



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

2021 APR 20 AM 8:51

ZBA APPLICATION

PAGE 1 of 3

Town Clerk

Project Address 26 Pequot Road, Marblehead, MA 01945
Assessor Map(s) 103 Parcel Number(s) 3 - 0

OWNER INFORMATION

Signature [Signature] date April 13, 2021
Name (printed) 26 Pequot LLC
Address 26 Pequot Road, Marblehead, MA 01945
Phone Numbers: home 315-525-2162 work 315-525-2162
E-mail kmeola@citypointcapital.com fax -

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date April 13, 2021
Name (printed) Robert C. McCann McCann & McCann, P.C.
Address 89 Newbury Street, Suite 302, Danvers, MA 01923
Phone Numbers: home - work 978-739-8484
E-mail rmccann@mccannlaw.com fax 978-739-8455

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).

Building Department
For Zoning Board
Of Appeals

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature] 4-16-2021
2. Town Clerk's stamp (upper right corner)

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

PROJECT DESCRIPTION & RELIEF REQUESTED

26 Pequot Road, Marblehead, MA 01945
26 Pequot LLC

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing certain additions and modifications to the pre-existing nonconforming single-family dwelling which has less than the required Side Yard Set Back on a conforming Lot on the property located at **26 PEQUOT ROAD** in a **SHORELINE SINGLE RESIDENCE DISTRICT**. The construction will be partially within the Side Yard Set Back and will increase the Gross Floor Area by more than ten (10%) percent with a resulting Open Space Ratio of 2.57 : 1.00.

DETAILS OF REQUESTS

The proposal is to substantially renovate the interior of the existing single-family dwelling and to further:

- Construct a partial new foundation and addition on the westerly side of the dwelling
- Construct dwelling and deck additions
- Construct a front entrance patio
- Construct a new front entrance
- Construct a new waterside deck
- Miscellaneous other work as detailed on the submitted plans

The increase in Gross Square Footage is 1,637 Square Feet with a resulting change in the GFA of 47.23% and the Open space Ratio is being changed from 4.4 : 1.0 to 2.57 : 1.0

Page 2 of 3

Date 4-16-2021

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 26 Pequot Road, Marblehead, MA Map(s) / Parcel(s) 103 / 3 - 0

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>16,300</u>	<u>16,300</u>
Area of features		
footprint of accessory building(s)	<u>85</u>	<u>85</u>
footprint of building	<u>1,668</u>	<u>2,269</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>24</u>	<u>507</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>2,101</u>	<u>3,185</u>
Net Open Area (NOA) = (A - B)	<u>14,199</u>	<u>13,115</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>85</u>	<u>85</u>
basement or cellar (area > 5' in height)	<u>1,689</u>	<u>2,171</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1,668</u>	<u>2,269</u>
2nd floor (12' or less in height) 12' see definition	<u>0</u>	<u>0</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>356</u>
roofed porch(es)	<u>24</u>	<u>222</u>
Gross Floor Area (GFA) = sum of the above areas	<u>3,466</u>	<u>5,103</u>

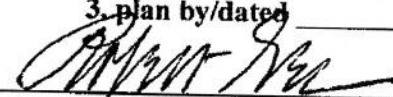
Proposed total change in GFA = (proposed GFA - existing GFA) = 1,637

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 47.23 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 4.10

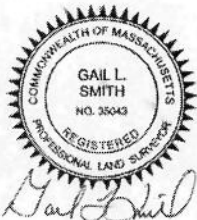
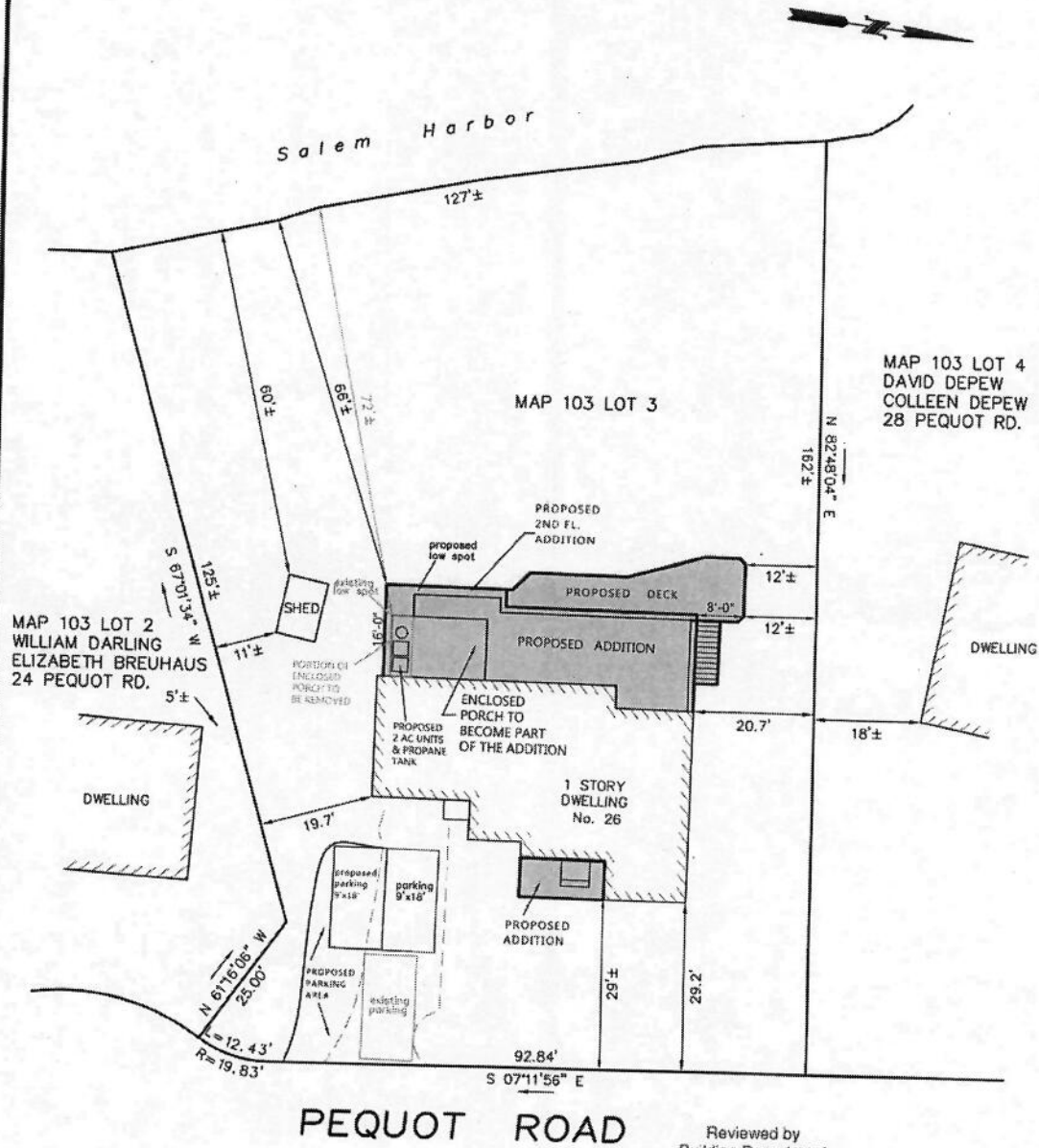
Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 2.57

This worksheet applies 1. plan by/dated North Shore Survey dated January 25, 2021
 to the following plan(s): 2. plan by/dated Tucker Architecture and Landscape dated April 5, 2021
 3. plan by/dated _____

Building Official  Reviewed by _____
 Building Department
 For Zoning Board Date 4-16-2021
 Of Appeals

ZONING DISTRICT - SHORELINE SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	16,300±	16,300±
FRONTAGE	100	105.27'	105.27'
FRONT	20	29.2'	29'±
SIDE	25	19.7'	12'±
REAR	25	72'±	66'±
BLDG HEIGHT	30	23.9'±	23.9'±



THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

Reviewed by
Building Department
For Zoning Board
Of Appeals

ZONING BOARD OF APPEALS PLAN

26 PEQUOT ROAD
MARBLEHEAD

PROPERTY OF

26 PEQUOT LLC

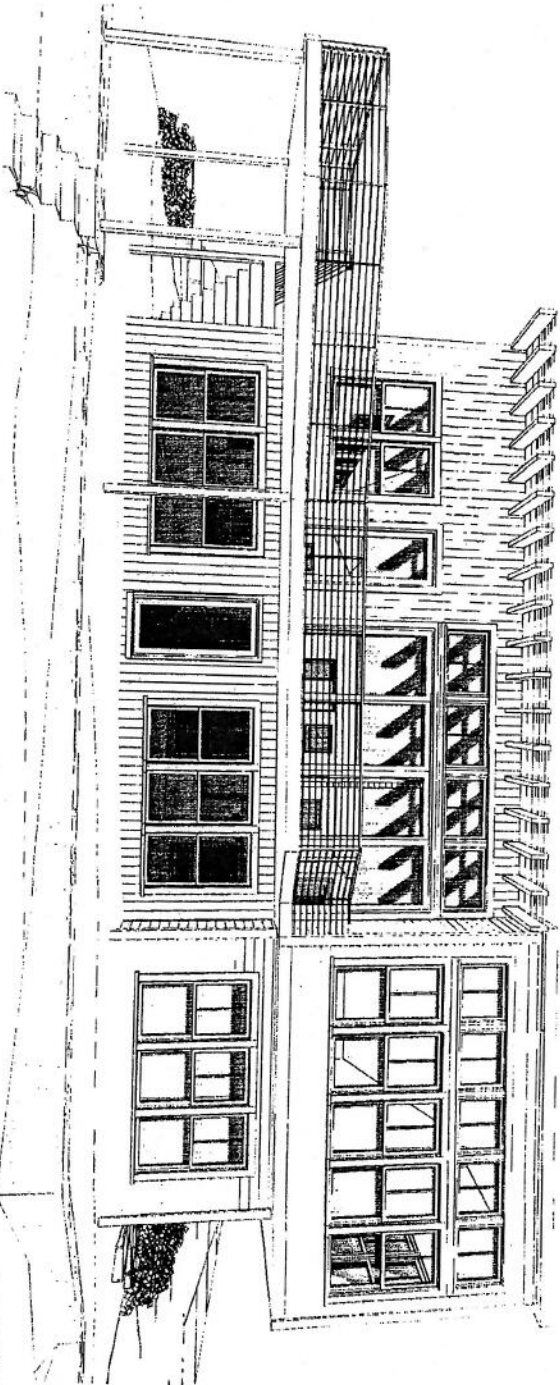
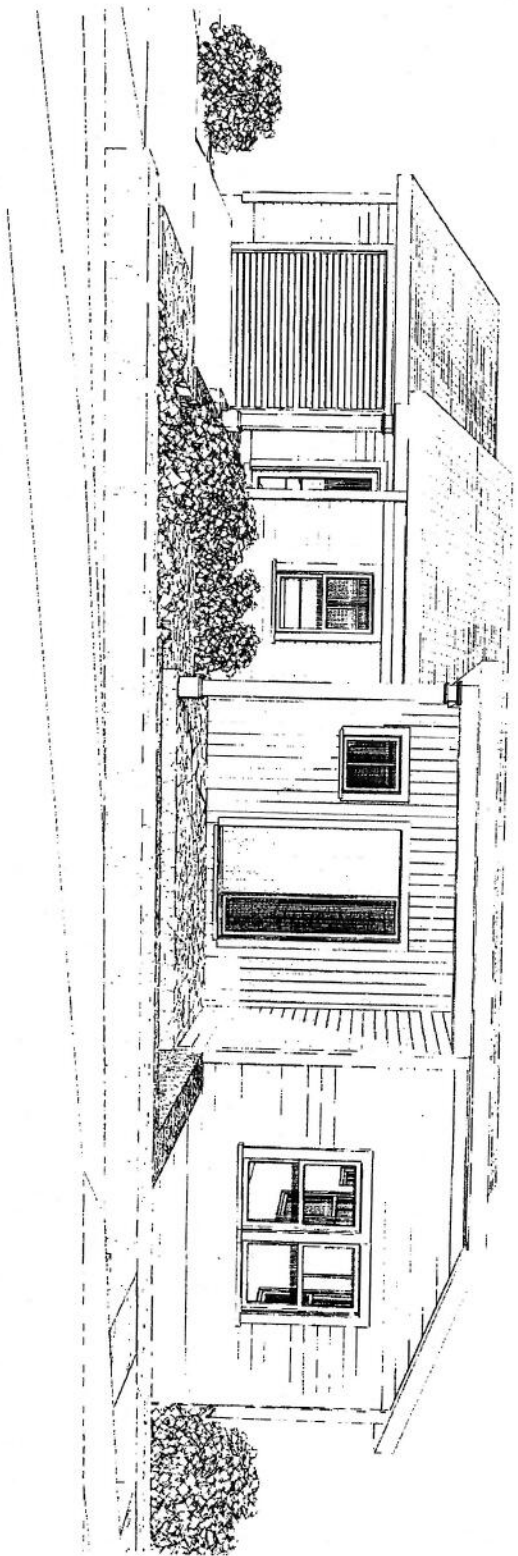
SCALE 1"=20' JANUARY 25, 2021

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

5115



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



TUCKER
Architecture & Landscape
59 Atlantic Avenue, Marshfield, MA
www.TuckerArch.com
(781) 631-3546

Tucker Architecture and Landscape LLC

Drawing Index:

- | | |
|-----|--------------------------------|
| CVR | Cover |
| x2 | Existing Basement Floor Plan |
| 2 | Proposed Basement Floor Plan |
| x3 | Existing First Floor Plan |
| 3 | Proposed First Floor Plan |
| x4 | Existing Roof Plan |
| 4 | Roof Plan |
| x5 | Existing Building Elevations |
| 5 | Proposed Building Elevations |
| x6 | Existing Building Elevations |
| 6 | Proposed Building Elevations |
| 7 | Proposed Building Perspectives |
| 8 | Proposed Building Perspectives |

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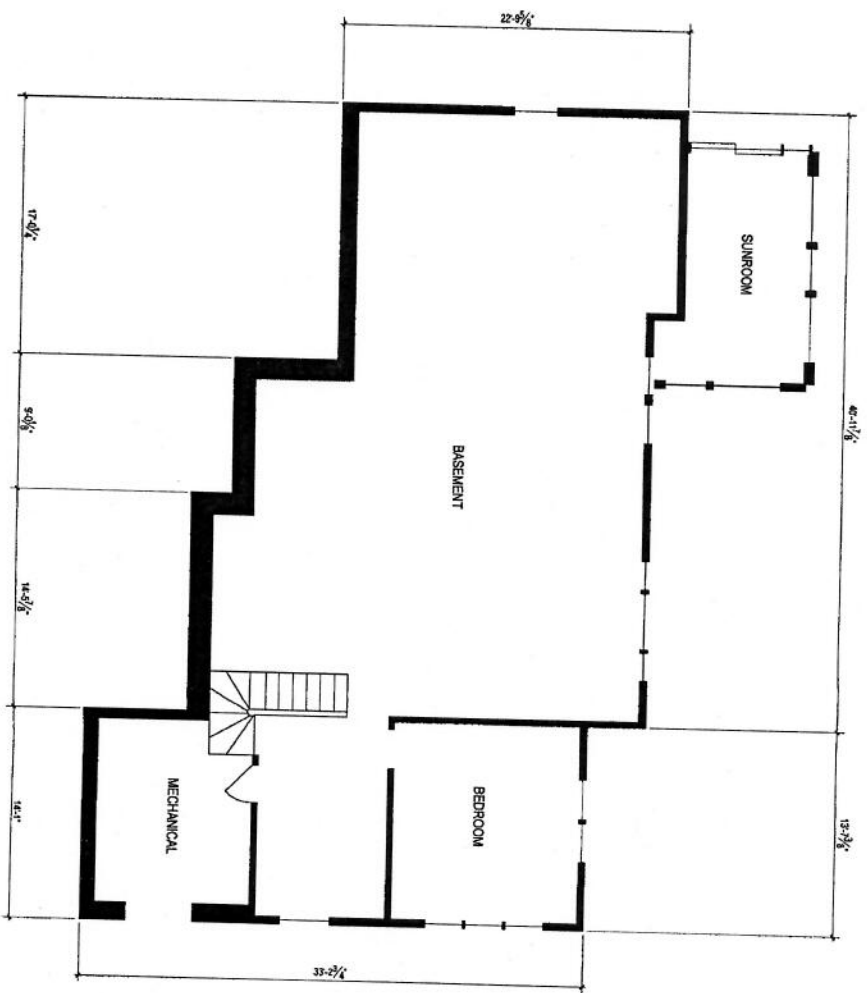
REVISIONS:
2021 04 05 ZSA SET

FOR APPROVALS

26 Pequot Road Residence
Marshfield, MA

Cover

NOTE: ORIGINAL DRAWING SET TO MATCH FULL SCALE. PAGE NO. 1
CVR



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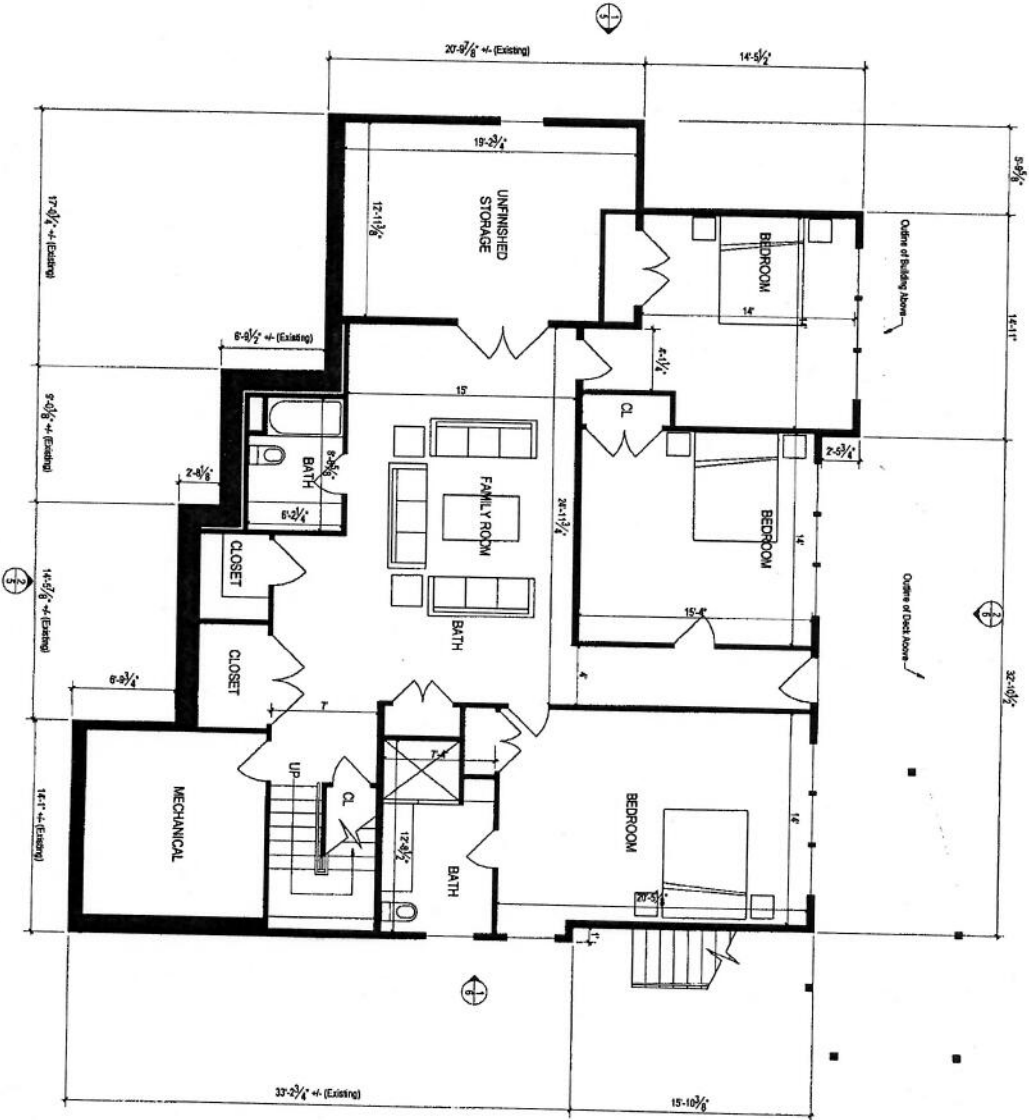
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26 Pequot Road Residence
Marblehead, MA

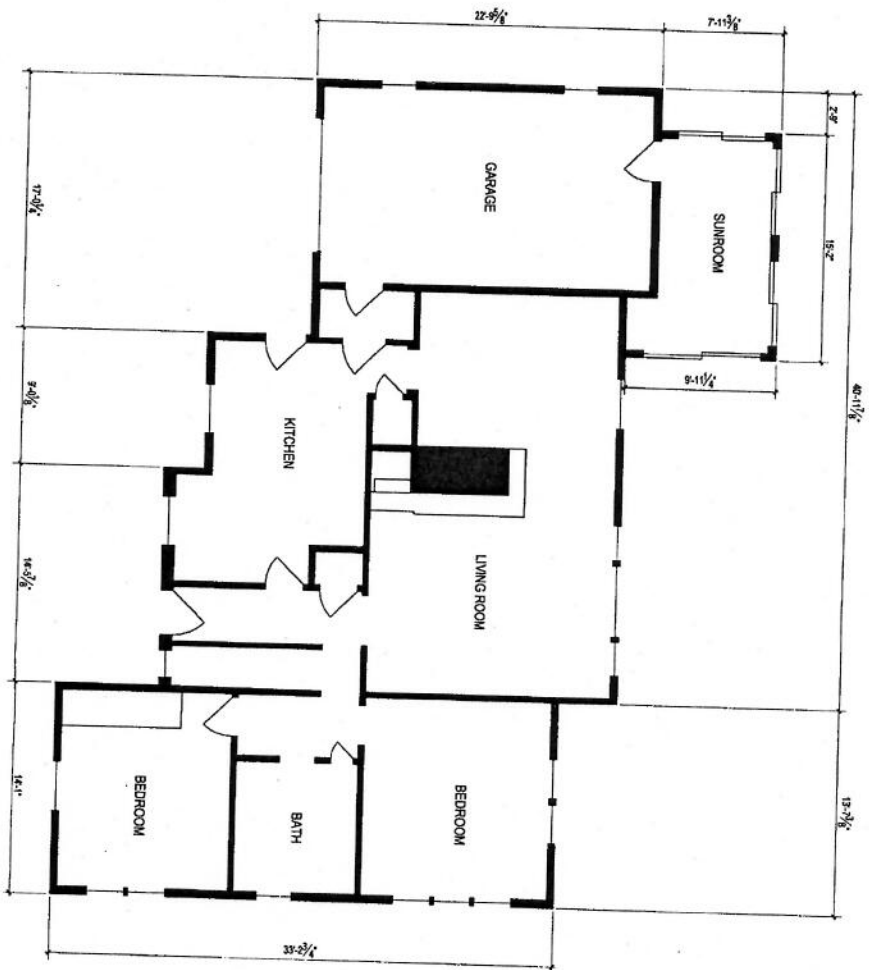
Existing Basement Floor Plan

NOTE: ORIGINAL DRAWING SET TO ARCHITECTURAL SCALE
0 1 2 3
PAGE NO. X2



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<p>TUCKER Architecture & Landscape 59 Atlantic Avenue, Marshfield, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</p>	<p>Reviewed by Building Department For Zoning Board Of Appeals</p> <p>RECEIVED: 2011 04 05 ZBA SET</p> <p>FOR APPROVALS</p> <p>26 Pequot Road Residence Marshfield, MA</p> <p>Basement Floor Plan</p> <p>NOTE: ORIGINAL DRAWING SET TO SHOW FULL SCALE</p> <p>1 2 3</p> <p>2</p>
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1 First Floor Plan
Scale 1/8"=1'-0"

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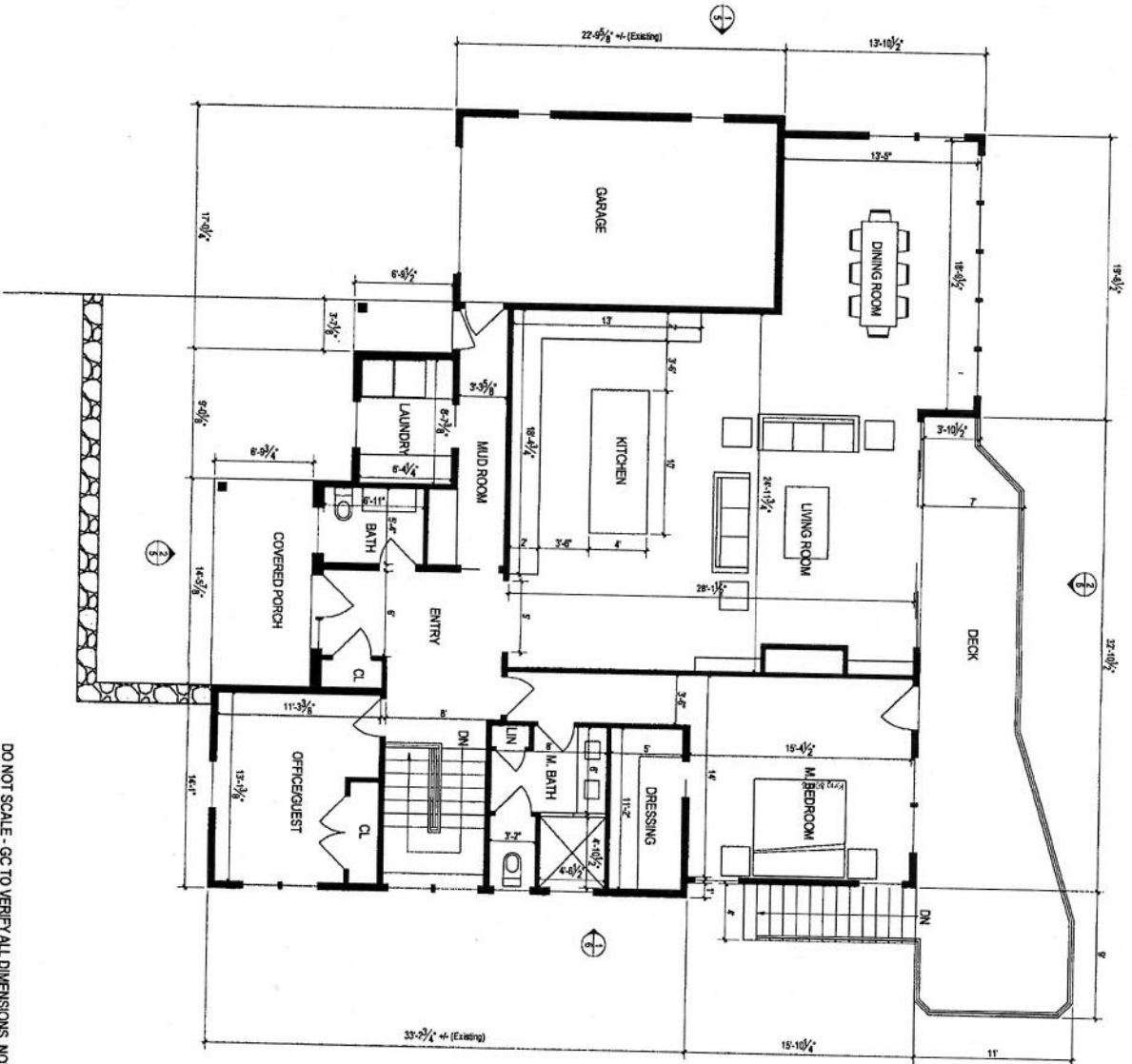
REVISION DATE
2021 04 05 29A SET

FOR APPROVALS

26 Pequot Road Residence
Marshfield, MA

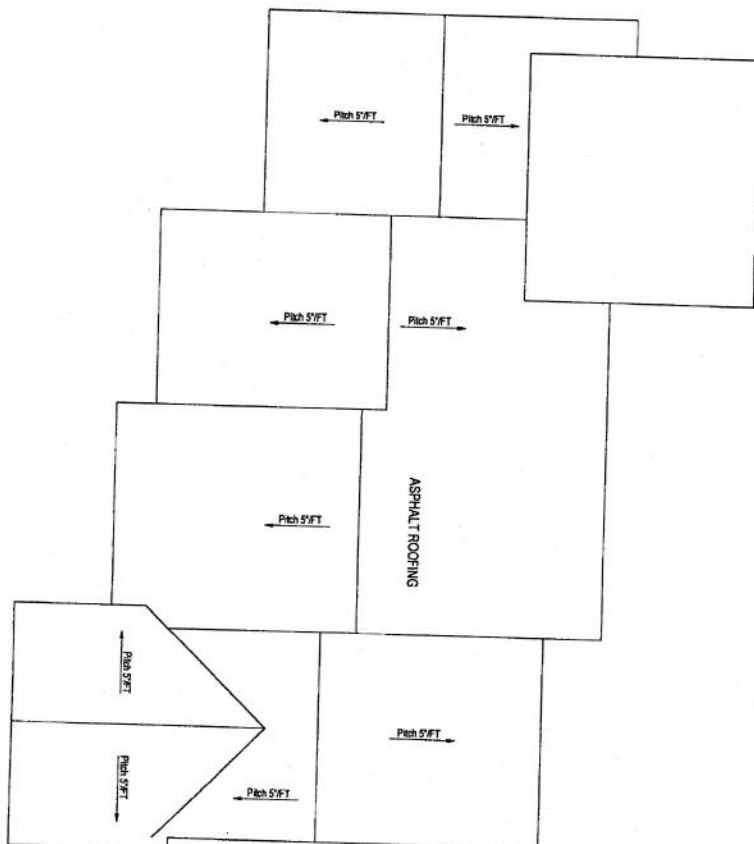
Existing First Floor Plan

NOTE: SHOWN DIMENSIONS TO EXISTING FULL SCALE
PAGE NO. X3




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<p>FOR APPROVALS</p>	
<p>26 Pequot Road Residence Marshfield, MA</p>	
<p>First Floor Plan</p>	
<p>NOTE: ORIGINAL DRAWING SET TO BE SUBMITTED WITH THIS SET</p>	
<p>3</p>	



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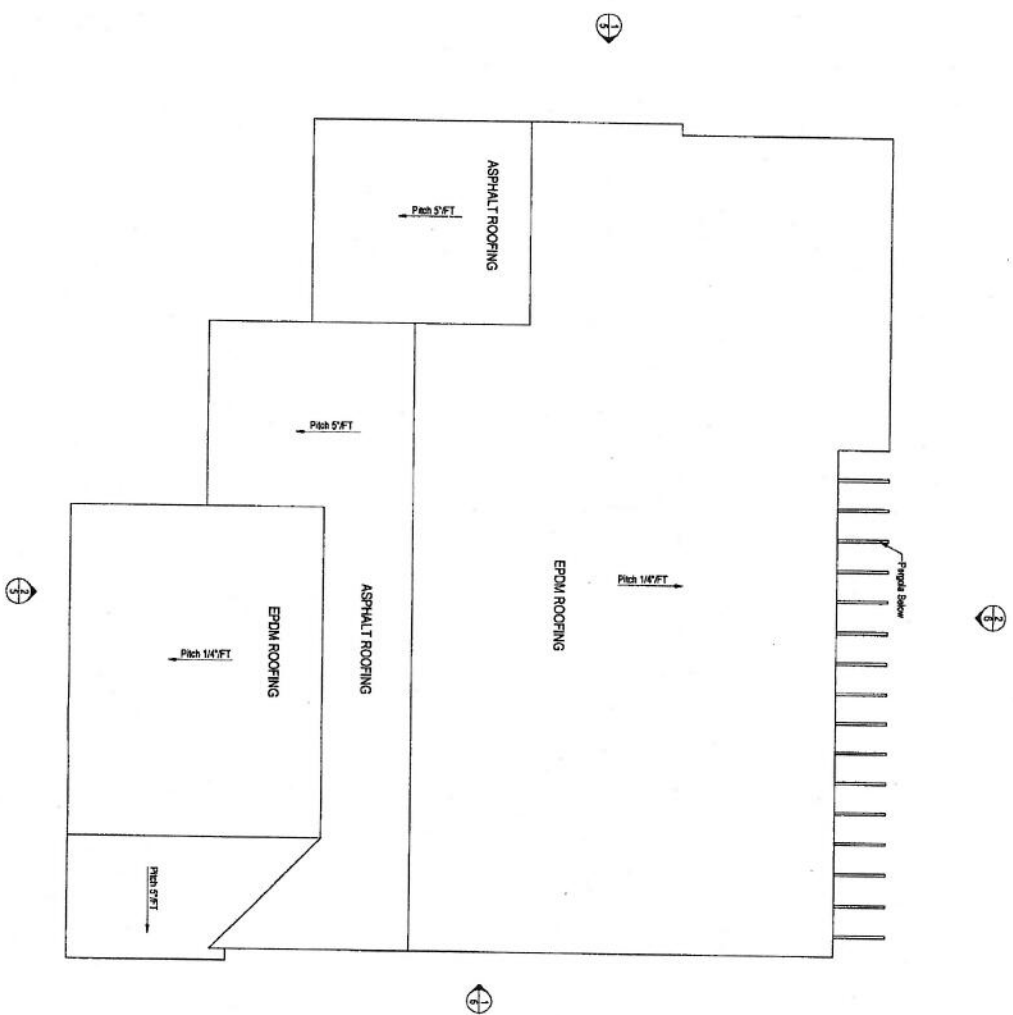
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2021 04 05 ZBA SET

FOR APPROVALS

26 Pequot Road Residence
Marblehead, MA

Existing Roof Plan

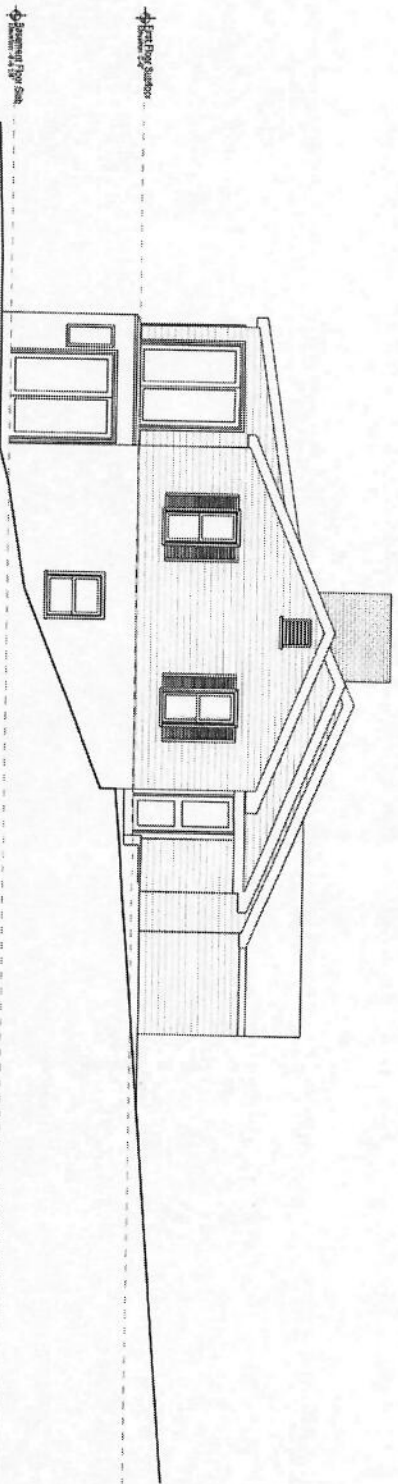
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X4



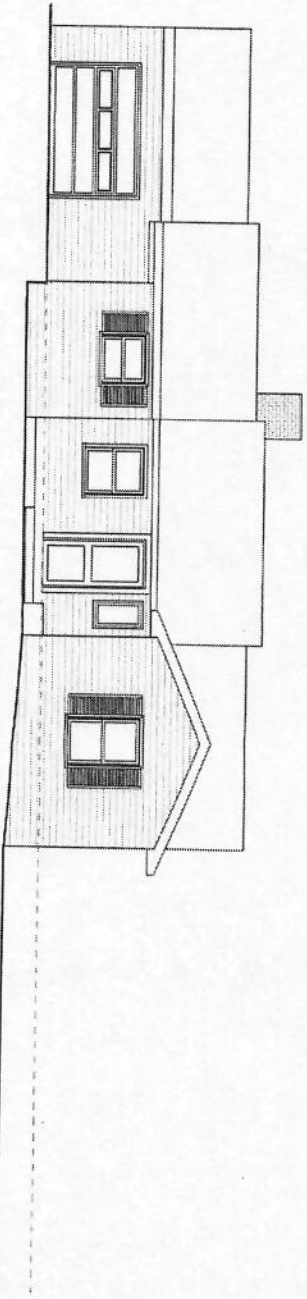
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<p>REVISION DATE: 2021 04 05 ZBA SET</p>	
<p>FOR APPROVALS</p>	
<p>26 Pequot Road Residence Marshfield, MA</p>	
<p>Roof Plan</p>	
<p>NOTE: ORIGINAL DRAWING SET TO MATCH ALL SCALE</p>	<p>PAGE NO. 4</p>

① Left Side Elevation
Scale: 1/8" = 1'-0"



② Front Elevation
Scale: 1/8" = 1'-0"



③ Front Elevation
Scale: 1/8" = 1'-0"

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RESPONSE DATE:
2021 04 05 2PM, CET

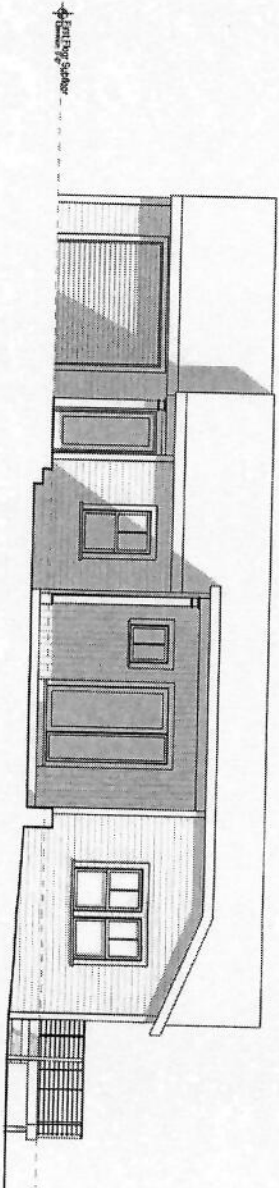
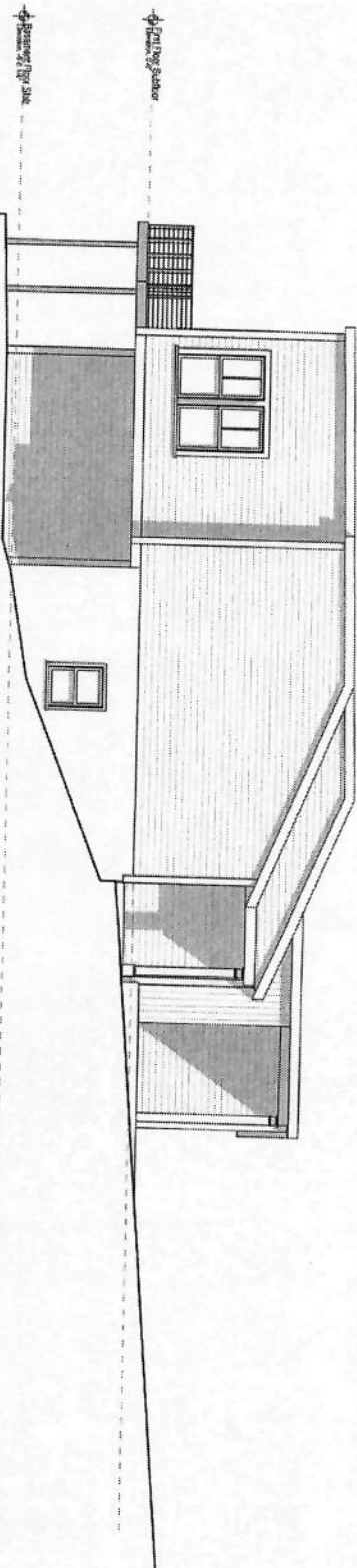
FOR APPROVALS

26 Pequod Road Residence
Marblehead, MA

Existing Building Elevations

DATE: 04/05/2021
SCALE: 1/8" = 1'-0"
PAGE: 001
X5

1 Left Side Elevation
Scale: 1/8" = 1'-0"



2 Front Elevation
Scale: 1/8" = 1'-0"

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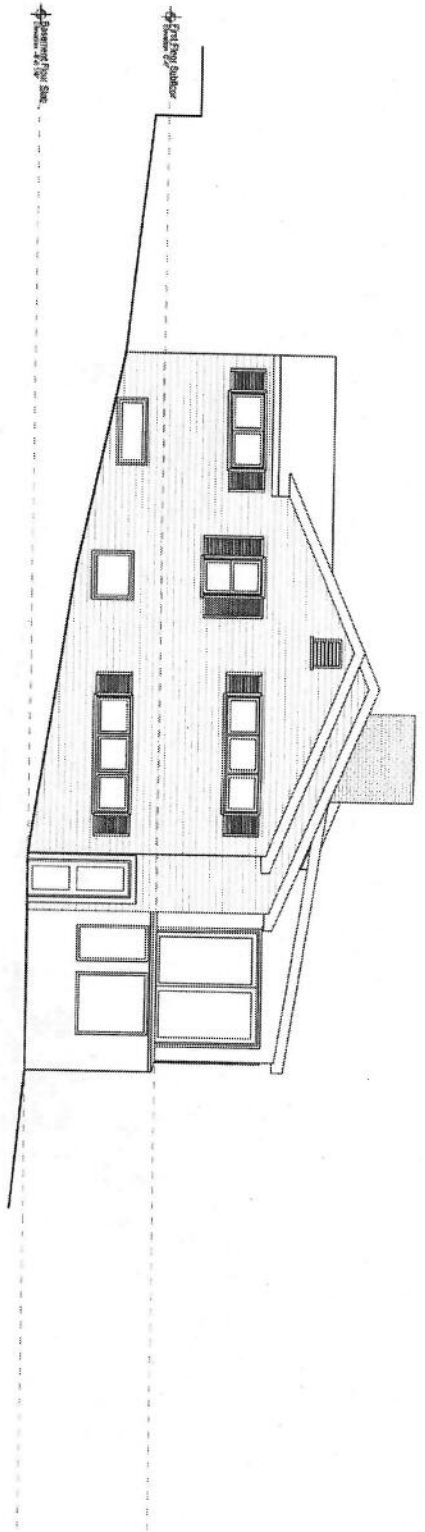
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REVISION DATE
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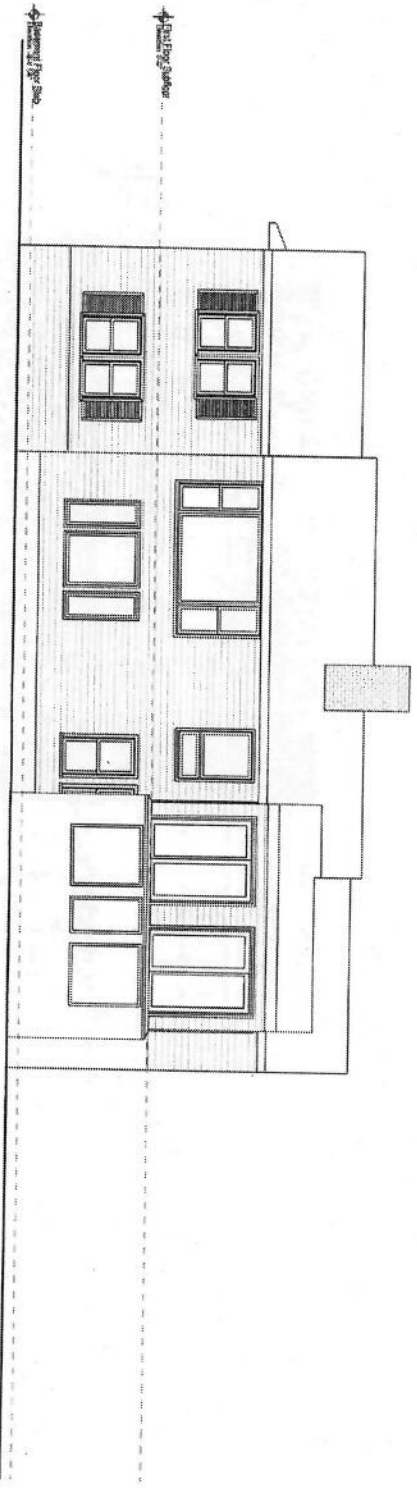
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26 Pequot Road Residence
Mashpee, MA

Proposed Building Elevations



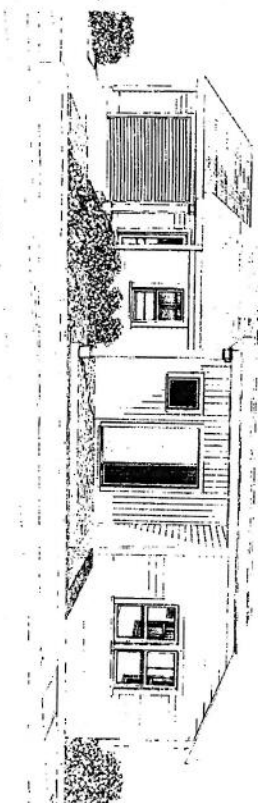
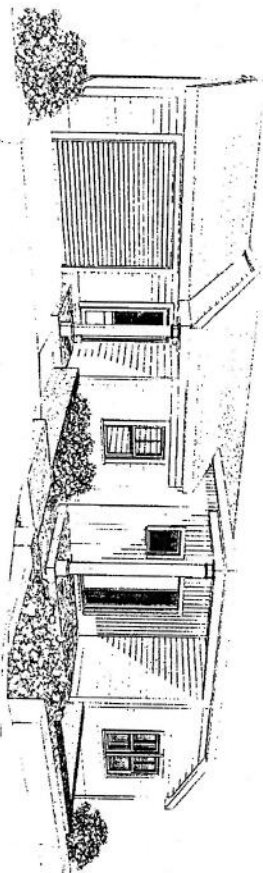
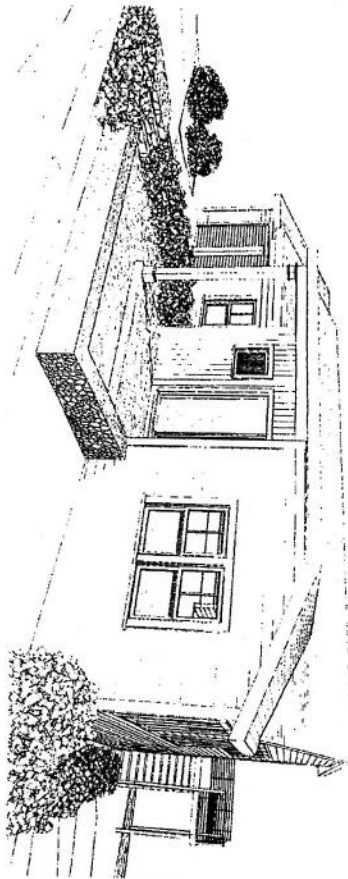
1 Right Side Elevation
Scale: 1/8" = 1'-0"



2 Rear Elevation
Scale: 1/8" = 1'-0"

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<p>FOR APPROVALS</p> <p>26 Pequot Road Residence Marshfield, MA</p>		<p>Existing Building Elevations</p> <p>NOTE: PLOTTED DIMENSIONS ARE TO SCALE. PLOT SCALE: 1" = 1'-0"</p> <p>X6</p>



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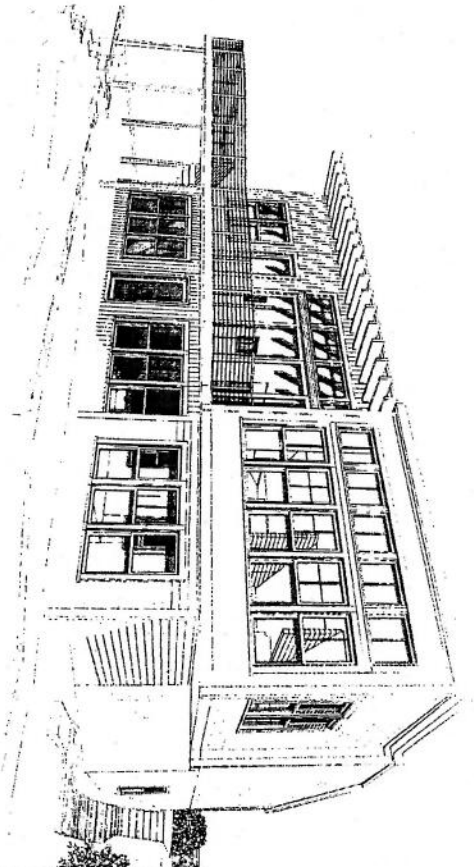
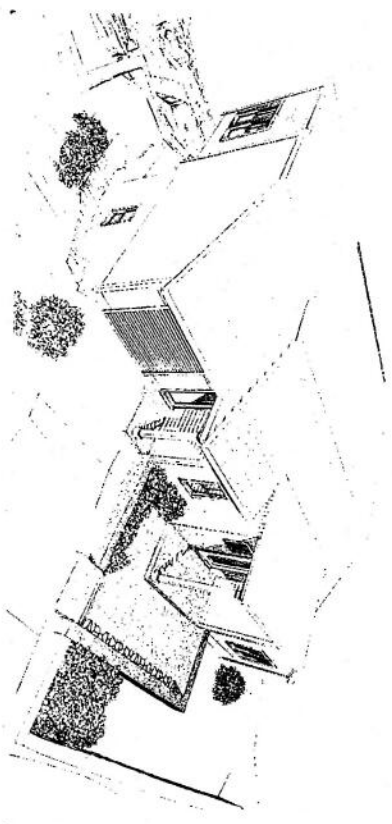
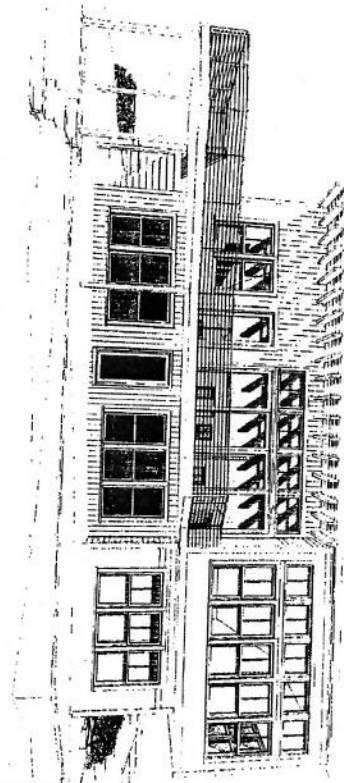
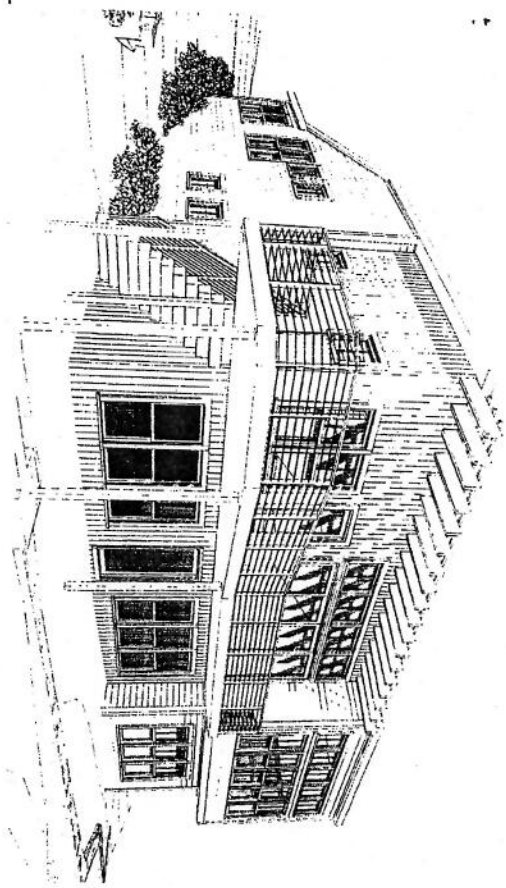
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FOR APPROVALS

26 Pequot Road Residence
 Marblehead, MA
 Proposed Building
 Perspectives

NOTE: ORIGINAL DRAWING SET TO 1/8"=1'-0" SCALE. PAGE NO.
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FOR APPROVALS

28 Pequot Road Residence
 Marshfield, MA
 Proposed Building
 Perspectives

NOTE: ORIGINAL DRAWING SET TO STANDARD SCALE
 1" = 10'-0"