



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 MAY 12 PM 4: 34

## **ZBA APPLICATION** PAGE 1 of 3

Town Clerk

Project Address 23 GLENDALE ROAD

Assessor Map(s) 31 Parcel Number(s) 57

### **OWNER INFORMATION**

Signature Jennifer Sheridan date 5/11/21

Name (printed) Jennifer Sheridan

Address 23 Glendale Rd

Phone Numbers: home 781-990-3123 cell 781-962-3594  
work 781-962-3594

E-mail jfsheridan9@gmail.com fax \_\_\_\_\_

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

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) \_\_\_\_\_

Address \_\_\_\_\_

Phone Numbers: home \_\_\_\_\_ work \_\_\_\_\_

E-mail \_\_\_\_\_ fax \_\_\_\_\_

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

~ SEE ATTACHED ~

Reviewed by \_\_\_\_\_  
Building Department  
For Zoning Board  
Of Appeals

- 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) [Signature] 5-12-2021

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

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

Town of Marblehead  
**ZBA-APPLICATION**  
Page 2 of 3

Revision Date: 12-02-2020

Project Address 23 GLENDALE RD Map(s) / Parcel(s) 3V57

**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 DWELLING

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

**PROPOSED CHANGE OF USE**

No ☒ Yes ☐ (explain) \_\_\_\_\_

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

**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)
- ☒ 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)
- ☒ 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)
- ☒ Exceeds 10% Expansion Limits for Non-conforming Building (§200-30.D)
- ☐ Other Non-conformities (explain) \_\_\_\_\_
- ☐ No New Dimensional Non-conformities

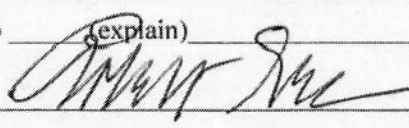
**ADDITIONAL HEARINGS REQUIRED**

Conservation Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

Building Official  Date 5-12-21

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

Revision Date: 12-02-2020

Project Address 23 GUENEALE RD. Map(s) / Parcel(s) 31 / 57

**NET OPEN AREA (NOA)**

Lot area = A

**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 2 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 TAPROOT DESIGN INC 5.6.21  
 to the following plan(s): 2. plan by/dated HORN SHORE SURVEY 4.30.21  
 3. plan by/dated \_\_\_\_\_

Building Official [Signature] Reviewed by \_\_\_\_\_  
 Building Department  
 For Zoning Board  
 Of Appeals

Date 5-12-2021

## ZONING BOARD OF APPEALS

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

Applicant: Andrew & Jennifer Sheridan

Address: 23 Glendale Road (Map 31, Parcel 57)

District: Single Residence

Relief: We are requesting a Special Permit to construct additions to a single-family dwelling that currently exceeds the front setback by 1.9' at the porch (& 5.5' at the step), the right side setback by 6.4'+/-, the left side setback by 6.9'+/-, and sits on a lot with less than the required lot area, frontage, and width.

The proposed additions would exceed the right side setback by 3'+/- and exceeds the 10% expansion limit for non-conforming structures.

With a net increase of 680 sf, the proposed structure would increase the overall GFA by 20.4% and decrease the Open Area Ratio from 1.33 to 1.01.

Proposal: The proposal before the board includes the removal of the existing single-story sunroom and covered basement walk-out at the rear of the home and to construct a 2-story addition in its place. This addition would allow for a new family room and mudroom with space for a primary bathroom and dressing area above.

We are proposing to add a small rear porch with a new covered basement access.

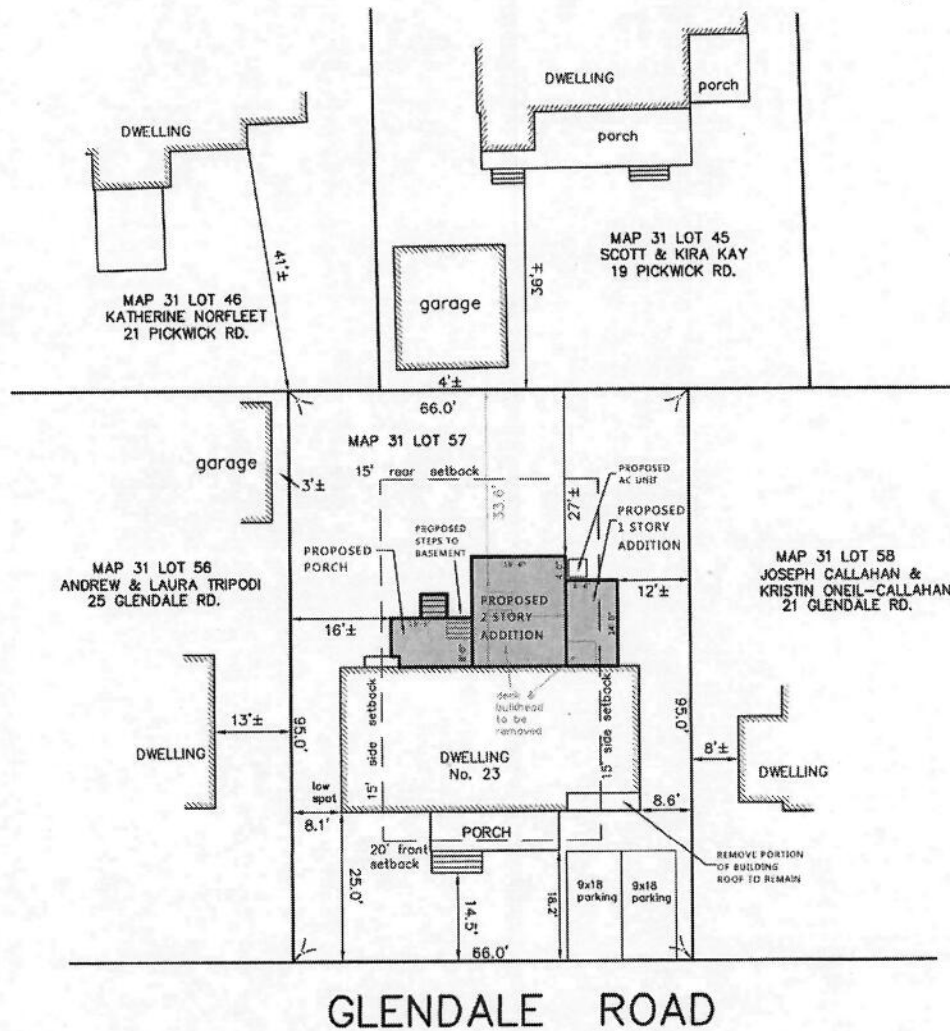
Along the front of the home we are proposing to move the front wall of the garage back 3'-0", leaving the roof overhang intact.



ZONING DISTRICT - SINGLE RESIDENCE

Reviewed by  
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For Zoning Board  
Of Appeals

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10,000	6270	6270
FRONTAGE	100	66	66
FRONT	20	14.5	N/A
SIDE	15	8.1	12'±
REAR	15	33.6	27'±
BLDG HEIGHT	35	28.6	28.6



ZONING BOARD OF APPEALS PLAN  
23 GLENDALE ROAD  
MARBLEHEAD

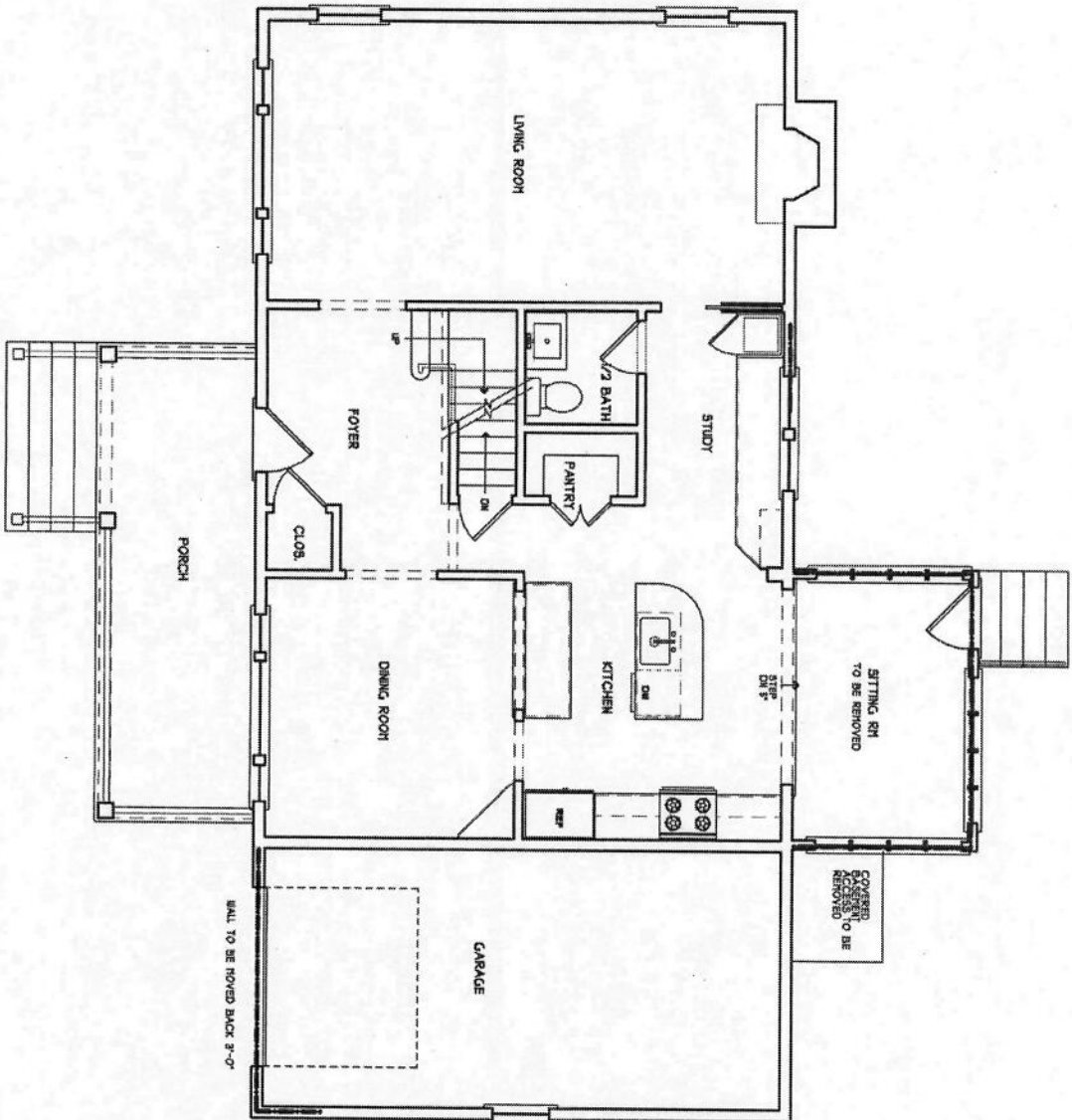
PROPERTY OF  
JOHN SHERIDAN  
JENNIFER SHERIDAN

SCALE 1"=20' APRIL 30, 2021

NORTH SHORE SURVEY CORPORATION

14 BROWN STREET - SALEM  
978-744-4800

#3295



1 EXISTING FIRST FLOOR PLAN

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

SHERIDAN RESIDENCE  
23 GLENDALE ROAD  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

37 Birch Street  
Marblehead, MA 01945

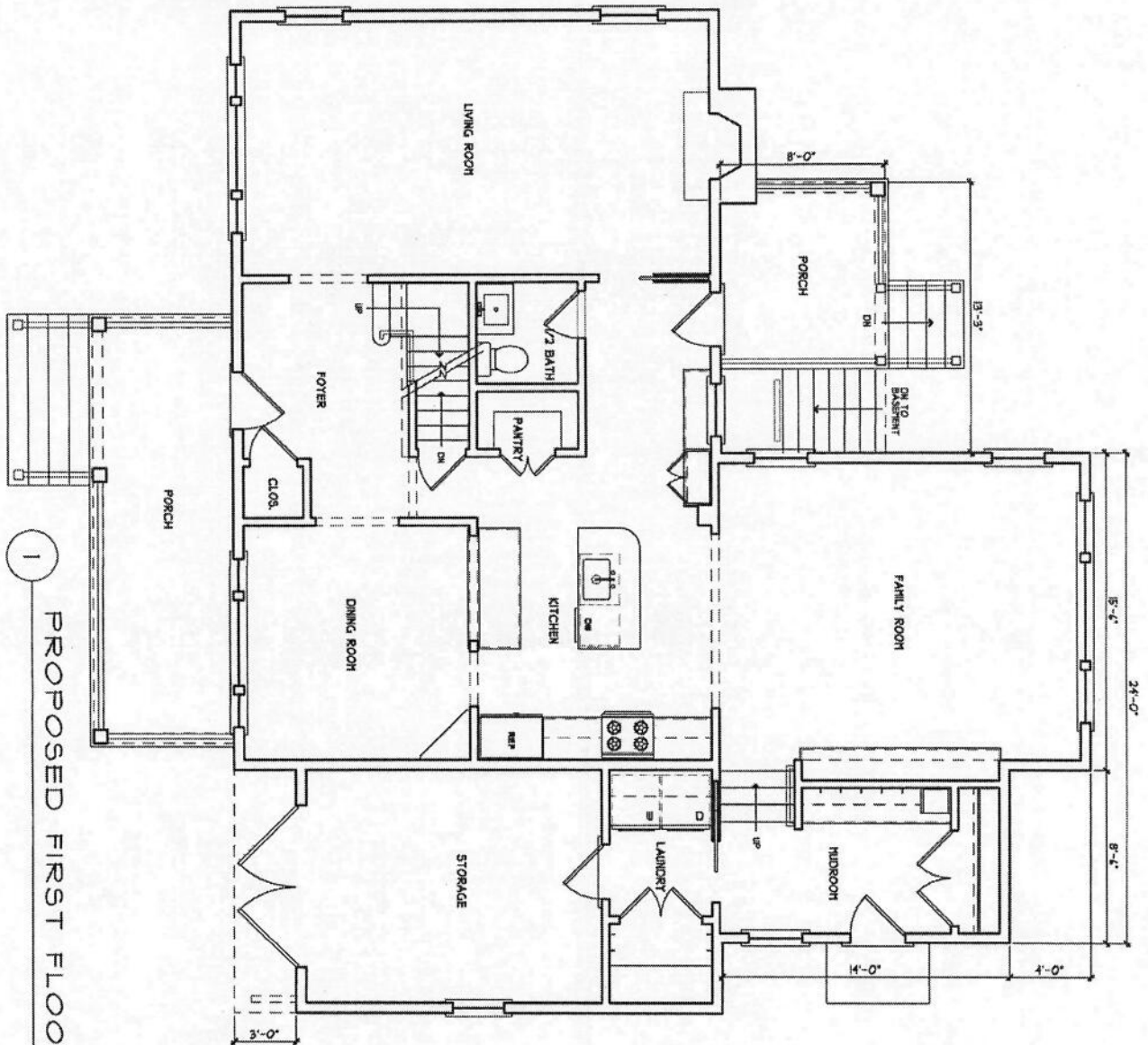
Tel. 781.639.4616  
Cell 781.664.2304

scale: 3/16"=1'-0"

date: 05/06/21

drawn by: VLH

Ex-1



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For Zoning Board  
Of Appeals

SHERIDAN RESIDENCE  
23 GLENDALE ROAD  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

37 Birch Street  
Marblehead, MA 01845

Tel 781.639.4618  
Cell 781.634.2304

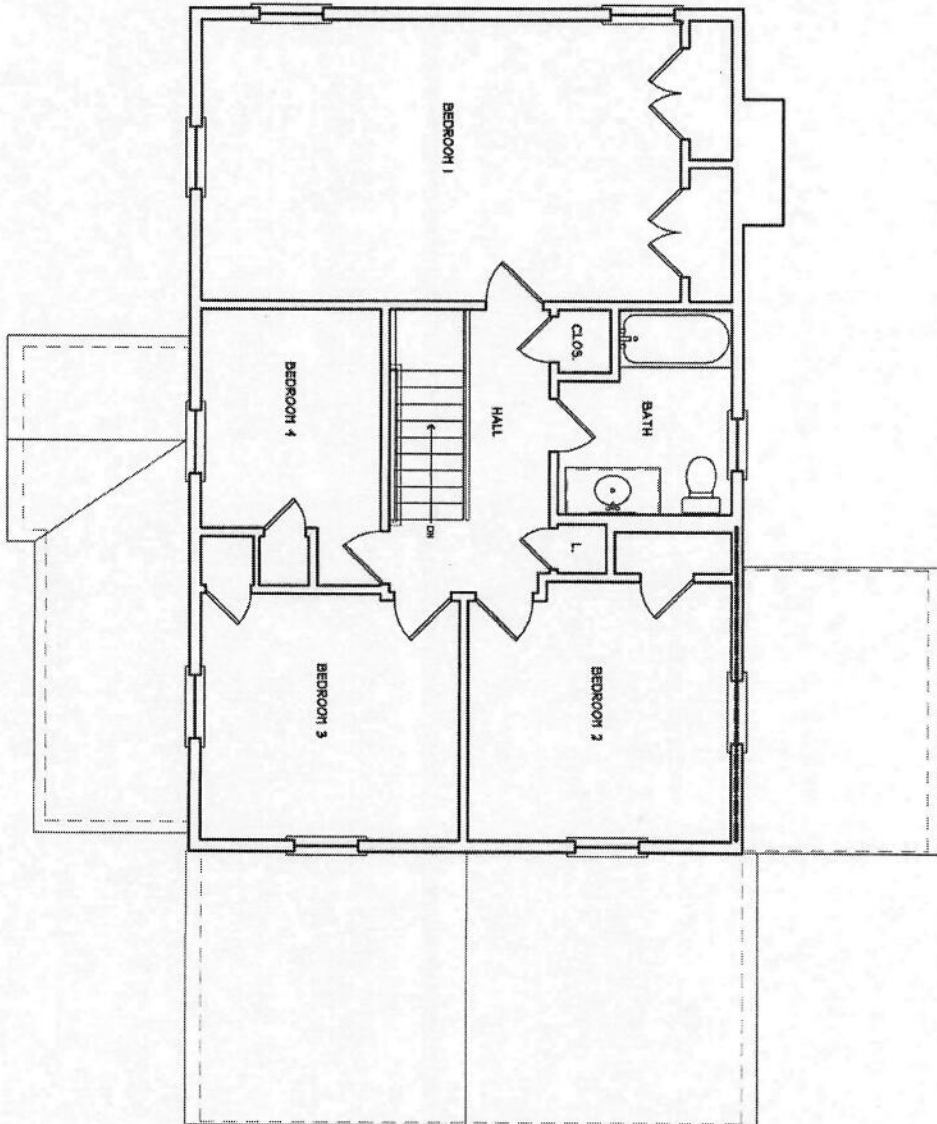
scale: 3/16"=1'-0"

date: 05/06/21

drawn by: YLH



1 EXISTING SECOND FLOOR PLAN



Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

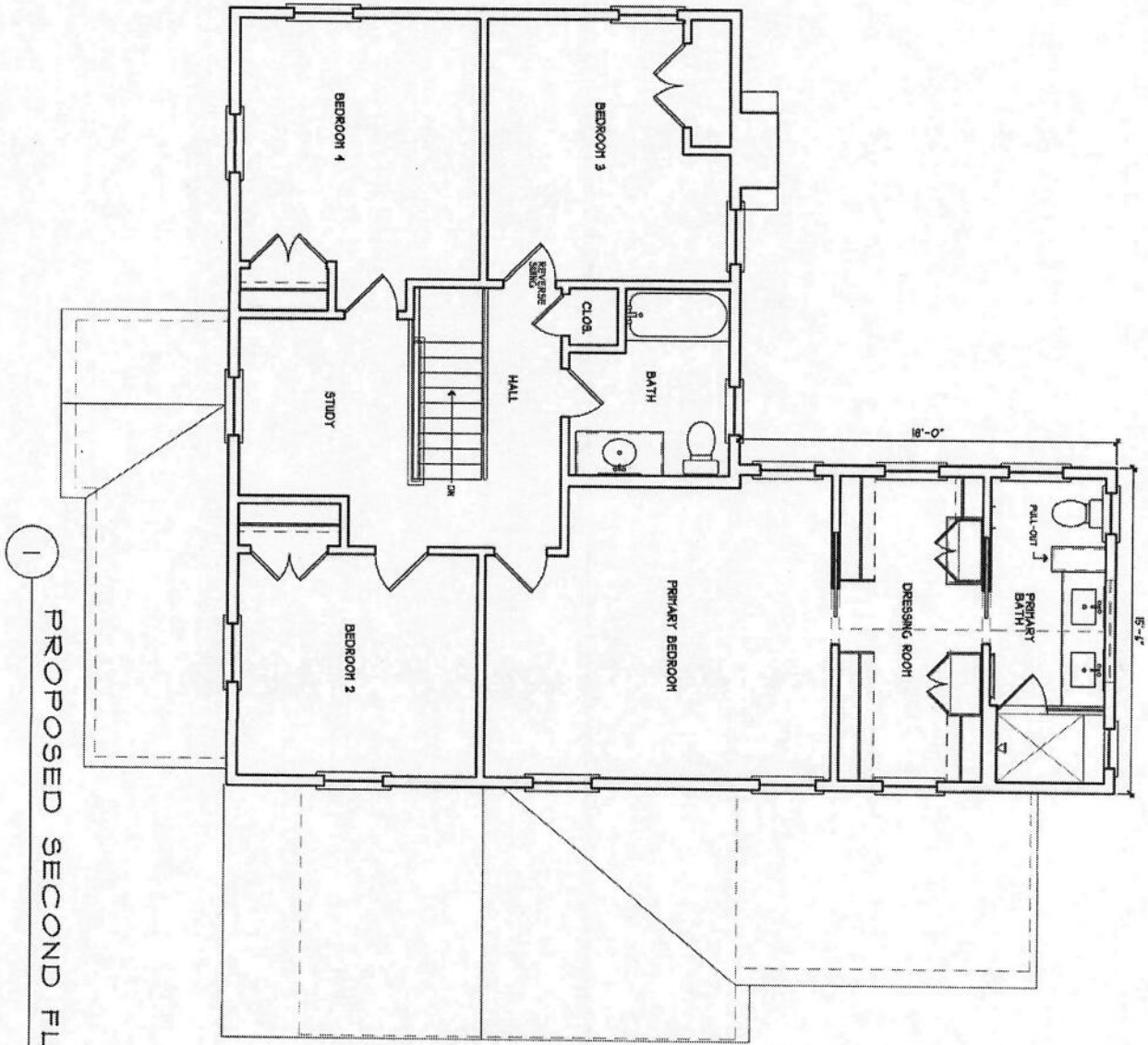
SHERIDAN RESIDENCE  
23 GLENDALE ROAD  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

37 Birch Street  
Marblehead, MA 01945  
Tel 781.639.4616  
Cell 781.884.2304  
scale: 3/16" = 1'-0"  
date: 05/06/21  
drawn by: VLH

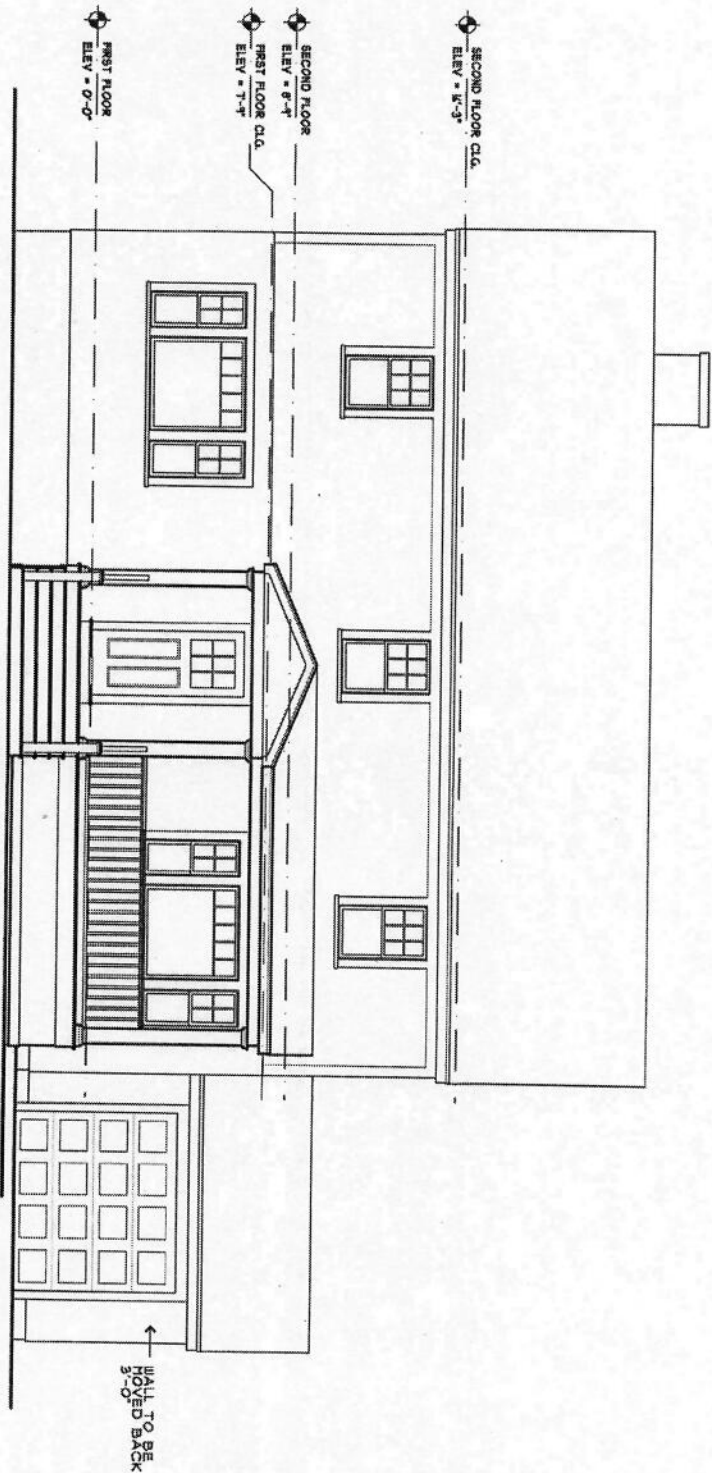
Ex. 2





1 PROPOSED SECOND FLOOR PLAN

<p>Reviewed by Building Department For Zoning Board Of Appeals</p>	<p>SHERIDAN RESIDENCE 23 GLENDALE ROAD MARBLEHEAD, MASSACHUSETTS</p>	<p>TAPROOT DESIGN INC. 37 Birch Street Marblehead, MA 01945 Tel 781.639.4616 Cell 781.664.2304 scale: 3/16"=1'-0" date: 05/04/21 drawn by: YLH</p>	<p>A-2</p>
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EXISTING FRONT ELEVATION

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Of Appeals

SHERIDAN RESIDENCE  
23 GLENDALE ROAD  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

37 Birch Street  
Marblehead, MA 01945

Tel 781.639.4616  
Cell 781.664.2304

scale: 3/16"=1'-0"

date: 05/04/21

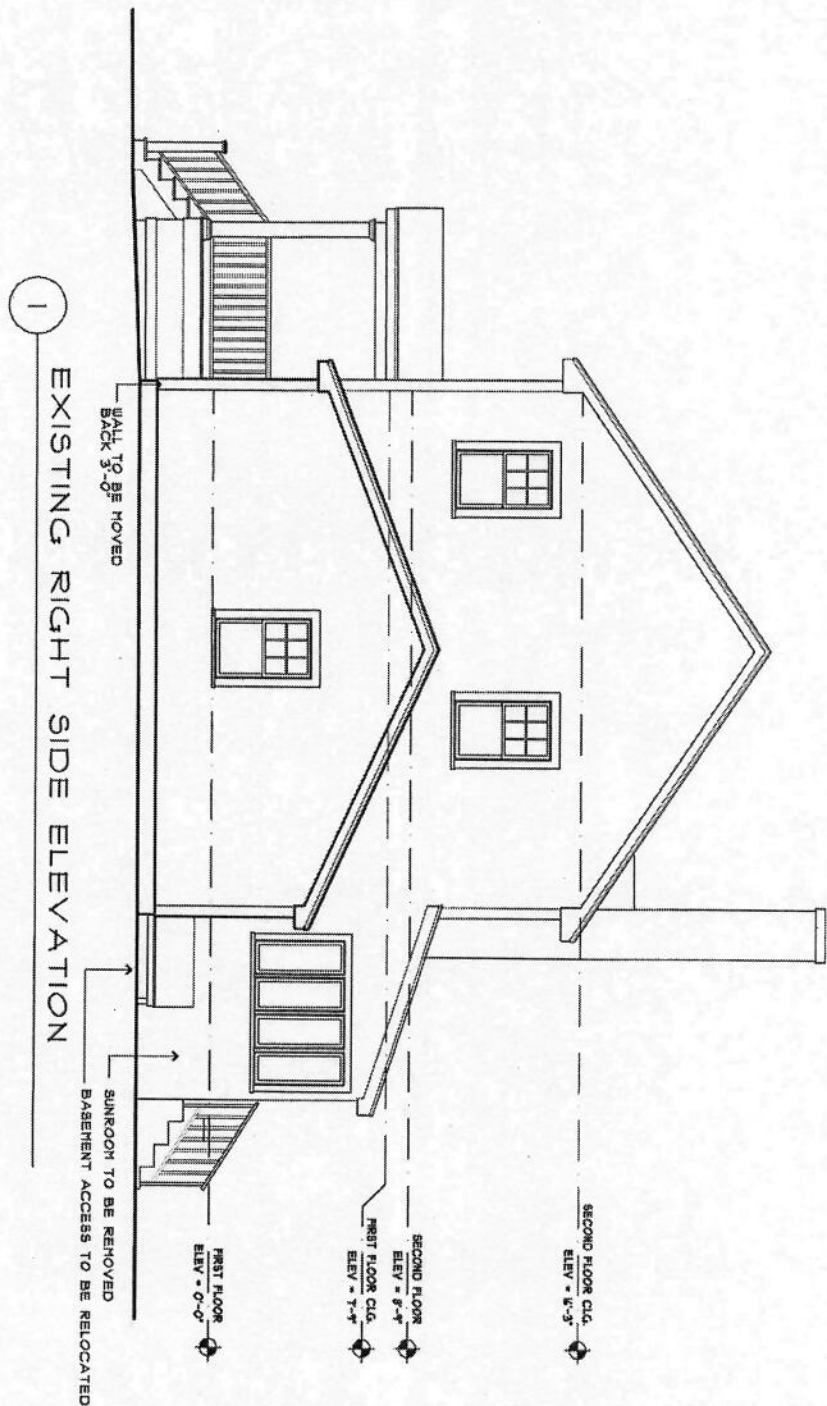
drawn by: YLH

Ex. 3



1 PROPOSED FRONT ELEVATION

<p>Reviewed by Building Department For Zoning Board Of Appeals</p>	<p>SHERIDAN RESIDENCE 23 GLENDALE ROAD MARBLEHEAD, MASSACHUSETTS</p>		<p>TAPROOT DESIGN INC.</p>	<p>37 Birch Street Marblehead, MA 01945 Tel 781.839.4616 Cell 781.864.2304</p>	<p>scale: 3/16"=1'-0" date: 05/06/21 drawn by: VJH</p>	<p>A.3</p>



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SHERIDAN RESIDENCE  
23 GLENDALE ROAD  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

37 Birch Street  
Marblehead, MA 01945  
Tel 781.639.4616  
Cell 781.864.2304

scale: 3/16"=1'-0"  
date: 05/04/21  
drawn by: VLH

Ex-4





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MARBLEHEAD, MASSACHUSETTS

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37 Birch Street  
Marblehead, MA 01945

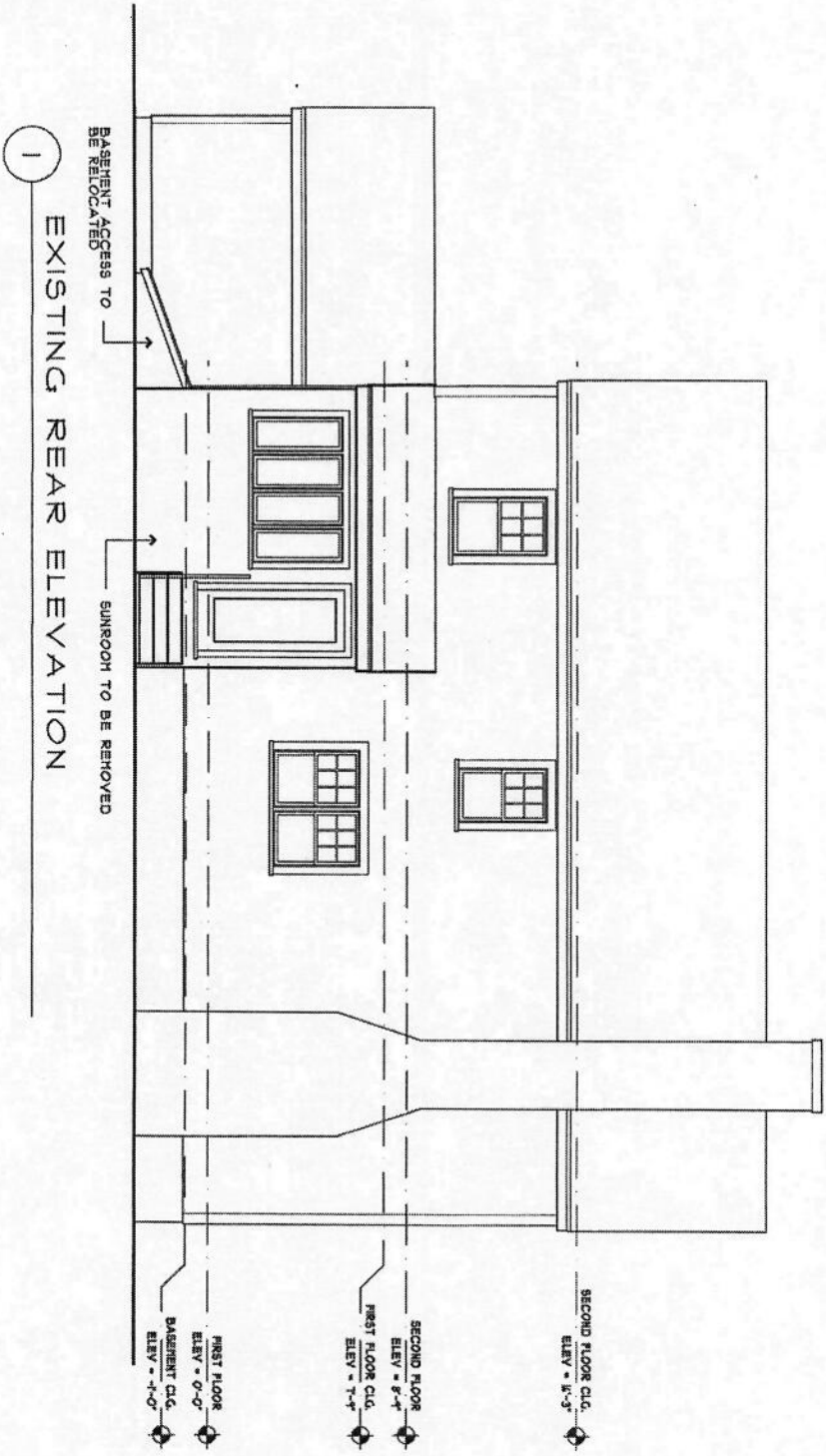
Tel 781.639.4616  
Cell 781.864.2304

scale: 3/16"=1'-0"

date: 05/06/21

drawn by: VLH

A-4



1 EXISTING REAR ELEVATION

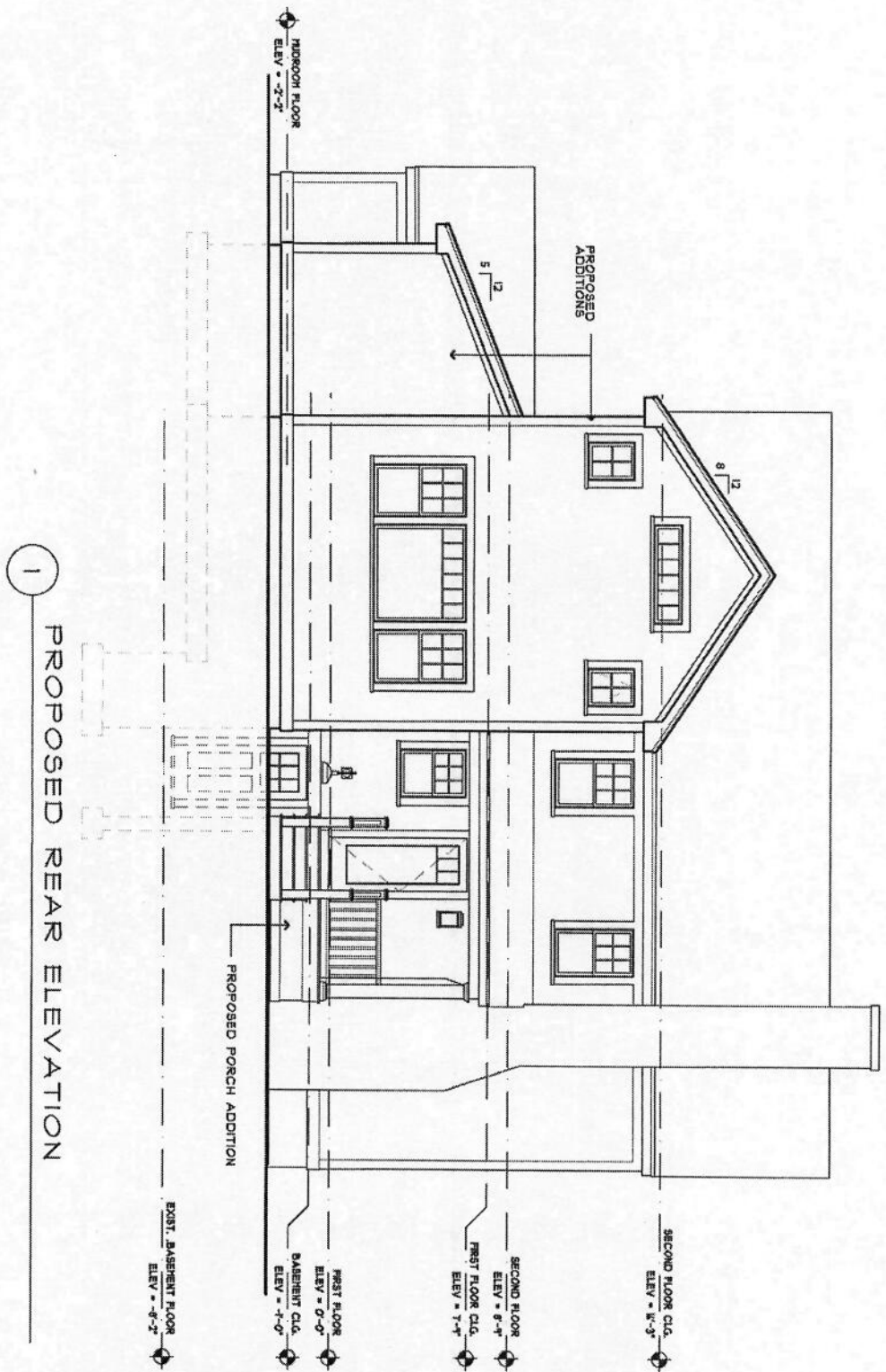
Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

SHERIDAN RESIDENCE  
23 GLENDALE ROAD  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

37 Birch Street  
Marblehead, MA 01945  
Tel 781.683.4516  
Cell 781.864.2304  
scale: 3/16"=1'-0"  
date: 05/06/21  
drawn by: VLH

EX.5



1 PROPOSED REAR ELEVATION

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

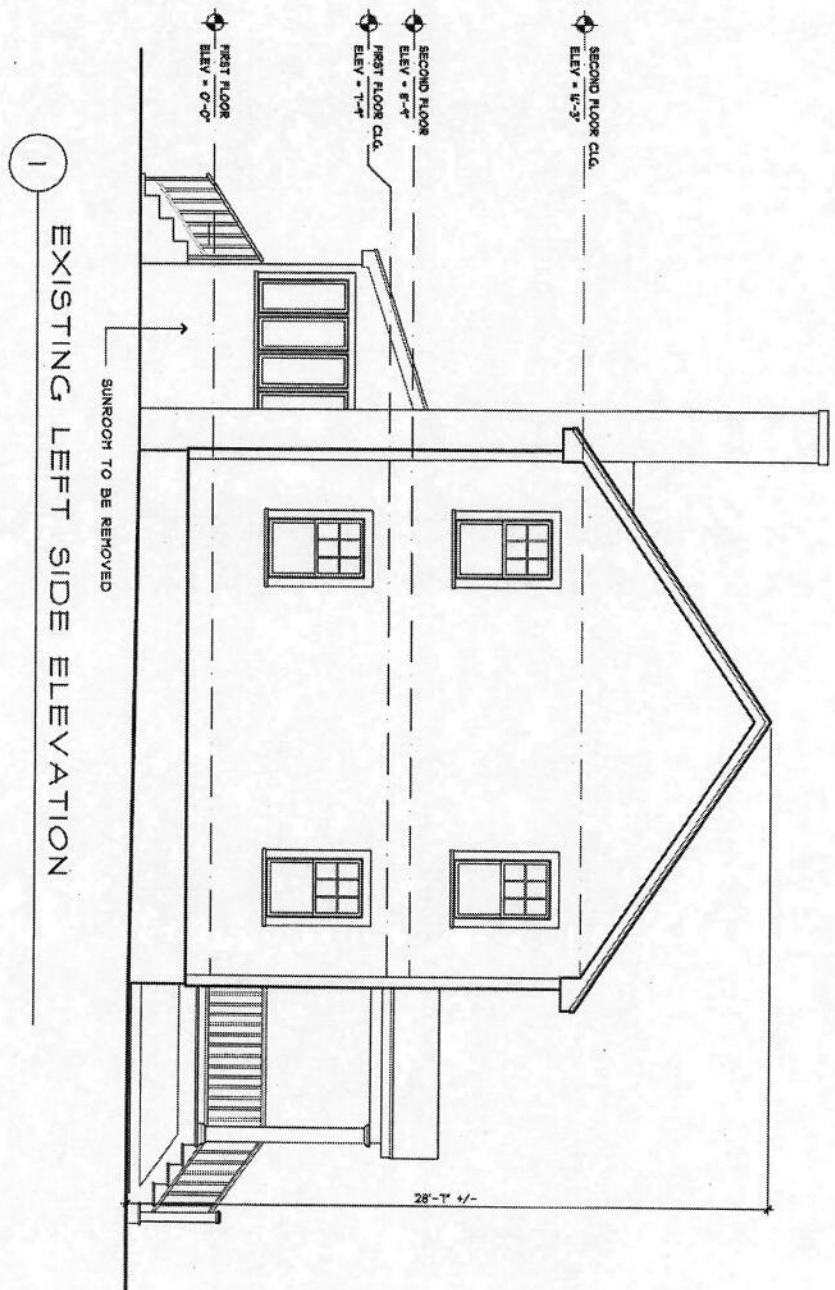
SHERIDAN RESIDENCE  
23 GLENDALE ROAD  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

37 Birch Street  
Marblehead, MA 01945  
Tel 781.638.4616  
Cell 781.634.2304

scale: 3/16"=1'-0"  
date: 05/06/21  
drawn by: VJH

A-5



Reviewed by Building Department For Zoning Board Of Appeals	SHERIDAN RESIDENCE 23 GLENDALE ROAD MARBLEHEAD, MASSACHUSETTS	TAPROOT DESIGN INC. 37 Birch Street Marblehead, MA 01945 Tel 781.639.4816 Cell 781.964.2304 scale: 3/16"=1'-0" date: 05/04/21 drawn by: VLH	Ex-6
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Building Department  
For Zoning Board  
Of Appeals

SHERIDAN RESIDENCE  
23 GLENDALE ROAD  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

37 Birch Street  
Marblehead, MA 01945  
Tel 781.638.4816  
Cell 781.864.2304

scale: 3/16"=1'-0"

date: 05/06/21

drawn by: VLH

A.C.