



TOWN SEAL

tel: 781-631-1529

fax: 781-631-2617

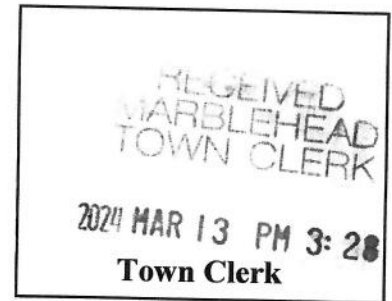
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 16 Pilgrim Road

Assessor Map(s) 4 Parcel Number(s) 45

OWNER INFORMATION

Signature _____ date _____

Name (printed) Christopher Franklin & Michelle Pliskin

Address 16 Pilgrim Road

Phone Numbers: _____ work 781-710-1130

E-mail cpf5018@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Craig Bosworth date 3-12-2024

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).

Reviewed by
Building Department
For Zoning Board
Of Appeals

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature] 3-13-2024
2. Town Clerk's stamp (upper right corner)

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

Page 2 of 3

Project Address 16 Pilgrim Road

Map(s) / Parcel(s) 4 – 45

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 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)

X **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)

X **Height** - Exceeds maximum allowed (§200-7 and Table 2)

_____ **Open Area** - Less than required (§200-7, §200-15.B(4) 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)

X **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)

 X **Height** - Exceeds maximum allowed (§200-7 and Table 2)

_____ **Open Area** - Less than required (§200-7, §200-15.B(4) 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	X
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Historic District Commission Yes No
Yes No X

Planning Board	Yes	No
		X

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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 [Signature] Date 3-13-2024



BOSWORTH
ARCHITECT L.L.C.

February 11, 2024

Zoning Board of Appeals

Mary Alley Municipal Building
7 Widger Road
Marblehead, MA 01945

RE: Zoning Board of Appeals Application – **16 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 an existing Lot Area, Lot Width, Frontage, Front Yard Setback, Side Yard Setback and Height non-conformities located at 16 Pilgrim Road, Marblehead, MA.

First Floor

Our proposal is to enclose an existing screen porch for a kitchen extension. The existing screen porch will be re-built with a new foundation. During the re-construction of this porch the owner will enclose the area under the screen porch creating a new area of unfinished basement. The existing stair from the screen porch to grade needs to be rebuilt. As part of our application we are proposing a larger deck area for the family to grill, with a new stair down to grade.

Second Floor

Our proposal is to create a second-floor addition over the existing footprint of the first floor. This proposed addition will allow the opportunity for a laundry closet, secondary bathroom, and master bedroom suite to be created for this young family.

The architecture will be in keeping with the existing, matching the windows, roofing and siding materials.

The proposed additions will be built within the existing Front and Side Yard Setbacks. The second floor will meet the existing ridge line which is one foot taller than allowed. The



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addition is a modest at 329 s.f., which represents an 11.51% increase to the existing GFA. This increase is above the allowable 10% for an existing non-conforming structure.

Thank you,

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