



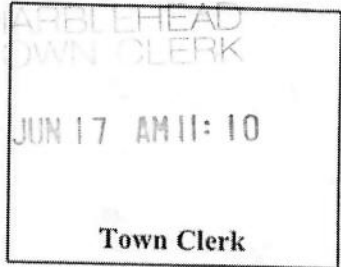
TOWN SEAL
tel: 781-631-1529
fax: 781-631-2617
Revision Date: 12-02-20

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 16 Rainbow Road, Marblehead, MA 01945
Assessor Map(s) 73 Parcel Number(s) 7 - 0

OWNER INFORMATION

Signature [Signature] date June 14, 2021
Name (printed) Mark H. Rowe and Jenna L. Rowe, Trustees
Address 16 Rainbow Road, Marblehead, MA 01945
Phone Numbers: home - - work 617-417-1200
E-mail mhowe@icloud.com fax - -

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date June 14, 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 DESCRIPTION

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

[Signature] 6-16-21

Reviewed by
Building Department
For Zoning Board
Of Appeals

PROJECT DESCRIPTION & RELIEF REQUESTED

16 Rainbow Road, Marblehead, MA 01945
Mark H. Rowe and Jenna L. Rowe, Trustees

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Of Appeals

RSI

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 conforming single-family dwelling with a portion of the construction to be in the Side Line Set Back on a pre-existing non-conforming Lot which has less than the required Lot Frontage on the property located at 16 RAINBOW ROAD in a single RESIDENCE DISTRICT. The increase in GFA will be 32.5% on a building that will become non-conforming. Except for the Side Line Set Back the dwelling will conform to all Dimensional Requirements of the By-Law.

DETAILS OF REQUESTS

The existing single-family dwelling meets all of the Dimensional Regulations of the Zoning By-Laws. The Lot has sufficient Lot Area but has less than the Required Lot Frontage, with 85 feet of Frontage in a Single Residence District requiring 100 feet. The proposal is to:

- First Floor:
 - Construct a new front entry and porch/patio that will conform to the Front Yard Set Back;
 - Remove the existing, conforming garage and side entry and construct a new garage, side entry, mud room, office and family room which will be constructed partially within the Right Side Set Back and at its closest point will be 10.8 feet from the Right Side Line, stepped back to approximately 13.36 feet from the Right Side Line;
 - Replace the existing conforming rear patio with a new rear deck;
 - Other associated construction as detailed on the Architectural Plans;
- Second Floor:
 - Change an existing second floor bedroom to a closet and new bath and construct new bedrooms over the first floor addition excluding that area over the outer portions of the new garage which will be one story;
 - Other associated construction as detailed on the Architectural Plans;

The increase in the square footage will be 1,078 square feet (32.5% of the existing GFA) and will result in the Open Space Ratio being reduced from 2.66 to 1.78, well in excess of the minimum open space ratio required of 1.0.

The Height of the additions will be 27.9 feet, the Height of the existing ridge line.

Town of Marblehead
ZBA-APPLICATION

Revision Date: 12-02-2020

Page 2 of 3

Project Address 16 Rainbow Road, Marblehead, MA 01945 Map(s)/Parcel(s) 73 / 7 - 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) Single-Family

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)

- 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)
- 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 Nonconforming Building (§200-30.D)
- Other Non-conformities (explain)
- No New Dimensional Non-Conformities

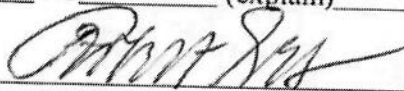
ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes <u>X</u>	No <u> </u>
Historic District Commission	Yes <u> </u>	No <u>X</u>
Planning Board	Yes <u> </u>	No <u>X</u>

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

Yes X No (explain)

Building Official 

Date 6-16-2021

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 16 RAINBOW RD

Map(s) / Parcel(s) 73/7-0

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

Area of features

footprint of accessory building(s)

footprint of building

footprint of deck(s), porch(es), step(s), bulkhead(s)

number of required parking spaces _____ x (9' x 18' per space)

area of pond(s), or tidal area(s) below MHW

other areas (explain) _____

Sum of features = B

Net Open Area (NOA) = (A - B)

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area >5' in height)

1st floor (12' or less in height) NOTE: [for heights exceeding

2nd floor (12' or less in height) 12' see definition

3rd floor (12' or less in height) of STORY §200-7]

4th floor (12' or less in height)

attic (area >5' in height)

area under deck (if >5' in height)

roofed porch(es)

Gross Floor Area (GFA) = sum of the above areas

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

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

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

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

This worksheet applies 1. plan by/dated 6/9/21 by SV Design

to the following plan(s): 2. plan by/dated 5/6/21 by North Shore Survey

3. plan by/dated _____

Reviewed by _____
 Building Department

Building Official _____

For Zoning Board
 Of Appeals

Date 6-16-2021

ZONING DISTRICT - SINGLE RESIDENCE

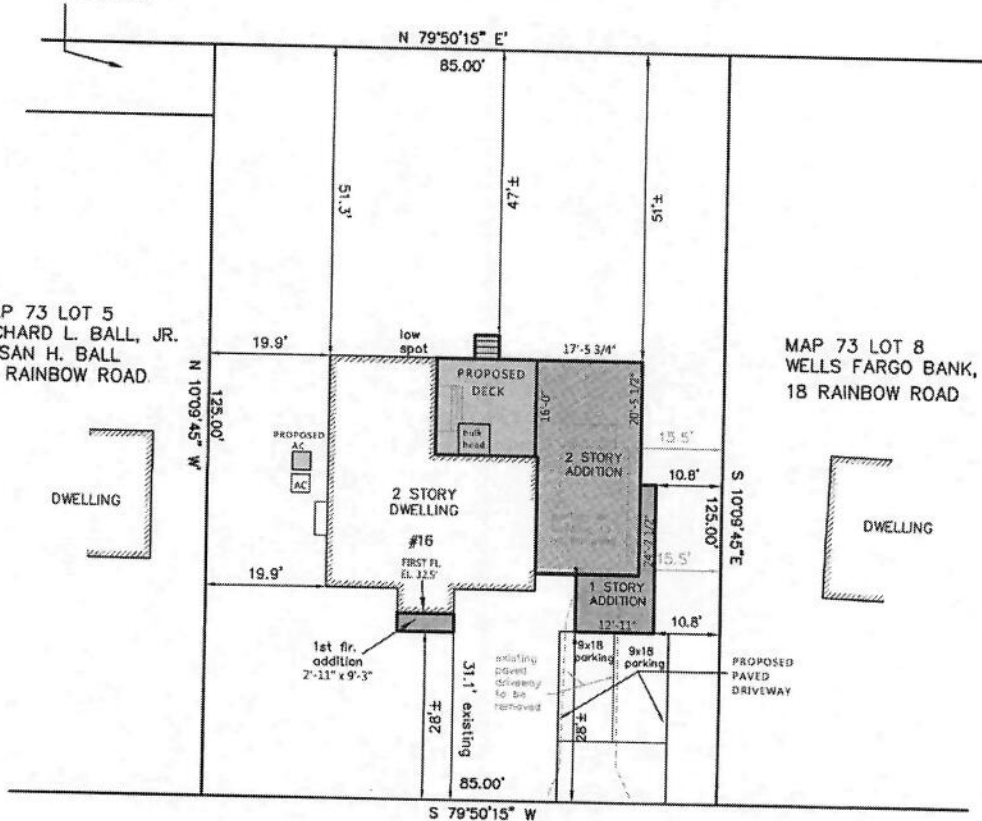
	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	10625±	10625±
FRONTAGE	100	85.00'	85.00'
FRONT	20	31.1'	28'±
SIDE	15	15.5'	10.8'
REAR	15	51.3'	47'±
BLDG HEIGHT	35	27.9'	27.9'

MAP 73 LOT 11
TOWN OF MARBLEHEAD
Conservation Commission
WEST SHORE DRIVE

MAP 73 LOT 6
TOWN OF MARBLEHEAD
RAINBOW ROAD

MAP 73 LOT 5
RICHARD L. BALL, JR.
SUSAN H. BALL
14 RAINBOW ROAD

MAP 73 LOT 8
WELLS FARGO BANK, N.A.
18 RAINBOW ROAD



RAINBOW ROAD



THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

Reviewed by
Building Department
For Zoning Board
Of Appeals

ZONING BOARD OF APPEALS PLAN

16 RAINBOW ROAD

MARBLEHEAD

PROPERTY OF

MARK H. & JENNA L. ROWE

SCALE 1"=20'

MAY 6, 2021

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

3633

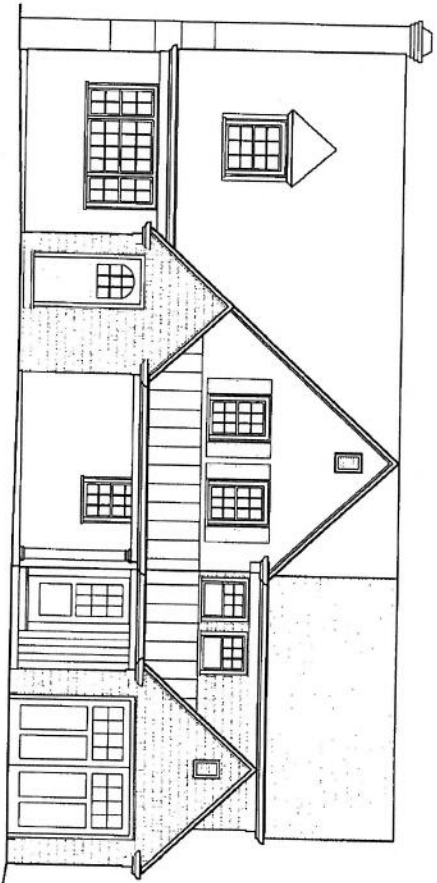
Rowe Residence

16 Rainbow Road, Marblehead, MA

9 June 2021

SV Design, LLC

126 Dodge Street, Beverly, Massachusetts, 01915
978-927-3745

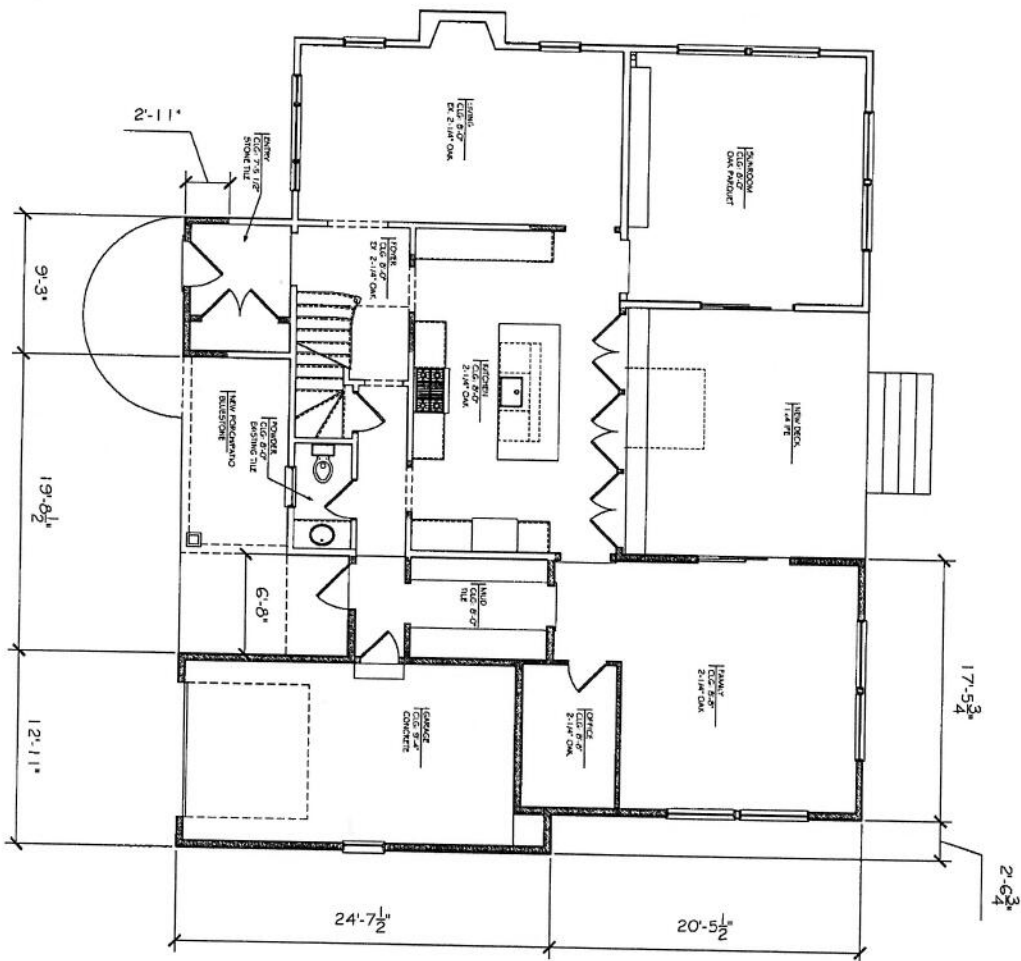


DRAWING INDEX:

Sheet #	Sheet Title	Scale
CS1	Cover Sheet	NTS
A1.1	Existing First Floor Plan	1/8" = 1'-0"
A1.2	Proposed First Floor Plan	1/8" = 1'-0"
A1.3	Existing Second Floor Plan	1/8" = 1'-0"
A1.4	Proposed Second Floor Plan	1/8" = 1'-0"
A2.1	Existing Third Floor Plan	1/8" = 1'-0"
A2.2	Proposed Third Floor Plan	1/8" = 1'-0"
A2.3	Existing Garage Floor Plan	1/8" = 1'-0"
A2.4	Proposed Garage Floor Plan	1/8" = 1'-0"
A2.5	Existing Side Elevation (North)	1/8" = 1'-0"
A2.6	Proposed Side Elevation (North)	1/8" = 1'-0"

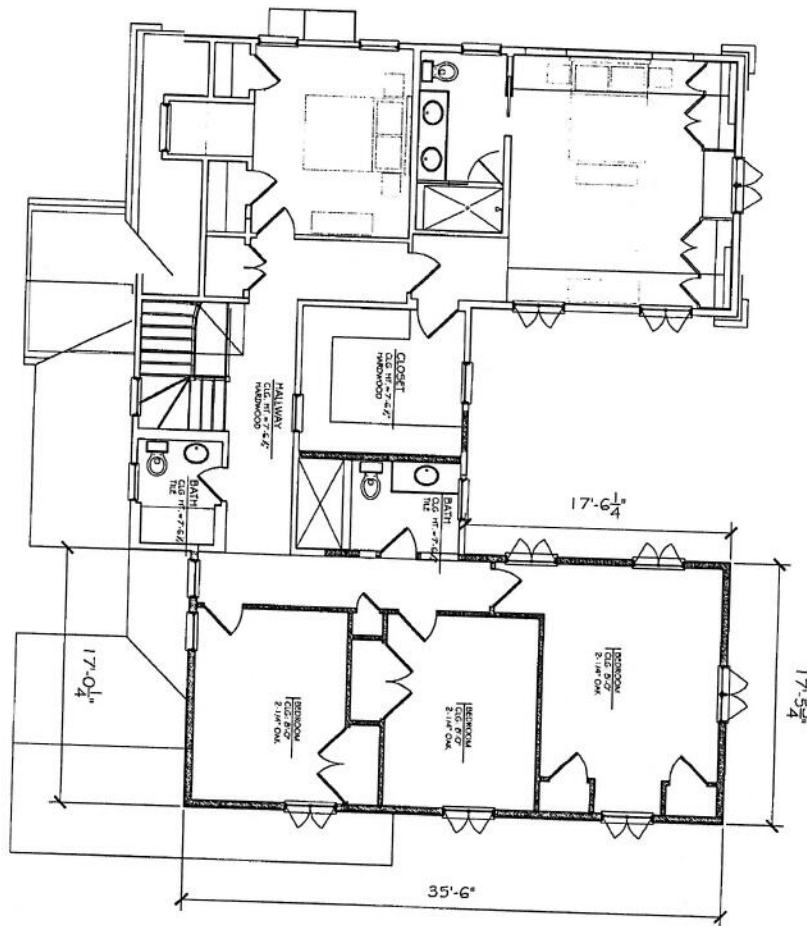
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CS1		Rowe Residence		16 Rainbow Road, Marblehead, MA		Cover Sheet		Revisions	
		Siemasko + Verbridge		126 Dodge St. Beverly, MA 01915 svdesign.com 1978.927.3745 1978.927.6365		Scale: NTS Date: 6/9/21 File Name: .		Drawn by: . Plot Date: .	



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	Rowe Residence 16 Rainbow Road, Marblehead, MA		Proposed First Floor Plan		Revisions	
	Siemasko + Verbridge 126 Dodge St. Beverly, MA 01915 svdesign.com t 978.927.3745 f 978.927.6365		Scale: 1/8" = 1'-0" Date: 6/9/21		Drawn by: . Plot Date: .	
	* Architecture * Interior Design * Decorating * Landscape Design		File Name: .		# Description Date By	



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A1.2



Rowe Residence

16 Rainbow Road, Marblehead, MA

Siemasko + Verbridge

- Architecture
- Interior Design
- Decorating
- Landscape Design

126 Dodge St. Beverly, MA 01915 svdesign.com t 978.927.3745 f 978.927.6365

Proposed Second Floor Plan

Scale: 1/8" = 1'-0"

Date: 6/9/21

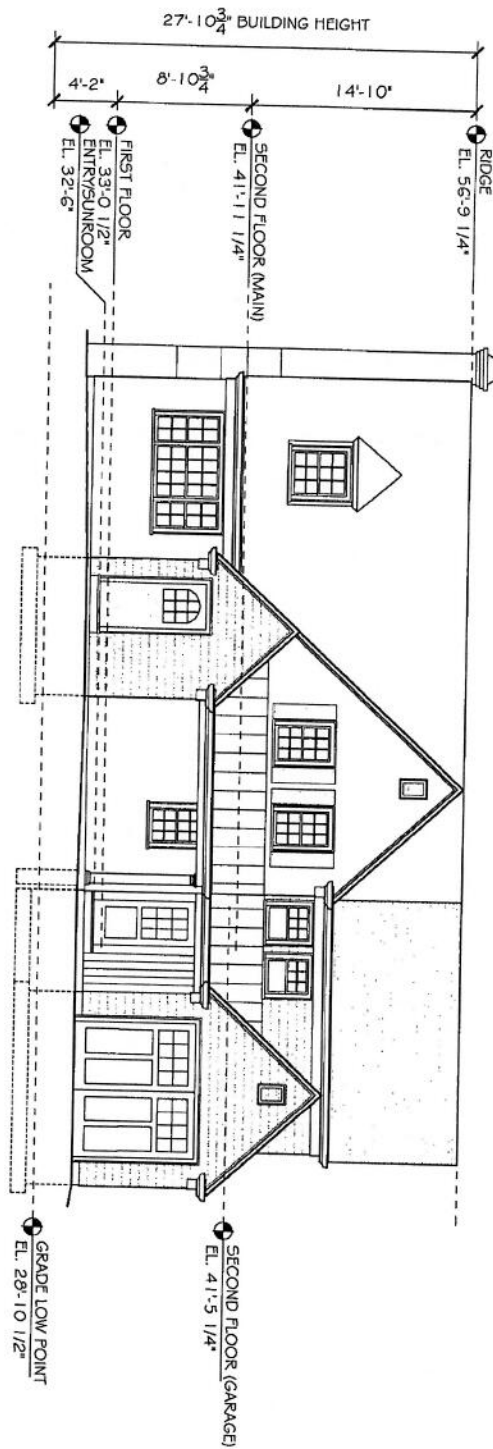
File Name: .

Drawn by: .

Plot Date: .

Revisions

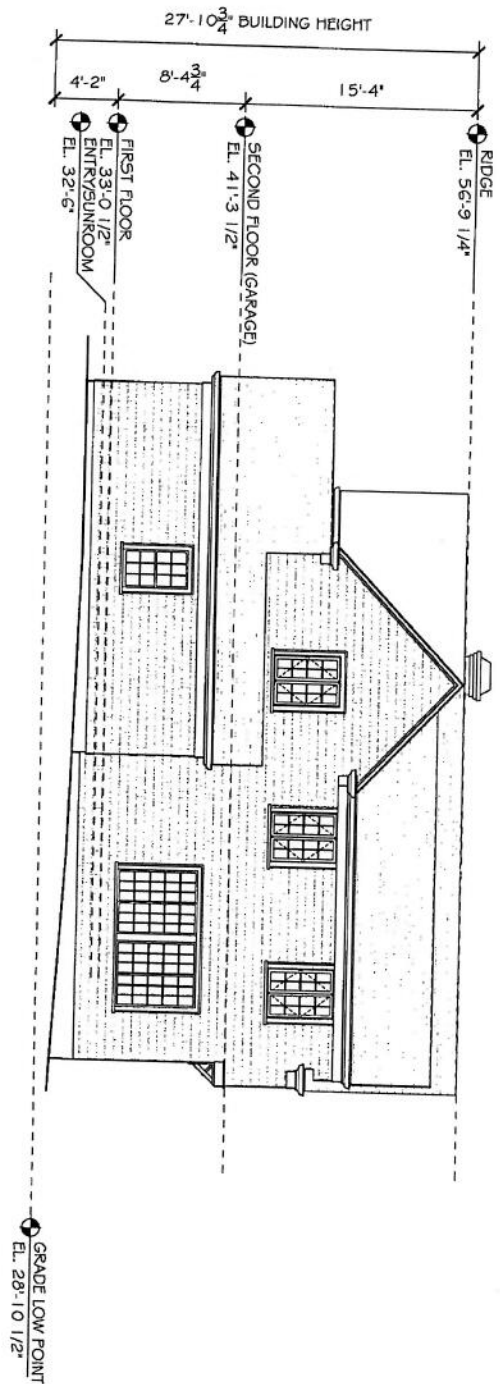
#	Description	Date	By



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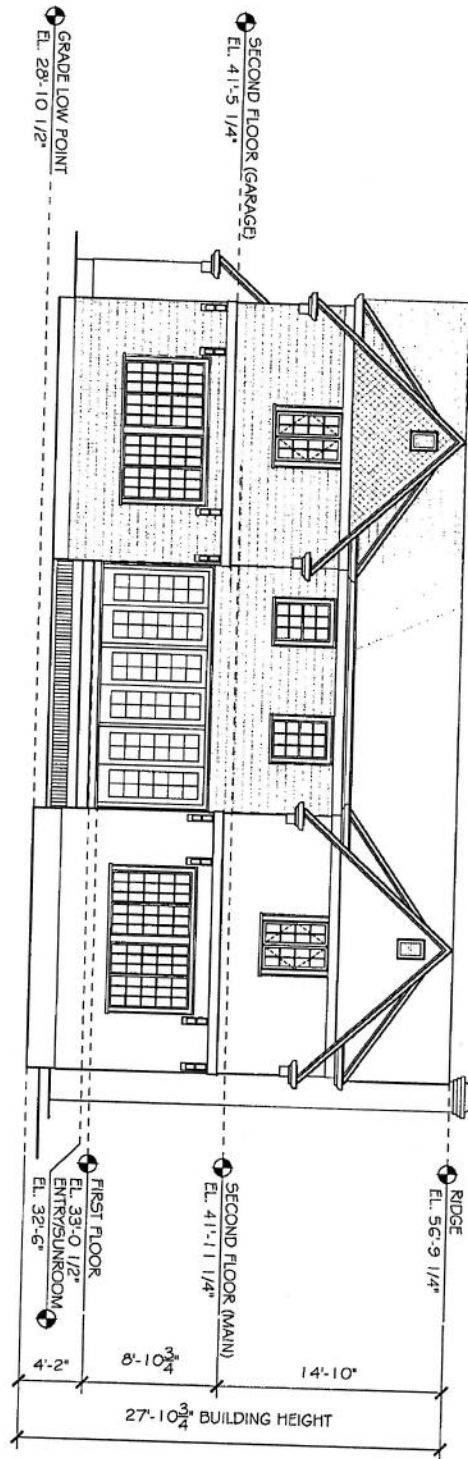
	Rowe Residence 126 Dodge St. Beverly, MA 01915 svdesign.com 978.927.3745 978.927.6365		16 Rainbow Road, Marblehead, MA Proposed Front Elevation (South) Scale: 1/8" = 1'-0" Date: 6/9/21 File Name:		Revisions																				
	Siemasko + Verbridge • Architecture • Interior Design • Decorating • Landscape Design		Drawn by: . Plot Date: .	<table border="1"> <thead> <tr> <th>#</th> <th>Description</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>			#	Description	Date	By															
#	Description	Date	By																						

A2.1



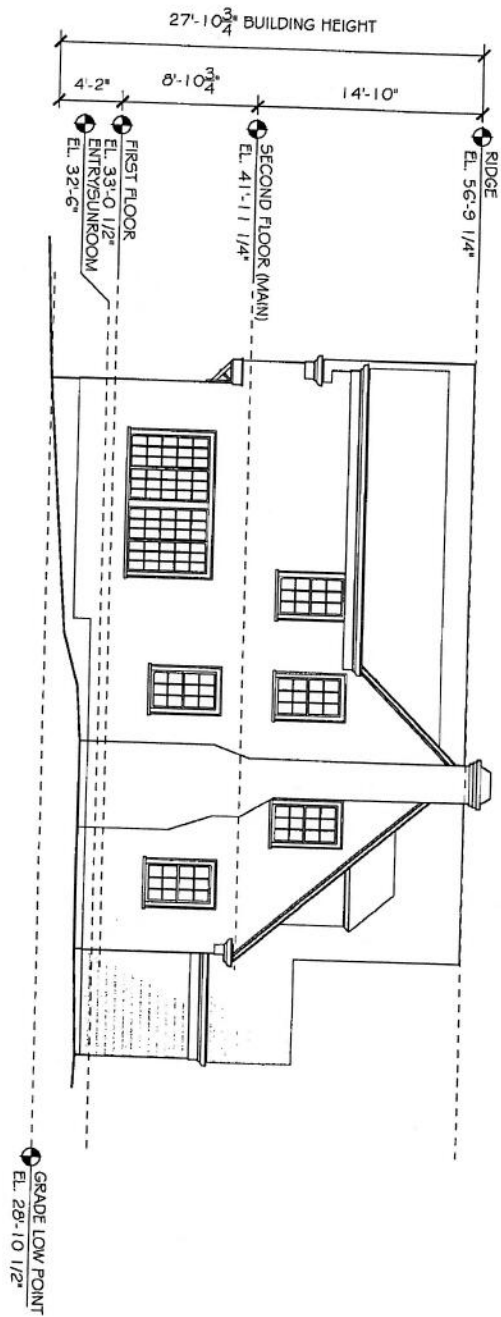
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 A2.2	Rowe Residence 16 Rainbow Road, Marblehead, MA		Proposed Garage Elevation (East)		Revisions			
	Siemasko + Verbridge 126 Dodge St. Beverly, MA 01915 svdesign.com t 978.927.3745 f 978.927.6365		Scale: 1/8" = 1'-0" Date: 6/9/21	Drawn by: . Plot Date: .	#	Description	Date	By



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	Rowe Residence 16 Rainbow Road, Marblehead, MA		Proposed Rear Elevation (North)		Revisions																				
	Siemasko + Verbridge 126 Dodge St. Beverly, MA 01915 svdesign.com t 978.927.3745 f 978.927.6365		Scale: 1/8" = 1'-0" Date: 6/9/21 File Name: .		<table border="1"> <thead> <tr> <th>#</th> <th>Description</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		#	Description	Date	By															
#	Description	Date	By																						



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A2.4 	Rowe Residence 16 Rainbow Road, Marblehead, MA		Proposed Side Elevation (West)		Revisions																					
	Siemasko + Verbridge 126 Dodge St. Beverly, MA 01915 svdesign.com 1 978.927.3745 f 978.927.6365		Scale: 1/8" = 1'-0" Date: 6/9/21 File Name:		<table border="1"> <thead> <tr> <th>#</th> <th>Description</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>			#	Description	Date	By															
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