

TOWN SEAL

tel: 781-631-1529

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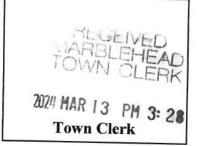
Revision Date: 12-02-20

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 OF REPRESENTATIVE INFORMATION (SEASON AND ASSESSMENT OF THE PROPERTY		
Signature Cany Brunk	date 3-12-2024	
Name (printed) Craig Bosworth – Bosworth Architect L.L.C		
Address78 Front Street, Marblehead. MA.		
Phone Numbers: home N/A	work 781-631-1982	
E-mailcraig@boswortharchitect.com	faxN/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 of the scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations). 		
	For Zoning Board	
1. Building Commissioner (pages 1, 2 and 3)	UKES	
2. Town Clerk's stamp (upper right corner)	7	

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

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

Revision Date: 12-02-2020

Project Address 16 Pilgrim Road	Map(s) / Parcel(s) 4-45	
ZONING DISTRICT (circle all that apply)	F(s) 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
B B1 BR CR SCR ECR GR SGR SR	SSR ESR SESR HBR U SU	
<u>CURRENT USE</u> (explain) <u>Single Family Dwelling</u>		
CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)		
Yes X No (explain) -		
PROPOSED CHANGE OF USE		
No. 2017		
No <u>X</u> Yes (explain)		
PROPOSED CONSTRUCTION QUALIFIES AS "Building	ng New" (8200-7) Yes No X	
EXISTING DIMENSIONAL NON-CONFORMITIES (che	eck all that apply)	
X Lot Area - Less than required (§200-7 and Table 2) X Lot Width - Less than required (§200-7)		
Y Frontago Loss 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	2)	
Open Area - Less than required (§200-7, §200-15.B(4) a	and Table 2)	
Parking - Less than required; undersized; tandem (§200-	17 to §200-21) (circle all that apply)	
Other Non-conformities (explain)	to a second control of the second control of	
No Existing Dimensional Non-conformities		
NEW 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	2)	
Open Area - Less than required (§200-7, §200-15.B(4) a	and Table 2)	
Parking - Less than required: undersized: tandem (8200-	17 to \$200-21) (circle all that apply)	
X Exceeds 10% Expansion Limits for Non-conformi	ng Building (8200-30 D)	
Other Non-conformities (explain)	-gg (3200 30.D)	
No New Dimensional Non-conformities		
ADDITIONAL HEADINGS PROTECTION		
ADDITIONAL HEARINGS REQUIRED	Reviewed by	
Conservation Commission YesNo	X Building Department	
Historic District Commission Yes No	X For Zoning Board	
Conservation Commission Yes No Historic District Commission Yes No Planning Board Yes No	X Of Appeals	
DESIGN & SURVEY PLANS MEET -ZBA- RULES & RE		
Yes X No (explain)		
Building Official	Data 2-13-2024	

Town of Marblehead ZBA-APPLICATION

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Project Address 16 Pilgrim Road Map(s) / Parcel(s) 4 - 45 - 0 NET OPEN AREA (NOA) **EXISTING** PROPOSED Lot area = A 5488 5488 Area of features footprint of accessory building(s) 0 SF 0 SF footprint of building 941 SF 1060 SF footprint of deck(s), porch(es), step(s), bulkhead(s) 220 SF 189 SF number of required parking spaces x (9'x18' per space) 324 SF 324 SF area of pond(s), or tidal area(s) below MHW 0 SF 0 SF other areas (explain) 0 0 SF Sum of features = B 1485 1573 SF Net Open Area (NOA) = (A - B) 4003 SF 3915 SF **GROSS FLOOR AREA (GFA)** accessory structure(s) 0 0 basement or cellar (area > 5' in height) 906 SF 1031 SF 1st floor (12' or less in height) NOTE: [for heights exceeding 1067 SF 1067 SF 2nd floor (12' or less in height) 12' see definition 766 SF 986 SF 3rd floor (12' or less in height) of STORY ~200-7] 0 0 SF 4th floor (12' or less in height) 0 0 attic (area > 5' in height) 0 0 area under deck (if > 5' in height) 120 104 SF roofed porch(es) 0 SF Gross Floor Area (GFA) = sum of the above areas 2859 SF 3188 SF <u>Proposed total change in GFA</u> = (proposed GFA - existing GFA) 329 SF Percent change in GFA = (proposed total change in GFA / existing GFA) x 100 Reviewed by 11.51 % **Building Department Existing Open Area Ratio** = (existing NOA / existing GFA) 1.40 For Zoning Board <u>Proposed Open Area Ratio</u> = (proposed NOA / proposed GFA) Of Appeals 1.23 This worksheet applies 1. plan by/dated North Shore Survey 16-Feb-24 to the following plan(s): 2. plan by/dated Bosworth Architect LLC 9-Feb-24 3. plan by/dated **Building Official** Date 3-13-2024



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

78 Front Street Marblehead, MA 01945 781.631.1982 craig@boswortharchitect.com



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

78 Front Street
Marblehead, MA 01945
781.631.1982
craig@boswortharchitect.com