



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

RECEIVED  
MARBLEHEAD  
TOWN CLERK

2021 JUN 16 PM 2:57

Town Clerk

Project Address 20 Franklin Street

Assessor Map(s) 167 Parcel Number(s) 2-0

**OWNER INFORMATION**

Signature  date 6/15/21

Name (printed) Alexander Finigan

Address 20 Franklin Street

Phone Numbers: home \_\_\_\_\_ work 978-578-8205

E-mail alex.finigan@gmail.com fax \_\_\_\_\_

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

Signature  date 6/10/21

Name (printed) D. Bruce Greenwald, Architect

Address 32 High Street

Phone Numbers: home \_\_\_\_\_ work 617-794-2234

E-mail bruce@brucegreenwald.com fax 781-639-4458

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

Provide additions to an existing two-family residence with less than the required lot area, lot width, frontage, and side-yard setback. The proposed work will be within the side-yard setback and will exceed the 10% expansion limits for a non-conforming 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)  6/16/21

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

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

Project Address 20 Franklin Street Map(s) / Parcel(s) 167-2-0

**ZONING DISTRICT** (circle all that apply)

B B1 BR **CR** SCR ECR GR SGR SR SSR ESR SESR HBR U SU

**CURRENT USE** (explain) Two-Family Residence

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

Yes        No X (explain) Special permit required- existing grandfathered

**PROPOSED CHANGE OF USE**

No X Yes        (explain)       

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

**EXISTING DIMENSIONAL NON-CONFORMITIES** (check all that apply)

- X Lot Area - Less than required (§200-7 and Table 2)  
X 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)  
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)  
       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)  
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 <u>      </u>	No <u>X</u>
Historic District Commission	Yes <u>X</u>	No <u>      </u>
Planning Board	Yes <u>      </u>	No <u>X</u>

Reviewed by  
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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 6-16-21

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

Revision Date: 12-02-2020

Project Address 20 Franklin Street Map(s) / Parcel(s) 167-2-0

<b><u>NET OPEN AREA (NOA)</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
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Lot area = A	<u>4520</u>	<u>4520</u>
Area of features		
footprint of accessory building(s)	<u>—</u>	<u>—</u>
footprint of building	<u>823</u>	<u>1006</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>—</u>	<u>—</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>—</u>	<u>—</u>
other areas (explain) _____	<u>—</u>	<u>—</u>
Sum of features = B	<u>1147</u>	<u>1330</u>
Net Open Area (NOA) = (A - B)	<u>3373</u>	<u>3190</u>

<b><u>GROSS FLOOR AREA (GFA)</u></b>		
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accessory structure(s)	<u>—</u>	<u>—</u>
basement or cellar (area >5' in height)	<u>293</u>	<u>293</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>823</u>	<u>1006</u>
2nd floor (12' or less in height) 12' see definition	<u>780</u>	<u>940</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>—</u>	<u>—</u>
4th floor (12' or less in height)	<u>—</u>	<u>—</u>
attic (area >5' in height)	<u>370</u>	<u>370</u>
area under deck (if >5' in height)	<u>—</u>	<u>—</u>
roofed porch(es)	<u>43</u>	<u>—</u>
Gross Floor Area (GFA) = sum of the above areas	<u>2309</u>	<u>2609</u>

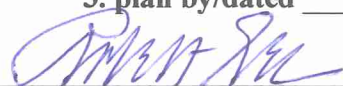
<b><u>Proposed total change in GFA</u></b> = (proposed GFA - existing GFA)	=	<u>300</u>
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<b><u>Percent change in GFA</u></b> = (proposed total change in GFA ÷ existing GFA) x 100	=	<u>13</u>	%
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<b><u>Existing Open Area Ratio</u></b> = (existing NOA ÷ existing GFA)	=	<u>1.46</u>
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<b><u>Proposed Open Area Ratio</u></b> = (proposed NOA ÷ proposed GFA)	=	<u>1.22</u>
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This worksheet applies 1. plan by/dated D. Bruce Greenwald, Architect, dated 6/7/21 6/15/21  
to the following plan(s): 2. plan by/dated N. SHORE SURVEY APRIL 1, 2021

Building Official <u></u>	Reviewed by Building Department For Zoning Board Of Appeals	Date <u>6-16-2021</u>
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Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

## Zoning Board of Appeals Application: Project Description and Demolition

**Proposed Modifications to 20 Franklin St. Marblehead, MA**  
**For Alexander Finigan** **6/15/21**

Zoning District: Central Residence

Relief: Special Permit to construct additions and modifications to an existing non-conforming two-family residence with less than the required lot area, lot width, frontage and side-yard setback. The new construction will have less than the required side yard setbacks and will exceed the 10% expansion limits.

Proposal: The proposal is to add a new stairway addition at the east side of the house and add an addition to the rear of the house. These changes are shown in the attached drawings, dated 6/15/21.

Existing/new: Existing non-conformities will be maintained. The new additions will replace some sections of walls and roof at the rear of the house.

Demolition: Demolition is to include removal of the some of the walls and roof sections at the connection from existing to new construction.





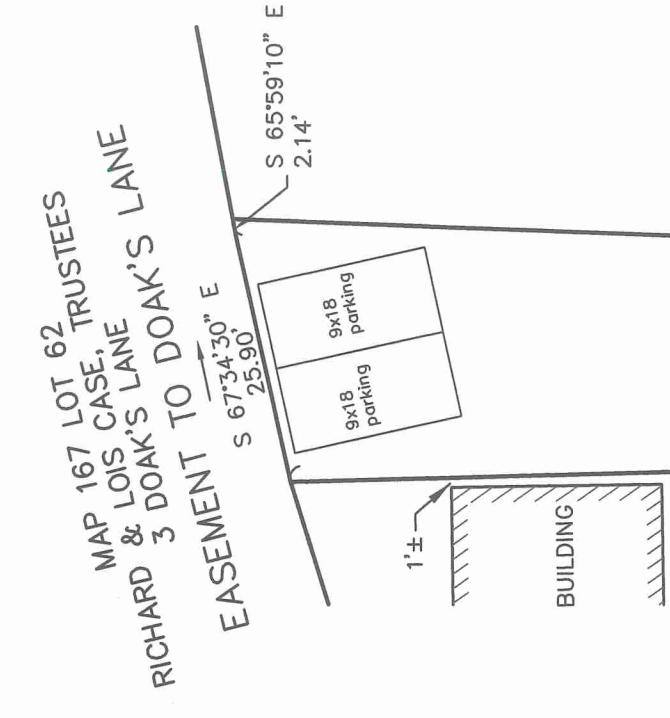
20 FRANKLIN STREET





20 FRANKLIN STREET

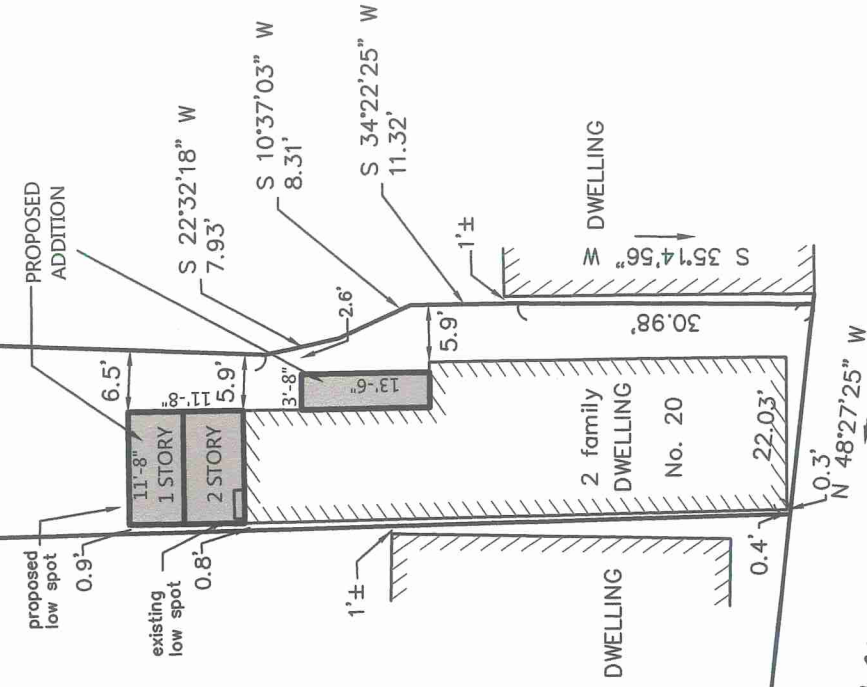
ZONING DISTRICT – CENTRAL RESIDENCE



LOT AREA	REQUIRED	EXISTING	PROPOSED ADDITION
FRONTAGE	10,000	4520±	4520±
FRONT	35	22.03'	22.03'
SIDE	NONE	0.3'	N/A
REAR	6	0.4'	0.8'
BLDG HEIGHT	8	139'±	127'±
	35	24.7'±	24.7'±

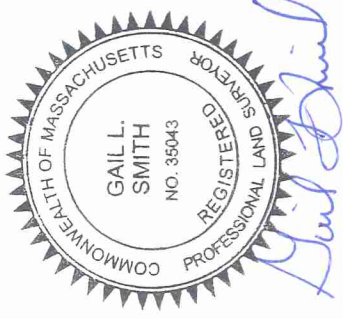
MAP 167 LOT 1  
BETSY HUNDAHL,  
TRUSTEE  
18 FRANKLIN ST.

MAP 167 LOT 3  
RHODERICK SHARP  
& VICTORIA STAVEACRE,  
TRUSTEES  
22 FRANKLIN ST.



FRANKLIN STREET

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals



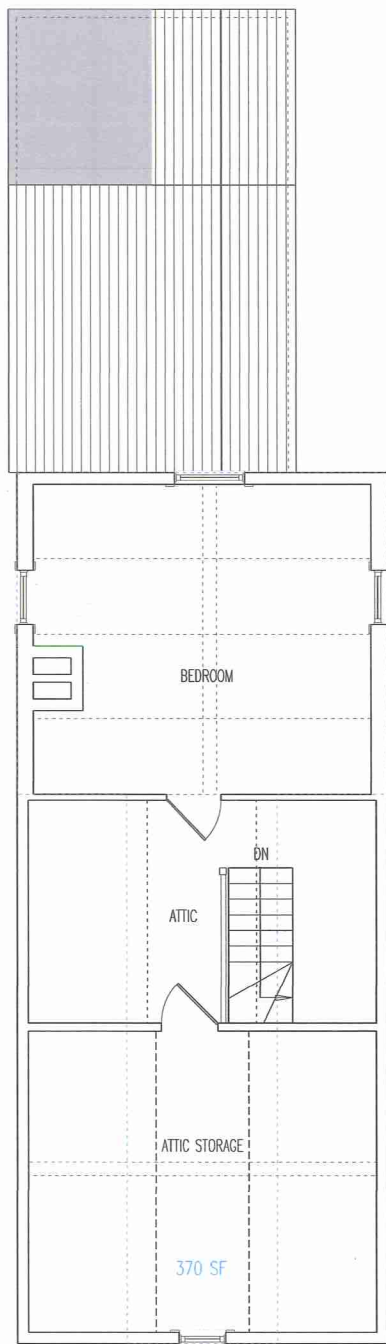
ZONING BOARD OF APPEALS PLAN  
20 FRANKLIN STREET  
MARBLEHEAD

PROPERTY OF  
**ALEXANDER & SAMANTHA FINIGAN**  
SCALE 1"=20' APRIL 1, 2021  
**NORTH SHORE SURVEY CORPORATION**

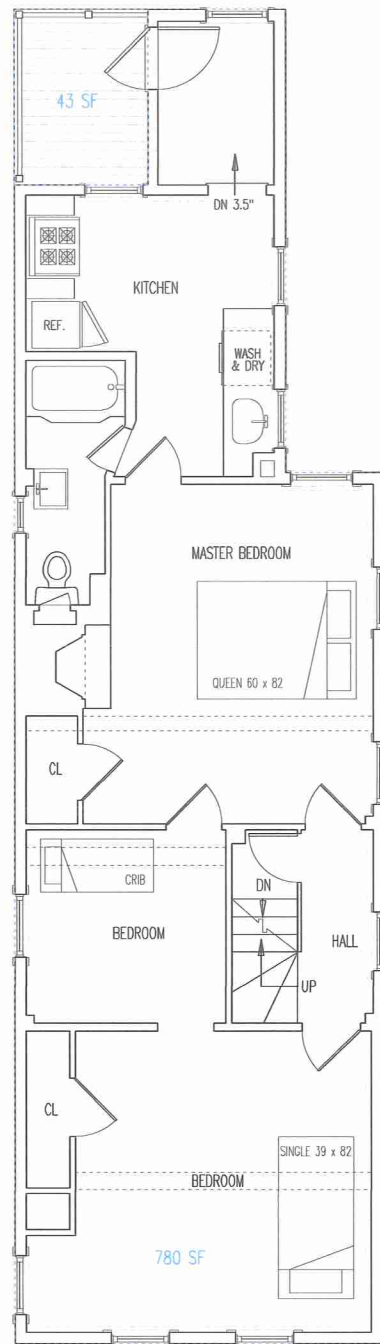
THIS PLAN IS THE RESULT  
OF AN INSTRUMENT SURVEY.

14 BROWN ST. – SALEM, MA  
(978) 744-4800

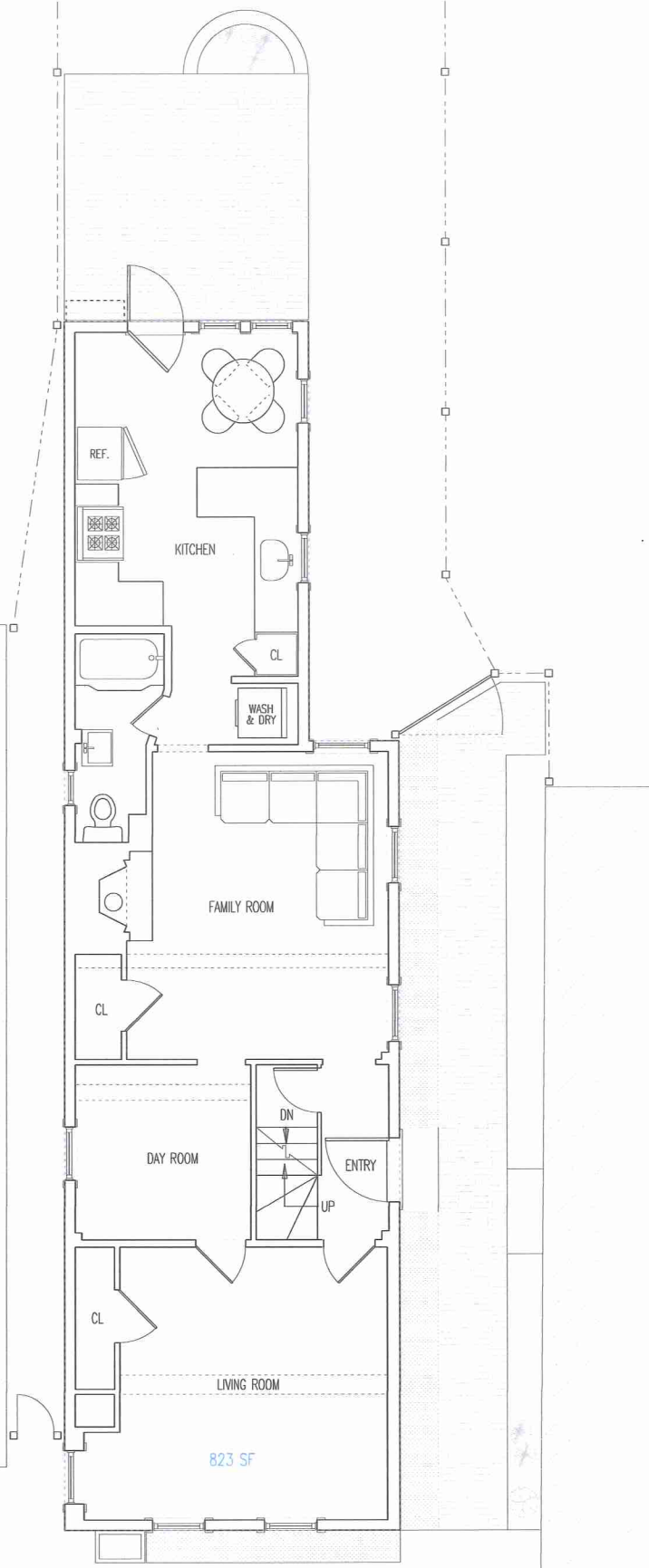




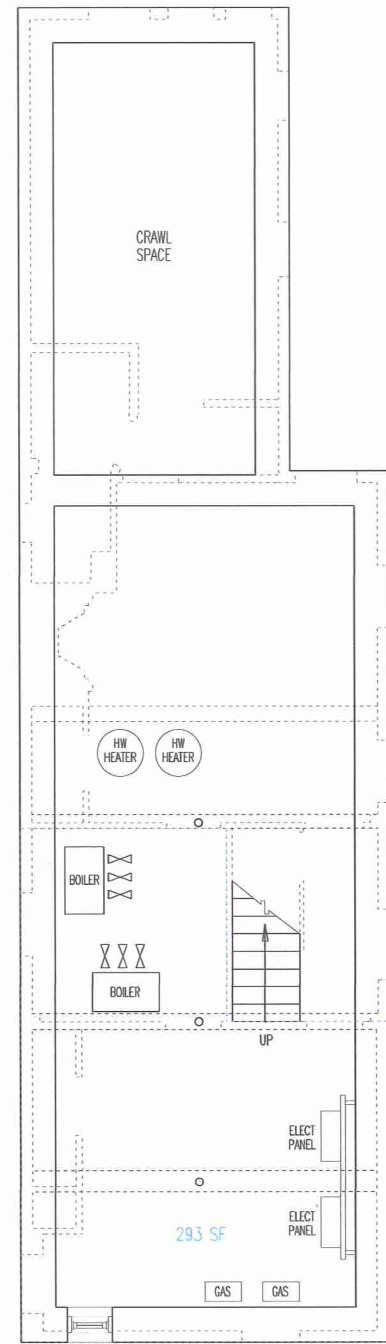
③ ATTIC FLOOR PLAN  
4/7/21



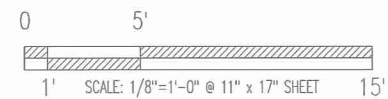
② SECOND FLOOR PLAN  
4/7/21



① FIRST FLOOR PLAN  
4/7/21



④ BASEMENT FLOOR PLAN  
4/7/21



D. BRUCE GREENWALD  
ARCHITECT

32 HIGH STREET  
MARBLEHEAD, MA 01945  
TEL 781-639-2006  
FAX 781-639-4458

ALEX AND JULIA  
FINIGAN RESIDENCE

20 FRANKLIN STREET  
MARBLEHEAD, MA

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

FINIGAN RESIDENCE  
RENOVATIONS

20 Franklin Street  
Marblehead, MA 01945

EXISTING FLOOR PLANS

ORIGINAL ISSUE DATE: 2/19/21

SCALE: AS NOTED

DATE	REVISION	BY
2/19/21	ISSUED FOR REVIEW	DBG
4/7/21	ISSUED FOR OHMDC REVIEW	DBG
6/15/21	ISSUED FOR ZBA REVIEW	DBG

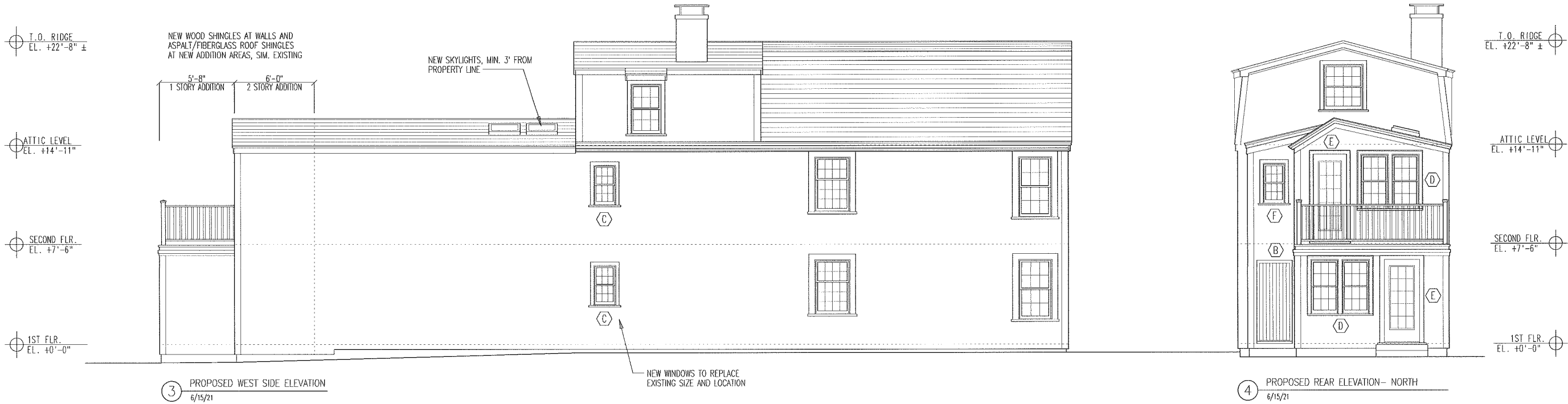
PROJECT  
REFERENCE NO.  
221121  
DRAWING REF: NEWPL

SHEET NO.  
EX-1



(A)	GREEN MOUNTAIN OH WOOD WINDOW WITH INTEGRAL 6/6 GRILL, 2'-3" W X 4'-2" H ±
(B)	WOOD BATTEN STYLE DOOR, 2'-4" W X 6'-8" H
(C)	GREEN MOUNTAIN OH WOOD WINDOW WITH INTEGRAL 6/6 GRILL, 1'-8" W X 3'-2" H ± REPLACE EXISTING OPENING
(D)	(2) GREEN MOUNTAIN OH WOOD WINDOWS WITH INTEGRAL 6/6 GRILL, 2'-1" W X 4'-2" H ±, MULLED
(E)	WOOD FRENCH, HINGED DOOR, 2'-8" W X 6'-8" H
(F)	GREEN MOUNTAIN OH WOOD WINDOW WITH INTEGRAL 6/6 GRILL, 1'-8" W X 3'-2" H ±

NOTE: ALL DOORS AND WINDOWS ARE BASED ON INITIAL ASSUMPTIONS FOR VENDORS. ALL SIZES SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED W/ FINAL VENDORS



D. BRUCE GREENWALD  
ARCHITECT

32 HIGH STREET  
MARBLEHEAD, MA 01945  
TEL 781-639-2006  
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ALEX AND JULIA  
FINIGAN RESIDENCE

20 FRANKLIN STREET  
MARBLEHEAD, MA

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

FINIGAN RESIDENCE  
RENOVATIONS

20 Franklin Street  
Marblehead , MA 01945

PROPOSED ELEVATIONS

ORIGINAL ISSUE DATE: 2/26/21

SCALE: AS NOTED

DATE	REVISION	BY
2/26/21	ISSUED FOR REVIEW	DBG
3/3/21	UPDATED FOR REVIEW	DBG
4/7/21	ISSUED FOR CHMDC REVIEW	DBG
5/6/21	UPDATED FOR CHMDC REVIEW	DBG
6/15/21	ISSUED FOR ZBA REVIEW	DBG

PROJECT  
REFERENCE NO.  
221121

DRAWING REF:NEWBLEN

SHEET NO.

A-2