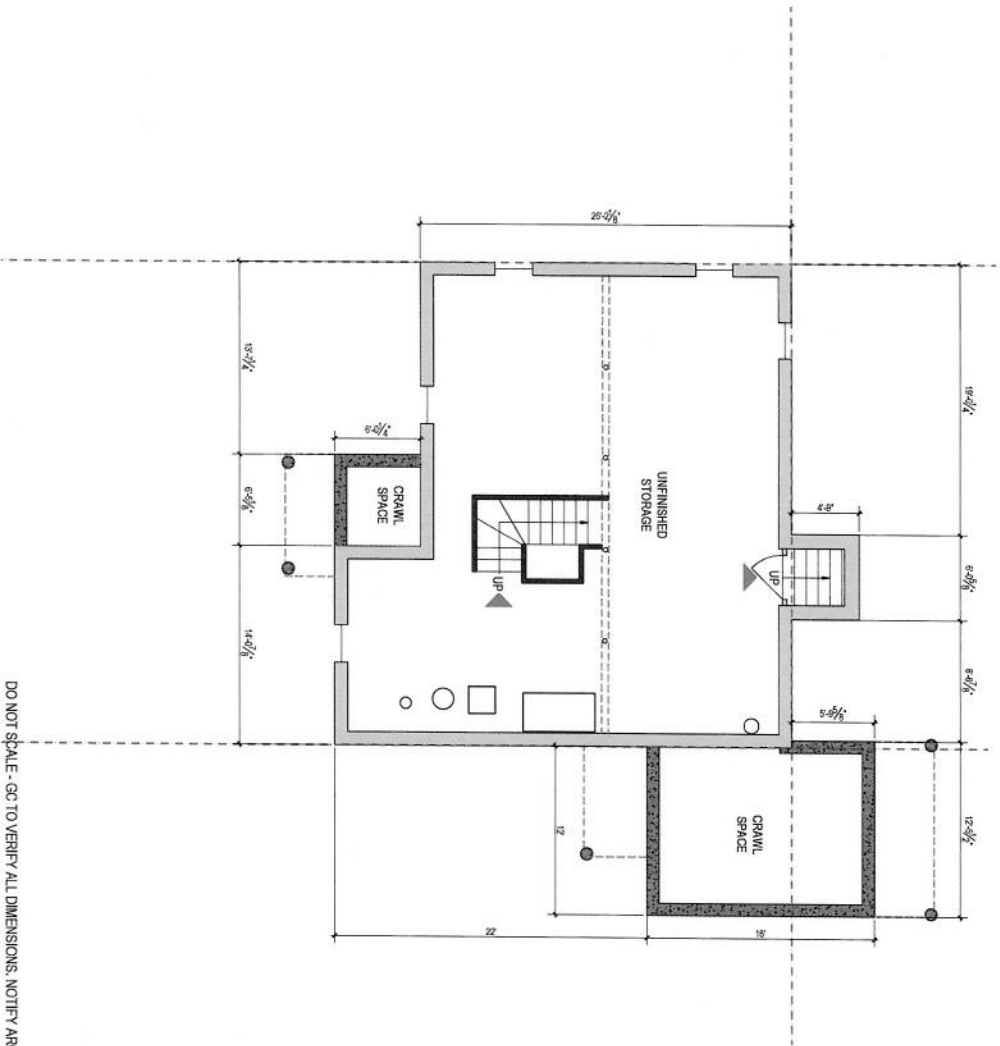
**Existing Basement Floor Plan**

NOTE: DIMENSION DIMENSIONS SET TO ARCHITECT SCALE



PAGE NO. x2





DO NOT SCALE - GO TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY

**PLAN WALL LEGEND**

- Proposed Solid Wall
- Existing Wall to be Retained
- Existing Wall to be Removed
- Proposed Concrete Wall
- Points of Egress to Exterior

REVISION DATE: 2022 12 28 20A Set

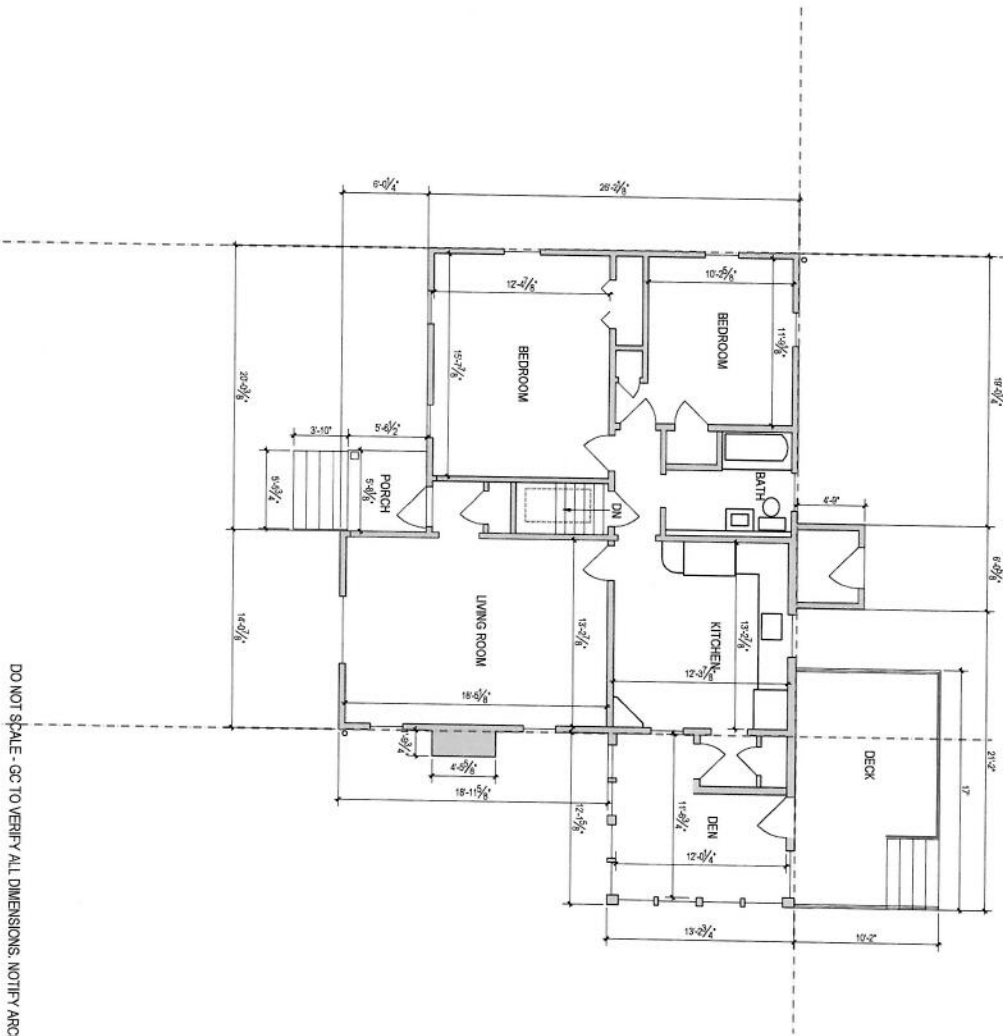
**NOT FOR CONSTRUCTION**

34 Bulmer Road Residence  
Marblehead, MA  
**Proposed Basement  
Floor Plan**

NOTE: ORIGINAL DRAWING LEFT OFF SCALE. FULL SCALE: 1" = 1'-0"

2





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34 Bulder Road Residence  
Marblehead, MA

Existing First Floor Plan

DATE: 2022 12 28 20A S&T

REVISION DATE: 2022 12 28 20A S&T

POINTS OF REVISION TO EXISTING

PLAN WALL LEGEND

Proposed First Floor Walls

Existing Walls to be Retained

Existing Walls to be Removed

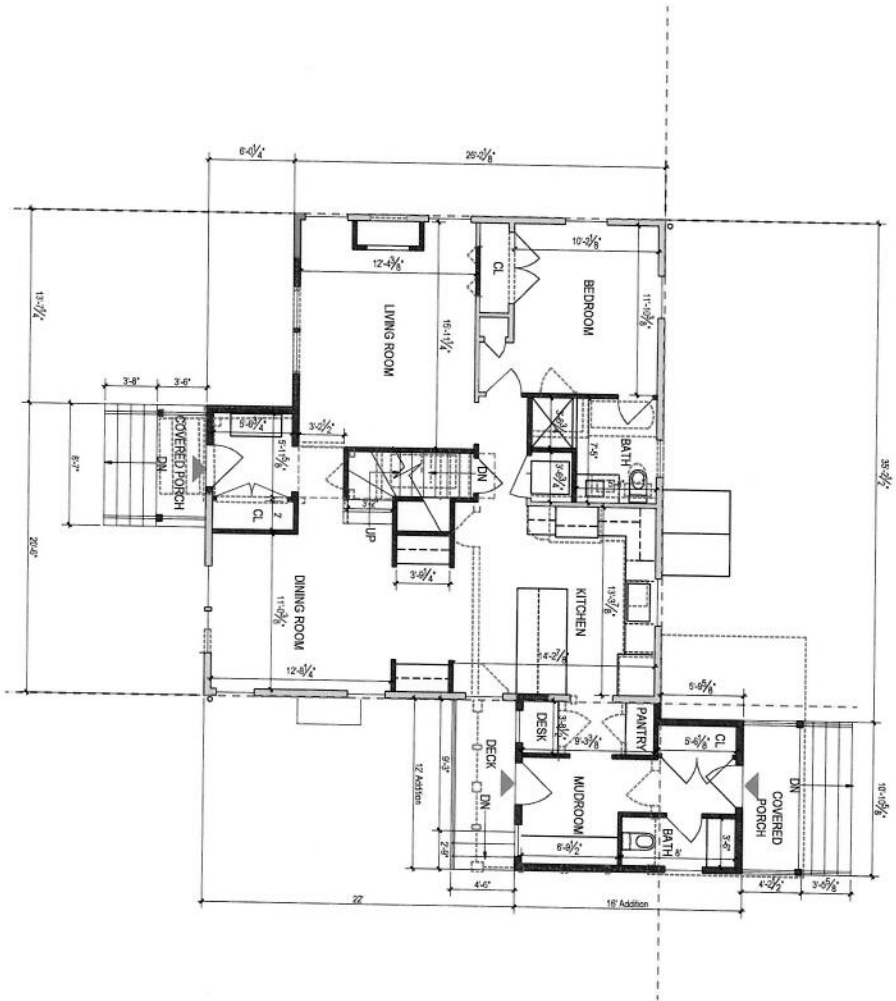
Proposed Common Walls

NOTE: DIMENSIONS SHOWN ARE TO FINISH TILL BOXES

8' 0" 4' 0" 2' 0" 0' 0"

1" = 1'-0"

X3



DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY

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34 Buber Road Residence  
Marblehead, MA

**Propose First Floor Plan**

DATE: 2022 12 28  
PROJECT NO.: 3

**PLAN WALL LEGEND**

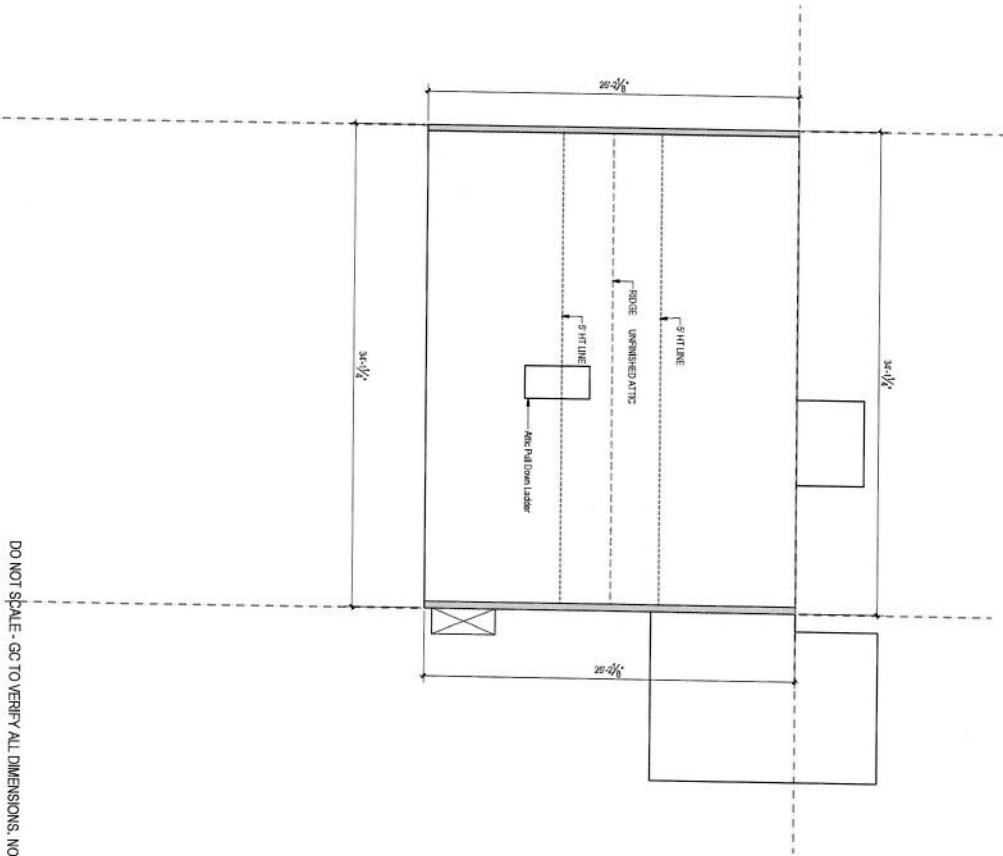
Proposed Study Walls

Existing Walls to Remain

Existing Walls to be Removed

Proposed Concrete Walls

Points of Egress to Exterior



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34 Bulmer Road Residence  
Marblehead, MA

**Existing Attic Floor Plan**

**PLAN WALL LEGEND**

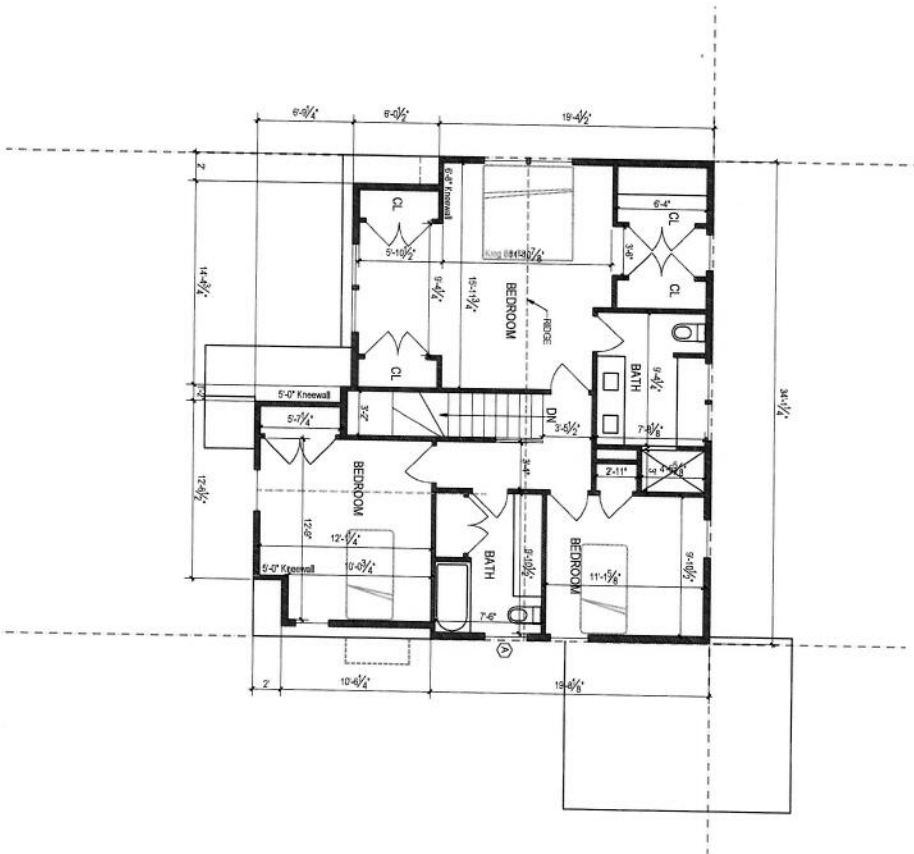
- Proposed 2nd Floor
- Existing Walls to be removed
- Existing Walls to be retained
- Proposed Concrete Walls
- Points of Egress to be shown

REVISION DATE:  
2022 12 28 ZBA Set

NOTE: DRAWING DOWNWENT TO ARCHITECT SCALE

0 1 2 3 4 5 6 7 8 9 10

**X4**



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**PLAN WALL LEGEND**

- Existing Structure
- Existing Walls to Remove
- Existing Walls to be Retained
- Proposed Concrete Walls
- Points of Egress to Exterior

REVISION DATE  
2022 12 28 20A Set

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34 Bubler Road Residence  
Marshfield, MA

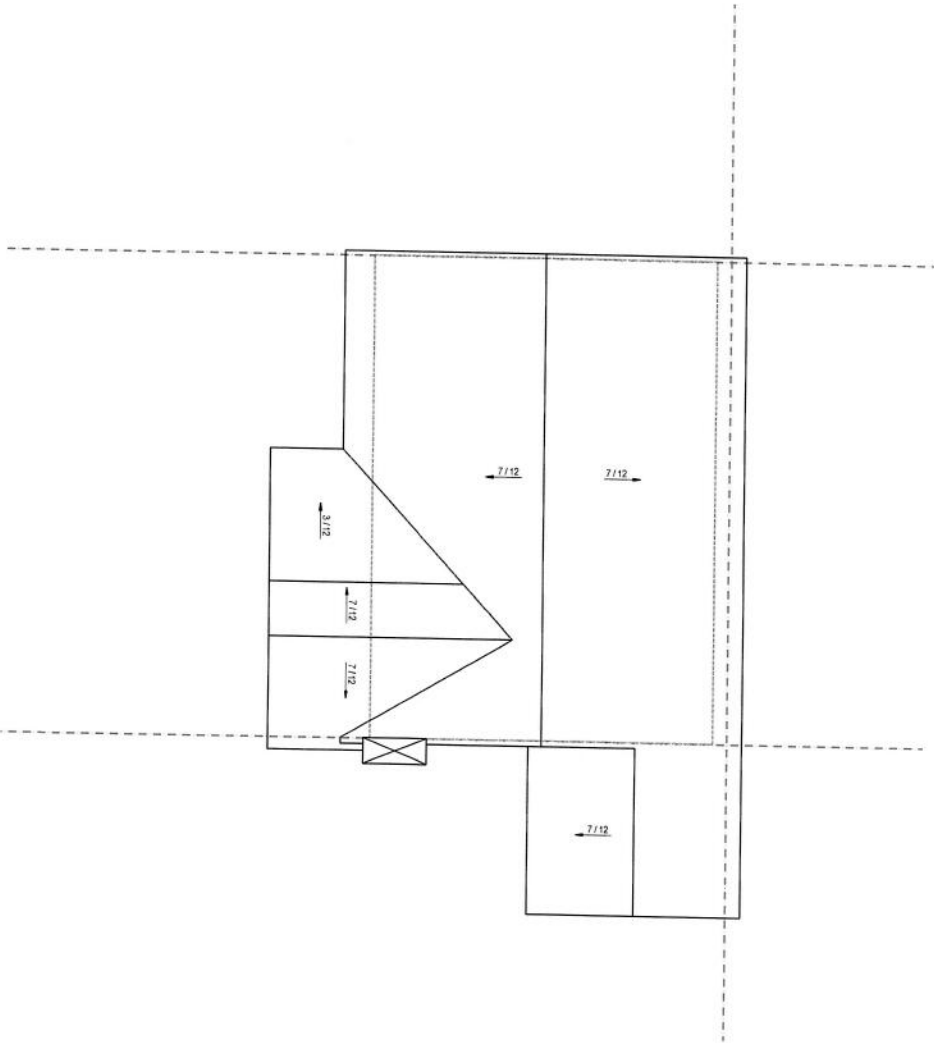
**Proposed Second Floor Plan**

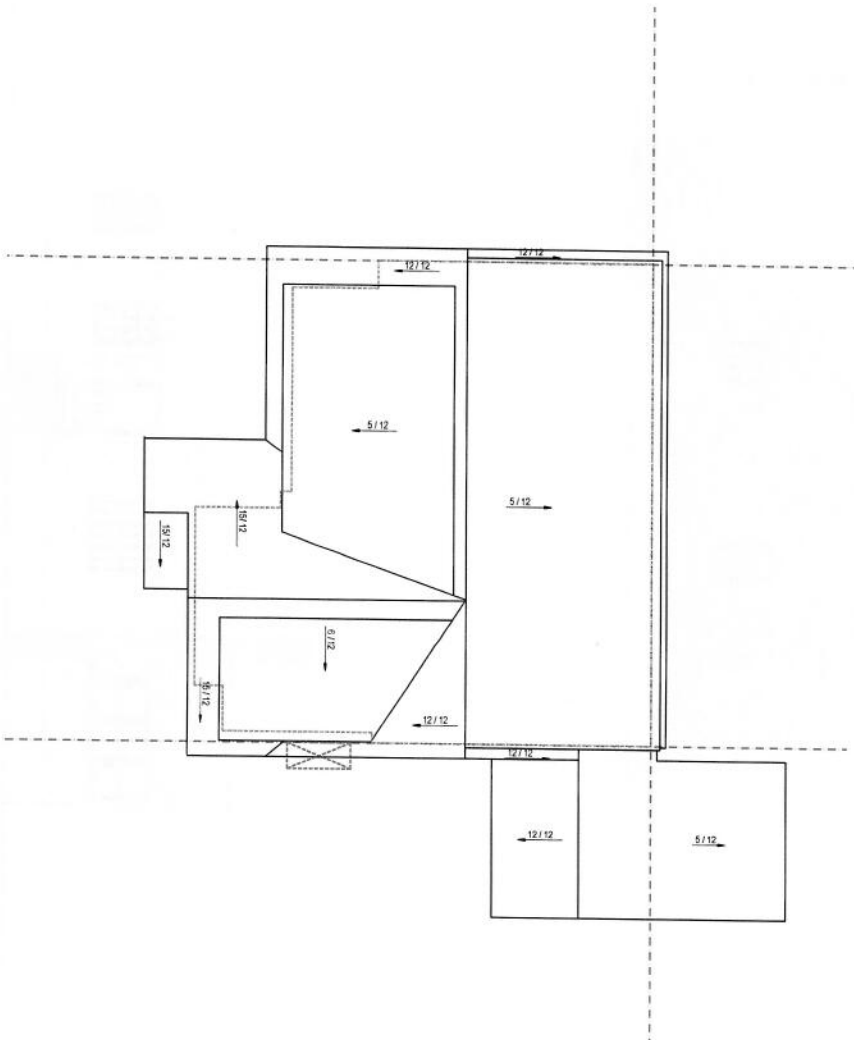
NOTE: CURRENT DRAWING SET TO SHOW FULL SCALE

4

DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS, NOTIFY ARCHITECT OF ANY DISCREPANCY

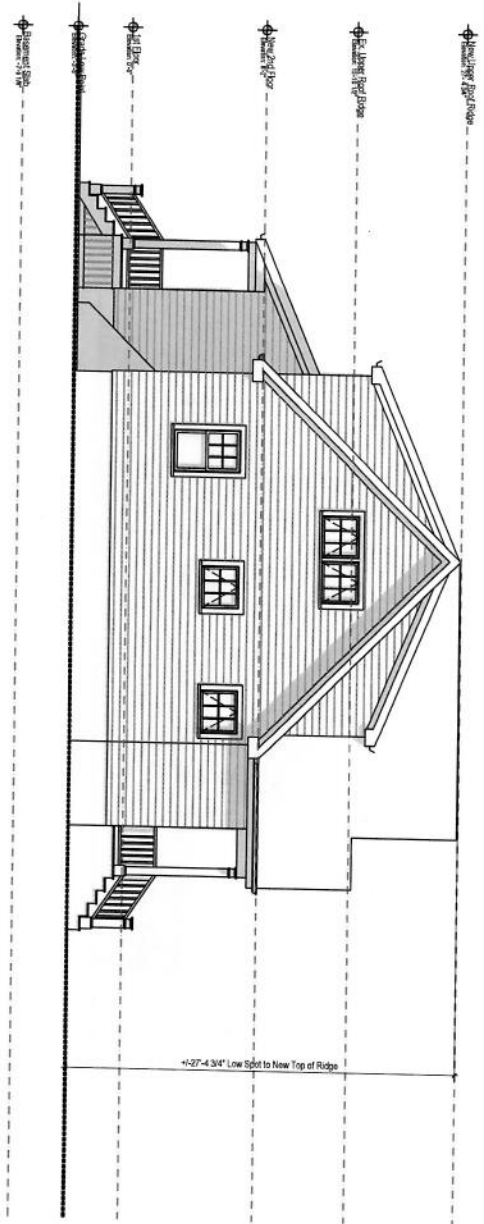
 <b>T U C K E R</b> Architecture & Landscape 56 Atlantic Avenue, Marblehead, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC	<p>REVISION DATE: 2022 12 28 ZBA SH</p> <p><b>NOT FOR CONSTRUCTION</b></p> <p>34 Butler Road Residence Marblehead, MA</p> <p><b>Existing Roof Plan</b></p> <p>NOTE: DIMENSION DRAWINGS LEFT TO FIELD FULL SCALE. PAGE NO. <b>x5</b></p>
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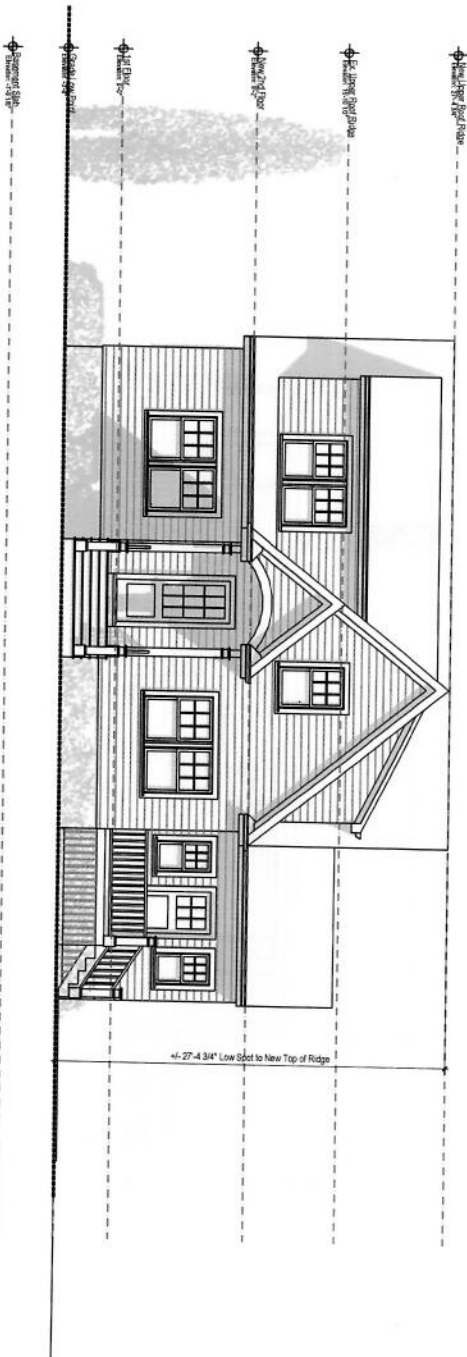


DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY

① North Elevation  
Scale 1/8"=1'-0"



② West Elevation  
Scale 1/8"=1'-0"



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2022.12.28 ZSA S&H

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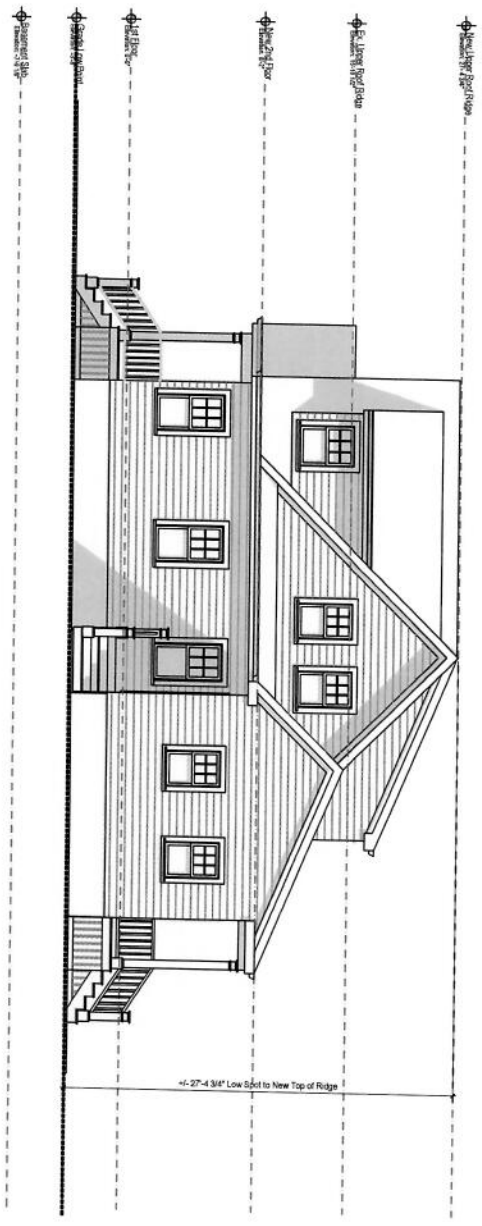
34 Butler Road Residence  
Marshfield, MA

**Proposed Building Elevations**

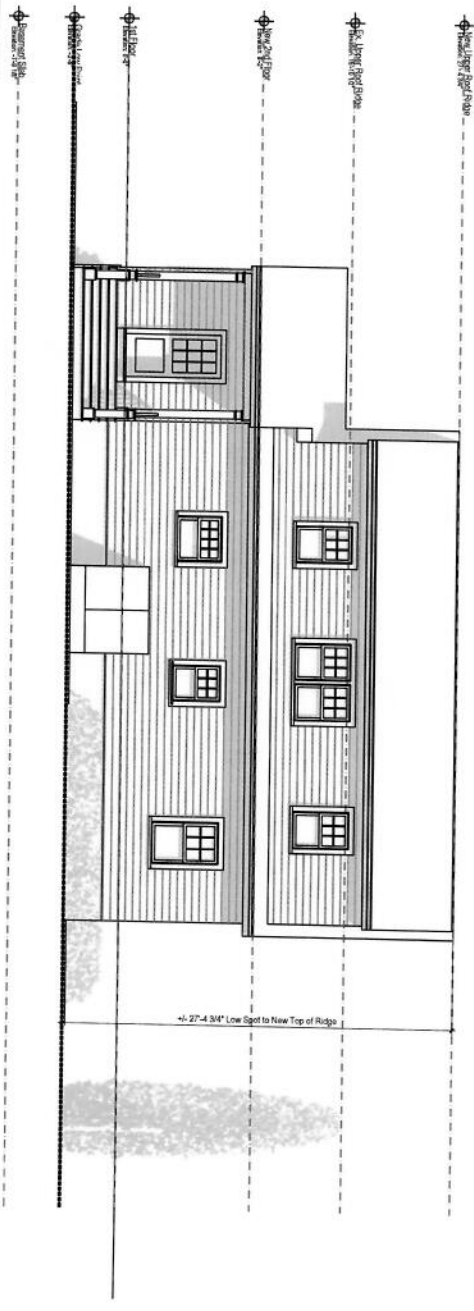
NOTE: ORIGINAL DRAWING SET 1/8"=1'-0" TBL SCALE  
PAGE NO. **6**




① South Elevation  
Scale 1/8" = 1'-0"



② East Elevation  
Scale 1/8" = 1'-0"



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<p>REVISION DATE 2022 12 28 29A 661</p>	
<p><b>NOT FOR CONSTRUCTION</b></p>	
<p><b>34 Bubber Road Residence</b> Marblehead, MA</p>	
<p><b>Proposed Building Elevations</b></p>	
<p>NOTE: GRAPHIC DRAWING SET TO SCALE 1/8" = 1'-0"</p>	<p>PAGE NO. <b>7</b></p>