



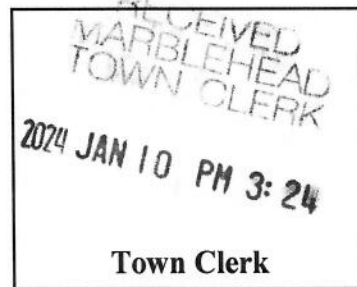
TOWN SEAL  
tel: 781-631-1529  
fax: 781-631-2617  
Revision Date: 12-02-20

# 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 1 Corinthian Lane

Assessor Map(s) 922 Parcel Number(s) 22

### **OWNER INFORMATION**

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

Name (printed) One Corinthian Lane LLC

Address 1 Corinthian Lane, Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_ work 617-721-5408

E-mail rburr@burrinvestments.com fax \_\_\_\_\_

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

Signature [Signature] date 1/10/24

Name (printed) One Corinthian Lane LLC

Address c/o Paul M. Lynch, Esq. Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_ work 781-631-7808

E-mail lynch@marbleheadlaw.com fax \_\_\_\_\_

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

Special Permit to construct an addition the the existing single-family and accessory building  
on a lot located in the Shoreline Expanded Single Residence District with less than the required  
lot area, front yard setback, side and rear yard setbacks and with less than the required open area.

- *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] 1-10-2024

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**

Revision Date: 12-02-2020

Page 2 of 3

Project Address 1 Corinthian Lane

Map(s) / Parcel(s) 922/22

**ZONING DISTRICT** (circle all that apply)

B B1 BR CR SCR ECR GR SGR SR SSR ESR **SESR** HBR U SU

**CURRENT USE** (explain) \_\_\_\_\_

**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 _____	No <input checked="" type="checkbox"/>
Historic District Commission	Yes _____	No <input checked="" type="checkbox"/>
Planning Board	Yes _____	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 1-10-2024

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

Revision Date: 12-14-2015

Project Address 1 Corinthian Lane Map(s) / Parcel(s) 922 22 0

**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 20' 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 Pitman & Wardley Associates, LLC 1/9/24

to the following plan(s): 2. plan by/dated North Shore Survey 11/2/2023

3. plan by/dated \_\_\_\_\_

Building Official



Date

1-10-2024

**EXISTING**

3560

410

932

173

in garage

0

0

1515

2045

721

0

932

610

0

0

0

0

26

2289

**PROPOSED**

3560

410

932

240

in garage

0

0

1582

1978

820

0

932

614

0

0

0

0

130

2496

= 207

= 9 %

= .89

= .79

Not Allowed by  
Building Department  
For Zoning Board  
Of Appeals

BURR RESIDENCE  
SINGLE-FAMILY RENOVATION

1 CORINTHIAN LANE  
MARBLEHEAD, MA. 01945

ZBA PACKAGE  
ISSUED FOR REVIEW JANUARY 9, 2024



DRAWING INDEX

ARCHITECTURAL

- SP10 ZBA SITE PLAN
- EX11 EXISTING FIRST LEVEL PLAN
- AX11 PROPOSED FIRST LEVEL PLAN
- EX12 EXISTING SECOND LEVEL PLAN
- AX12 PROPOSED SECOND LEVEL PLAN
- EX20 EXISTING HOUSE SOUTH ELEVATION
- AX20 PROPOSED HOUSE SOUTH ELEVATION
- EX21 EXISTING HOUSE EAST ELEVATION
- AX21 PROPOSED HOUSE EAST ELEVATION
- EX22 EXISTING HOUSE NORTH ELEVATION
- AX22 PROPOSED HOUSE NORTH ELEVATION
- EX23 EXISTING HOUSE WEST ELEVATION
- AX23 PROPOSED HOUSE WEST ELEVATION
- EX24 EXISTING GARAGE SOUTH & EAST ELEVATION
- AX24 PROPOSED GARAGE SOUTH & EAST ELEVATION
- EX25 EXISTING GARAGE NORTH & WEST ELEVATION
- AX25 PROPOSED GARAGE NORTH & WEST ELEVATION

PROJECT TEAM

ARCHITECT:

PITMAN & WARDLEY ASSOCIATES, LLC  
32 CHURCH STREET  
SALEM, MA. 01970  
978/744-6982

MEANS SQUARE FOOTAGE CALCULATIONS:

EXISTING SQUARE FOOTAGE		MAIN HOUSE		GARAGE	
FIRST LEVEL		602 SQ'FT		480 SQ'FT	
SECOND LEVEL		610 SQ'FT		2111 SQ'FT	
COVERED PORCHES		24 SQ'FT		0 SQ'FT	
TOTAL		1246 SQ'FT		2711 SQ'FT	
PROPOSED SQUARE FOOTAGE					
FIRST LEVEL		602 SQ'FT		480 SQ'FT	
SECOND LEVEL		614 SQ'FT		480 SQ'FT	
COVERED PORCHES		148 SQ'FT		67 SQ'FT	
TOTAL		1364 SQ'FT		607 SQ'FT	

PITMAN & WARDLEY  
ASSOCIATES  
ARCHITECTURE & DESIGN

32 CHURCH STREET, SALEM, MA 01970  
TEL: 978-744-6982 | WWW.PITMANWARDLEY.COM

BURR RESIDENCE

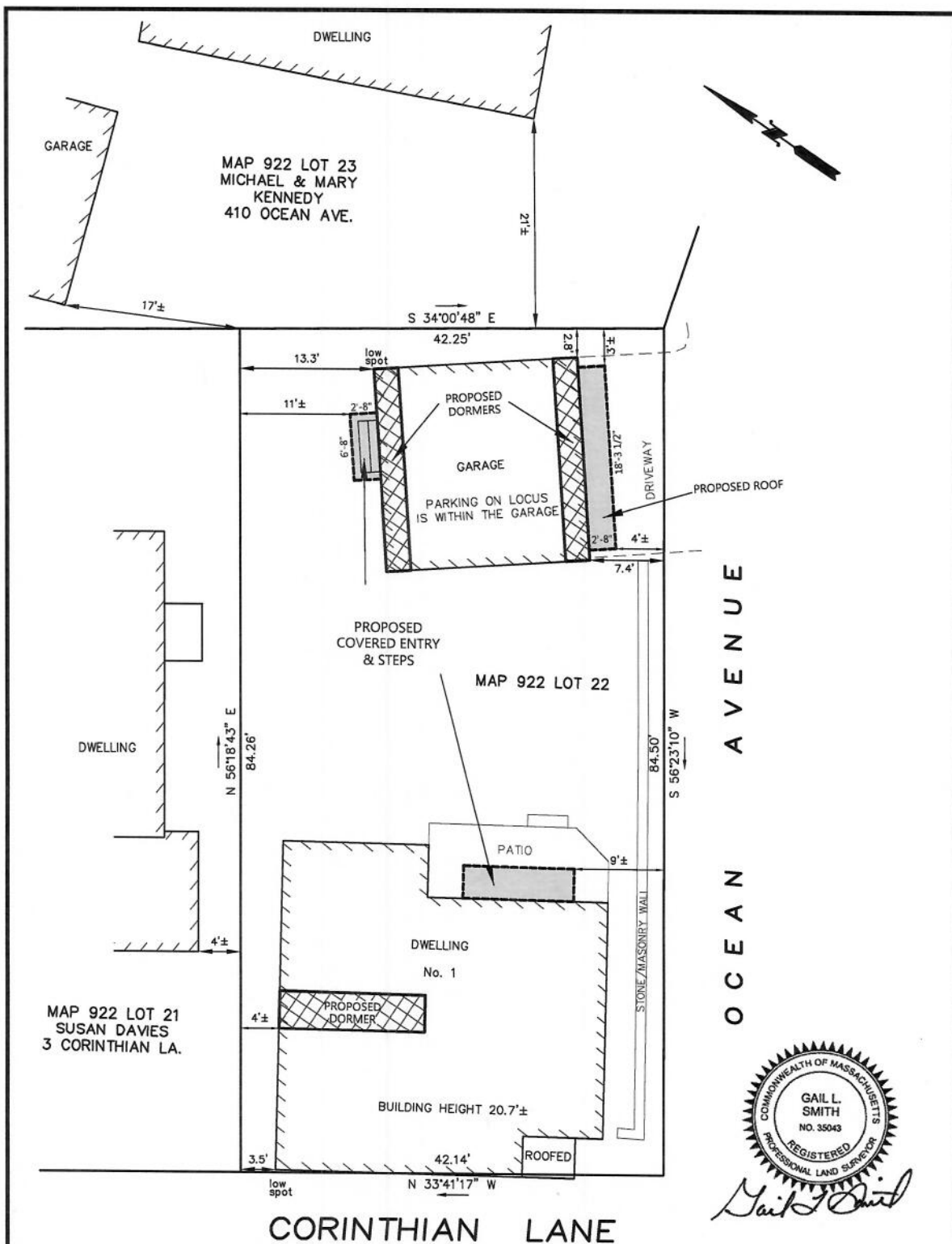
1 CORINTHIAN LANE  
MARBLEHEAD, MA. 01945

Submission: 1

Drawing Title: ZBA DESIGN

Drawn By: SB

Date: JANUARY 9, 2024



ZONING DISTRICT - SHORELINE  
EXPANDED SINGLE RESIDENCE

THIS PLAN IS THE RESULT  
OF AN INSTRUMENT SURVEY.

	REQUIRED	EXISTING DWELLING	EXISTING GARAGE	PROPOSED DWELLING	PROPOSED GARAGE
LOT AREA	35000	3560±	3560±	3560±	3560±
FRONTAGE	100	126.64'	126.64'	126.64'	126.64'
FRONT	25*/20	0'	7.4'	0'	4'±
SIDE	25	3.5'	13.3'	3.5'	11'±
REAR	25*	51'±	2.8'	51'±	2.8'
BLDG HEIGHT	30	20.7'	23.7'	20.7'	23.7'

\*THE FRONT PROPERTY LINE  
ALONG CORINTHIAN LANE AND  
THE REAR LINE ARE PERPENDICULAR  
TO THE SHORE.

## ZONING BOARD OF APPEALS PLAN

1 CORINTHIAN LANE

MARBLEHEAD

PROPERTY OF

ONE CORINTHIAN LANE LLC

SCALE 1"= 10'

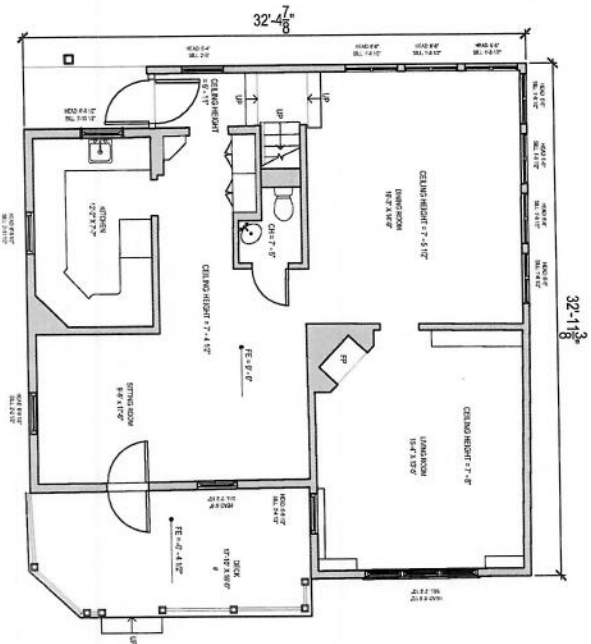
NOVEMBER 2, 2023

NORTH SHORE SURVEY CORPORATION

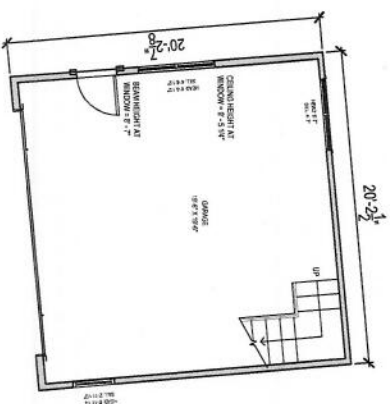
14 BROWN ST. - SALEM, MA

(978) 744-4800

# 5593



**1** EXISTING FIRST LEVEL PLAN  
1/8" = 1'-0"



**2** EXISTING GARAGE PLAN  
1/8" = 1'-0"

**PITMAN & WARDLEY**  
ASSOCIATES  
ARCHITECTURE & DESIGN

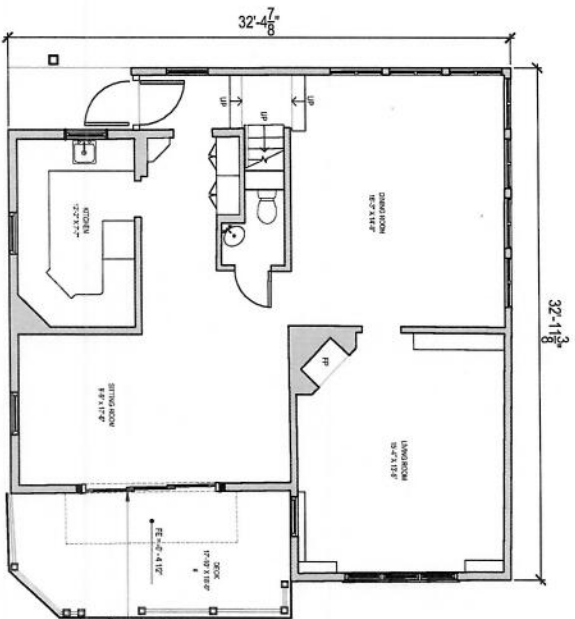
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PH: 978-744-8982 | WWW.PITMANWARDLEY.COM

**BURR RESIDENCE**

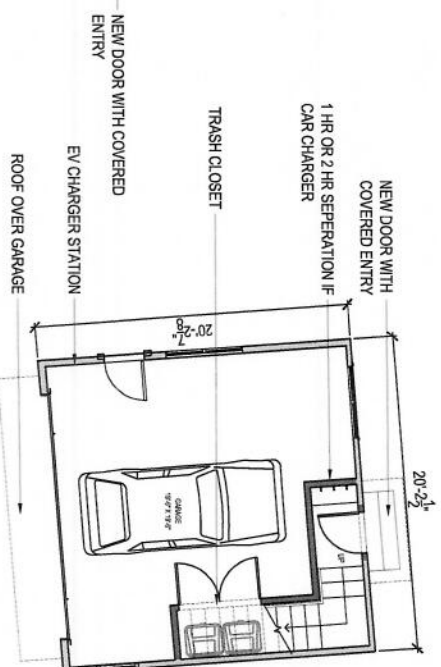
1 CORINTHIAN LANE  
MARBLEHEAD, MA 01945

Submission: 1  
Drawing Title: ZBA DESIGN  
Drawn By: SB  
Date: JANUARY 9, 2024

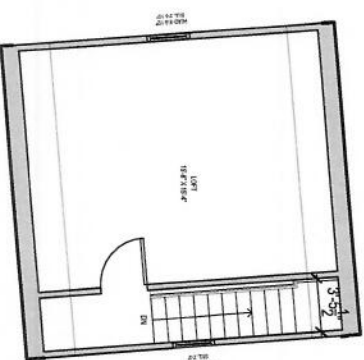
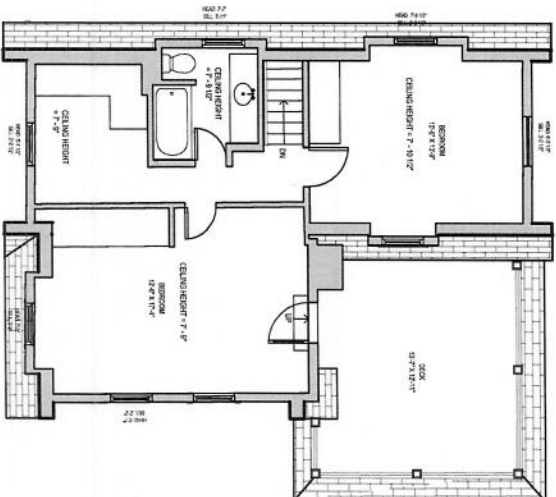
**EX1.1**



**1 PROPOSED FIRST LEVEL PLAN**  
1/8" = 1'-0"



**2 PROPOSED GARAGE PLAN**  
1/8" = 1'-0"

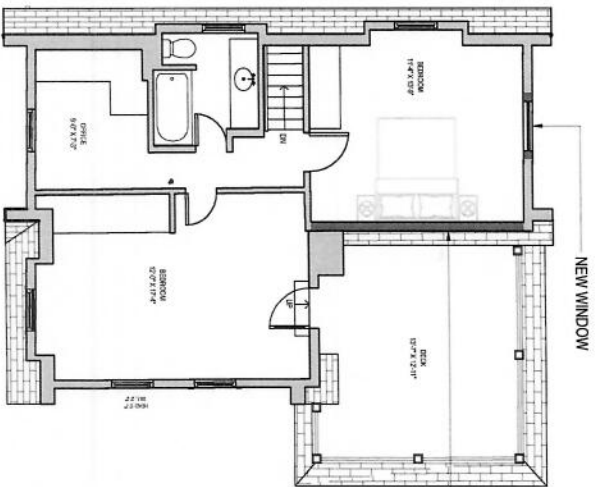


## 1 EXISTING SECOND LEVEL PLAN

1/8" = 1'-0"

## 2 EXISTING LOFT PLAN

1/8" = 1'-0"



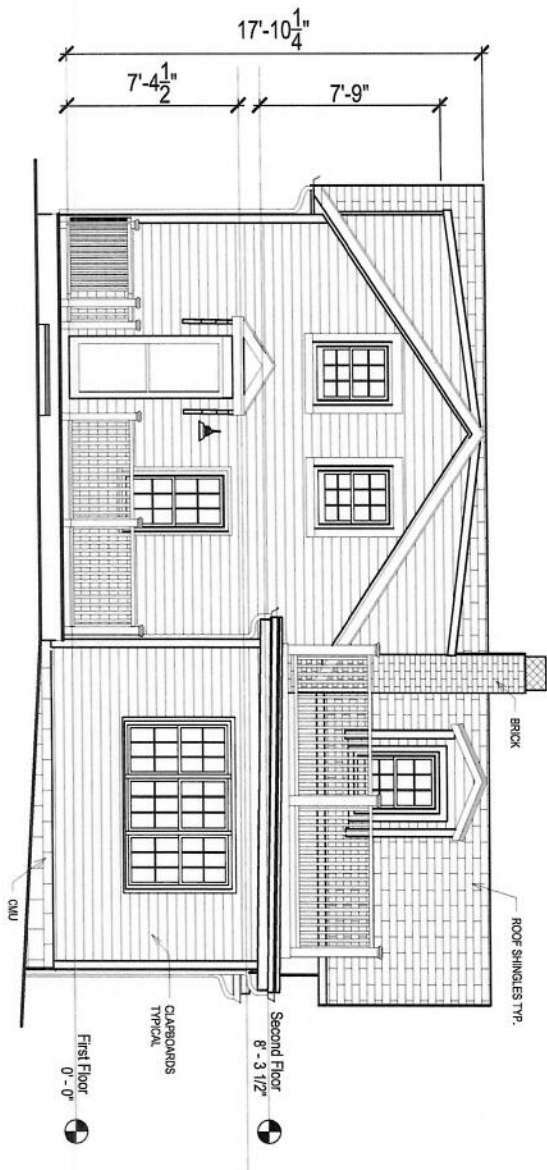
**1 PROPOSED SECOND LEVEL PLAN**  
1/8" = 1'-0"



**2 PROPOSED ADU PLAN**  
1/8" = 1'-0"



**EXISTING HOUSE | SOUTH ELEVATION**  
3/16" = 1'-0"



**1 EXISTING HOUSE | EAST ELEVATION**  
3/16" = 1'-0"

**PITMAN & WARDLEY**  
ASSOCIATES  
ARCHITECTURE & DESIGN

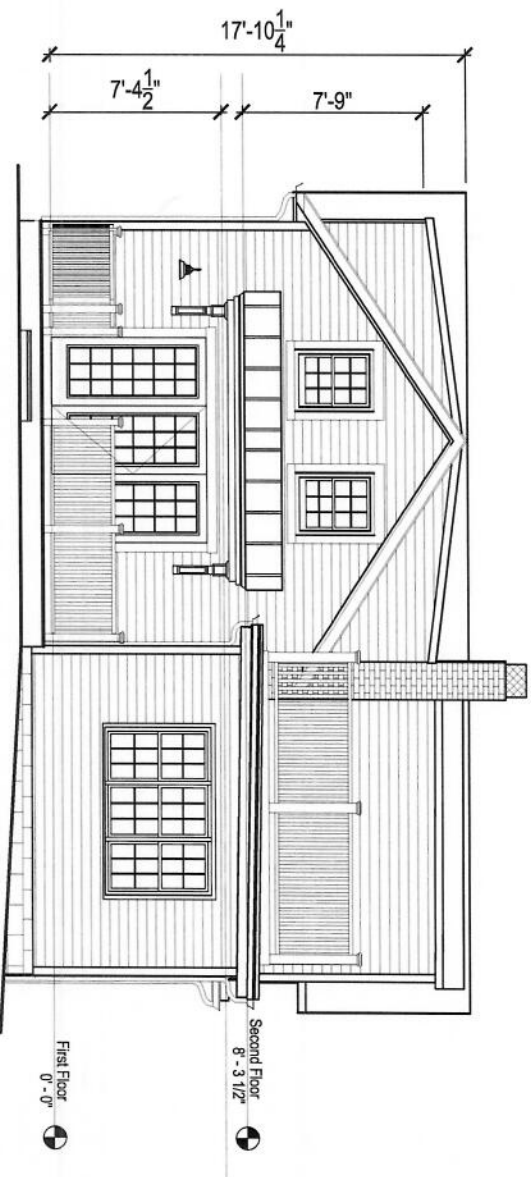
32 CHURCH ST. SALEM, MA 01970  
PH 978-244-8982 / WWW.PITMANWARDLEY.COM

**BURR RESIDENCE**

1 CORINTHIAN LANE  
MARBLEHEAD, MA 01945

Submission: 1  
Drawing Title: ZBA DESIGN  
Drawn By: SB  
Date: JANUARY 9, 2024

**EX2.1**



**1 PROPOSED HOUSE | EAST ELEVATION**  
3/16" = 1'-0"

**PITMAN & WARDLEY**  
ASSOCIATES  
ARCHITECTURE & DESIGN

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Tel: 978/244-8982 | www.pitmanwardley.com

**BURR RESIDENCE**

1 CORINTHIAN LANE  
MARBLEHEAD, MA 01945

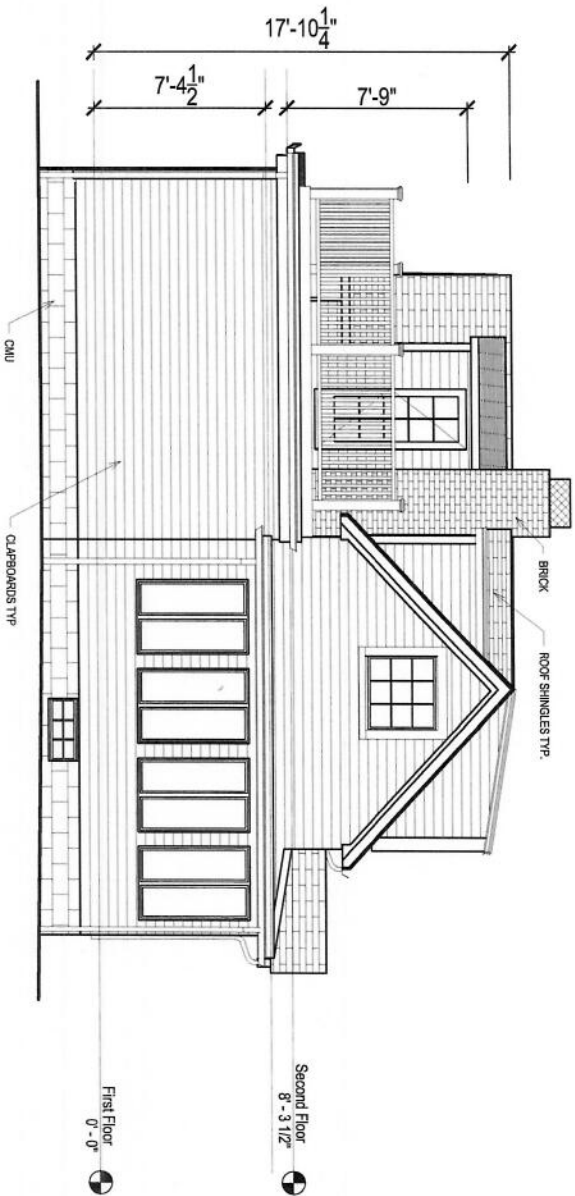
Submission: 1

Drawing Title: ZBA DESIGN

Drawn By: SB

Date: JANUARY 9, 2024

**A2.1**



**1 EXISTING HOUSE | NORTH ELEVATION**  
3/16" = 1'-0"

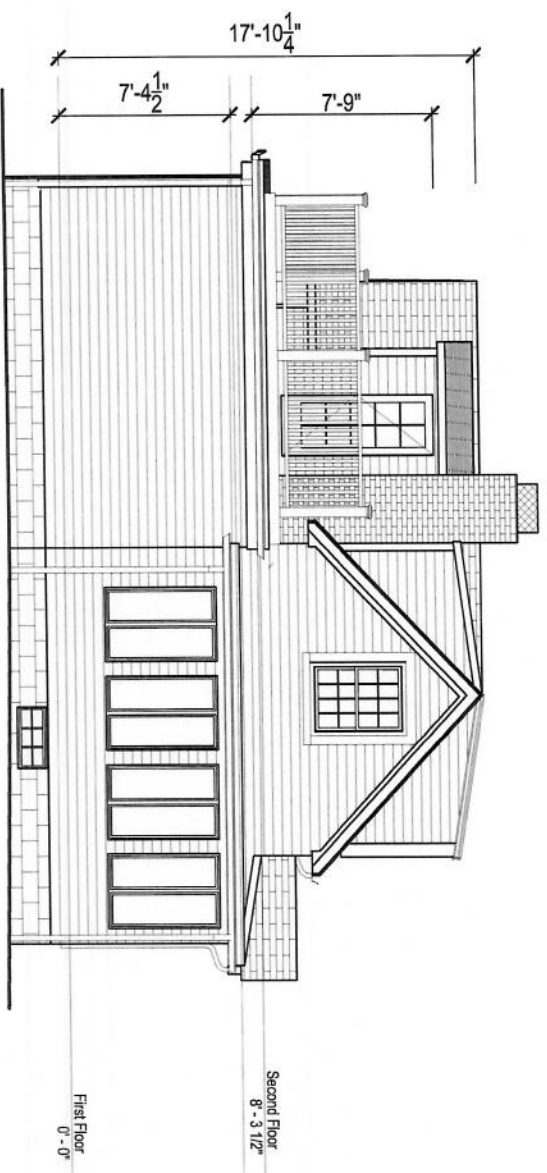
**PITMAN & WARDLEY**  
ASSOCIATES  
ARCHITECTURE & DESIGN  
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PH 978-244-8982, WWW.PITMANWARDLEY.COM

**BURR RESIDENCE**

1 CORINTHIAN LANE  
MARBLEHEAD, MA 01945

Submission: 1  
Drawing Title: ZBA DESIGN  
Drawn By: SB  
Date: JANUARY 9, 2024

**EX2.2**



**1** PROPOSED HOUSE | NORTH ELEVATION  
3/16" = 1'-0"

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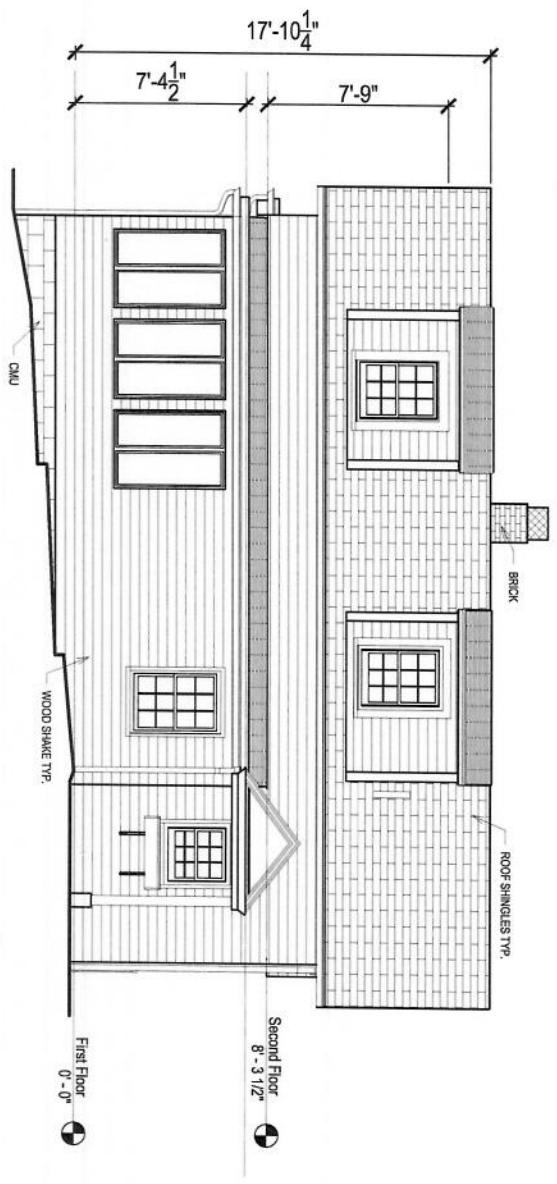
**BURR RESIDENCE**  
1 CORINTHIAN LANE  
MARBLEHEAD, MA. 01945

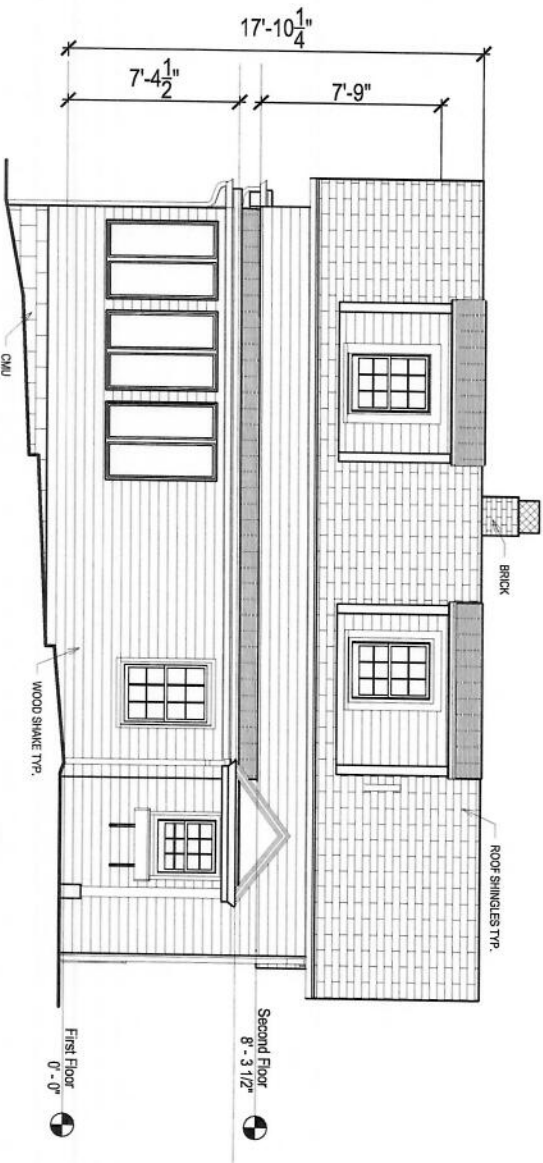
Submission: 1  
Drawing Title: ZBA DESIGN  
Drawn By: SB  
Date: JANUARY 9, 2024

BURR RESIDENCE  
1 CORINTHIAN LANE  
MARBLEHEAD, MA, 01945

Submission: 1  
Drawing Title: ZBA DESIGN  
Drawn By: SB  
Date: JANUARY 9, 2024

1 EXISTING HOUSE | WEST ELEVATION  
3/16" = 1'-0"



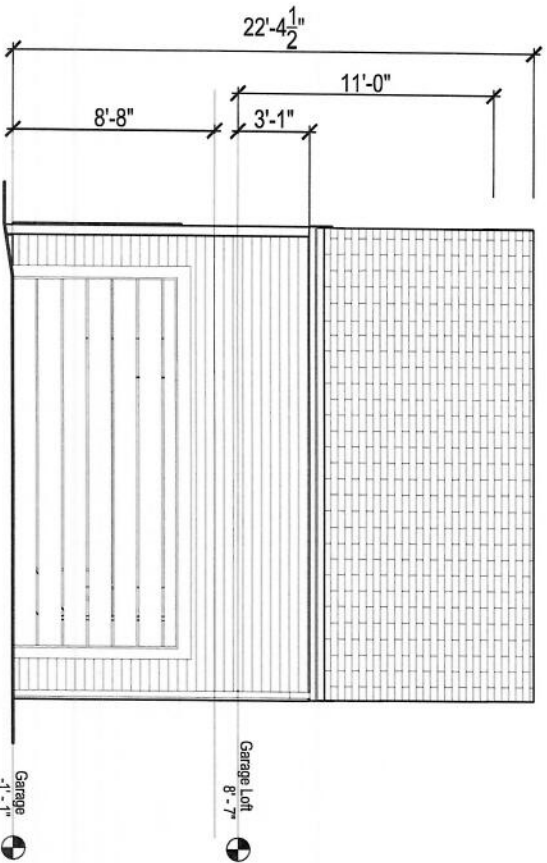


# **PROPOSED HOUSE | WEST ELEVATION** **3/16" = 1'-0"**

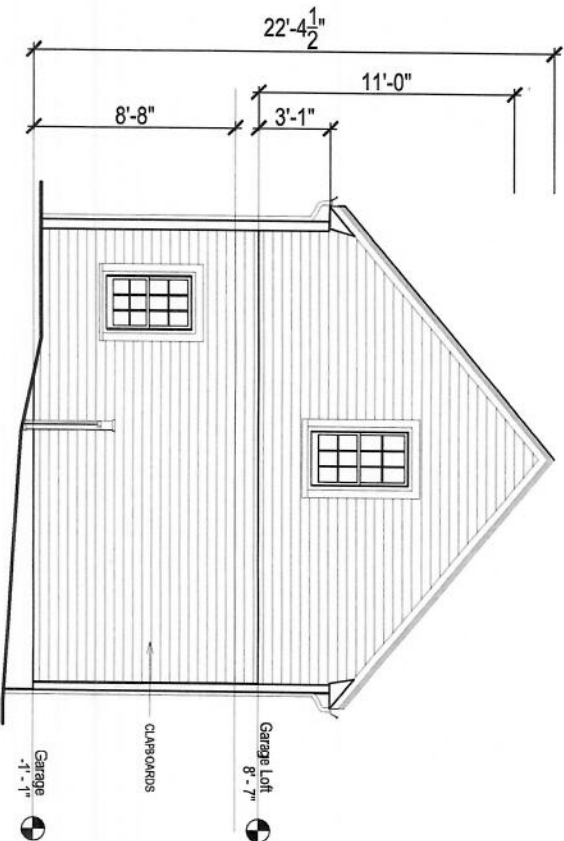
**PITMAN & WARDLEY**  
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 32 CHURCH ST. SALEM, MA 01970  
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**BURR RESIDENCE**  
 1 CORINTHIAN LANE  
 MARBLEHEAD, MA, 01945

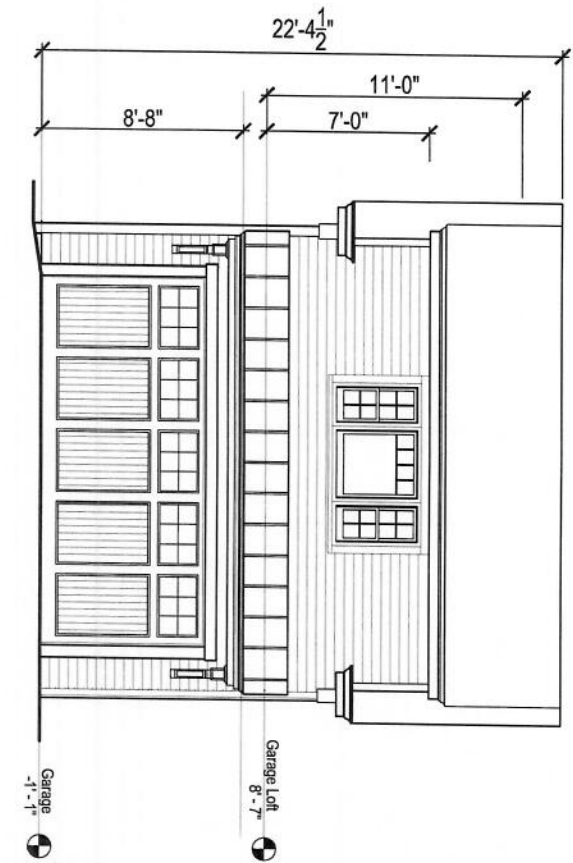
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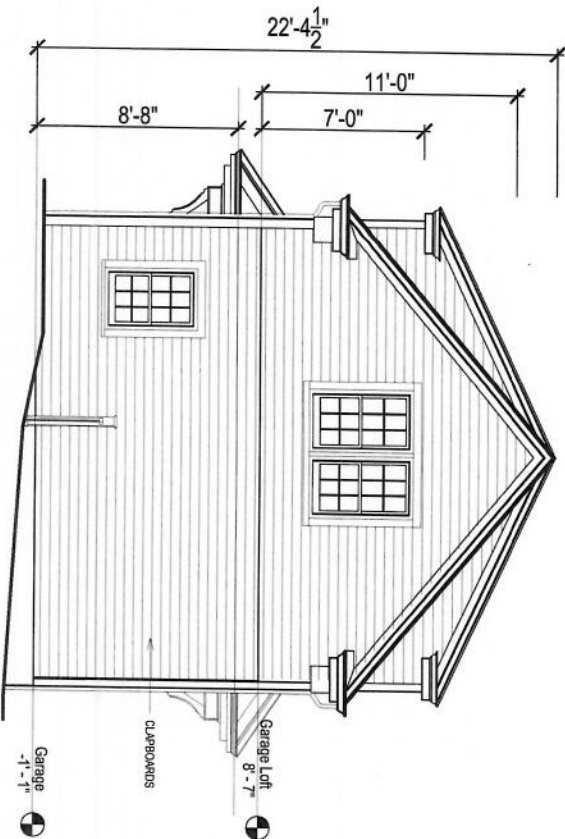
**1** EXISTING GARAGE | SOUTH ELEVATION  
3/16" = 1'-0"



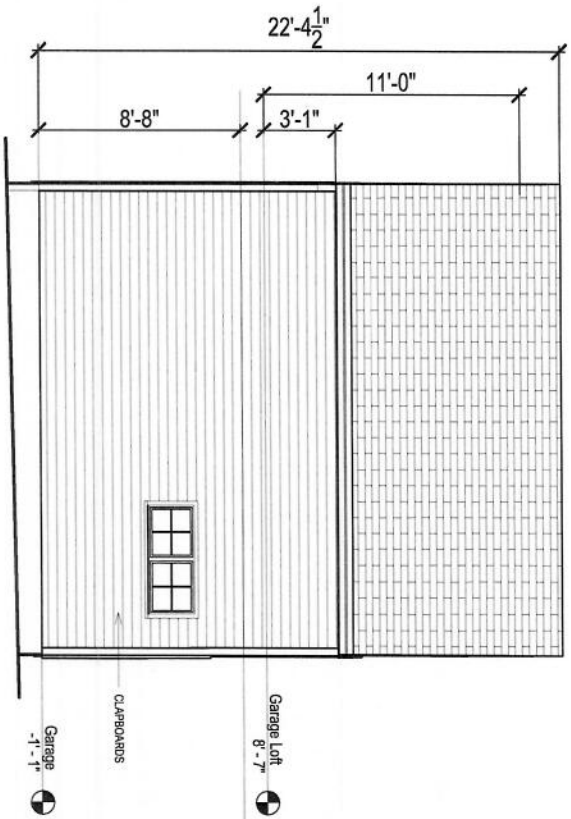
**2** EXISTING GARAGE | EAST ELEVATION  
3/16" = 1'-0"



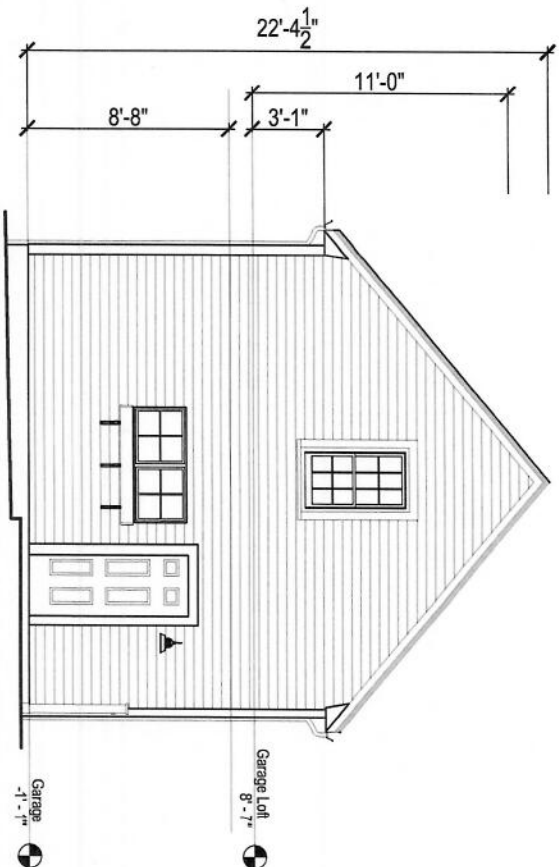
**1 PROPOSED GARAGE | SOUTH ELEVATION**  
 $\frac{3}{16}" = 1'-0"$



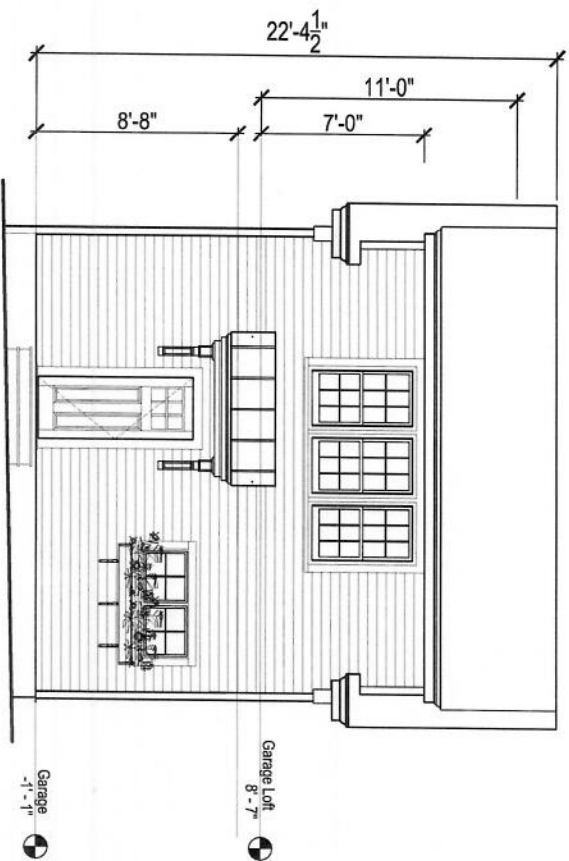
**2 PROPOSED GARAGE | EAST ELEVATION**  
 $\frac{3}{16}" = 1'-0"$



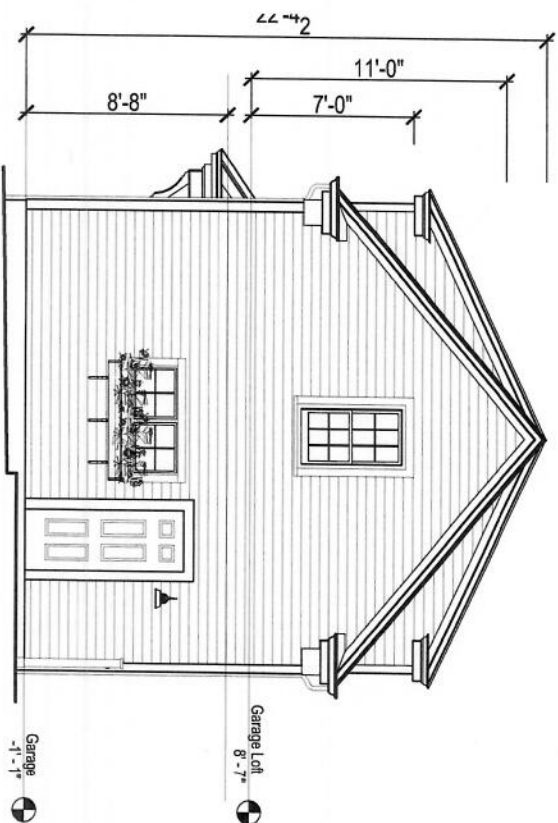
**1 EXISTING GARAGE | NORTH ELEVATION**  
 $\frac{3}{16}" = 1'-0"$



**2 EXISTING GARAGE | WEST ELEVATION**  
 $\frac{3}{16}" = 1'-0"$



**1 PROPOSED GARAGE | NORTH ELEVATION**  
 $3/16" = 1'-0"$



**2 PROPOSED GARAGE | WEST ELEVATION**  
 $3/16" = 1'-0"$

BURR RESIDENCE  
1 CORINTHIAN LANE  
MARBLEHEAD, MA 01945

Submission: 1  
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PROPOSED HOUSE | SOUTH ELEVATION  
3/16" = 1'-0"

