

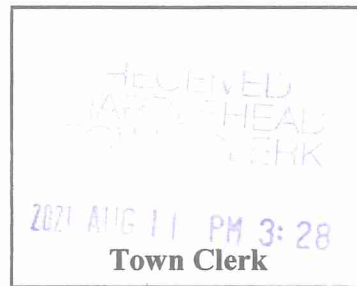


TOWN SEAL
tel: 781-631-1529
fax: 781-631-2617
Revision Date: 12-14-15

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 21 Rose Avenue, Marblehead, MA
Assessor Map(s) 24 Parcel Number(s) 31

OWNER INFORMATION

Signature [Signature] date August 11, 2021
Name (printed) Jeff Scogland
Address 21 Rose Avenue, Marblehead, MA
Phone Numbers: home (617) 791-7485 work _____
E-mail scogland@comcast.net fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____
Name (printed) _____
Address _____
Phone Numbers: home _____ work _____
E-mail _____ fax _____

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Addition of 2 shed dormers to an existing roof located within the sideyard setback.

The Lot Area, Frontage, and Side Yard Setback
are non-conforming.

- 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] 8-11-2021
2. Town Clerk's stamp (upper right corner)

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

Project Address 21 Rose Avenue Map(s) / Parcel(s) 24 | 31

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>8581</u>	<u>8581</u>
Area of features		
footprint of accessory building(s)	<u>48</u>	<u>48</u>
footprint of building	<u>1690</u>	<u>1690</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>68</u>	<u>68</u>
number of required parking spaces _____ x (9'x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) _____	<u>0</u>	<u>0</u>
Sum of features = B	<u>2130</u>	<u>2130</u>
Net Open Area (NOA) = (A - B)	<u>6451</u>	<u>6451</u>

<u>GROSS FLOOR AREA (GFA)</u>		
accessory structure(s)	<u>48</u>	<u>48</u>
basement or cellar (area >5' in height)	<u>1078</u>	<u>1078</u>
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1690</u>	<u>1690</u>
2nd floor (12' or less in height) 12' see definition	<u>965</u>	<u>1262</u>
3rd floor (12' or less in height) of STORY §200-7]	<u>390</u>	<u>390</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area >5' in height)	<u>0</u>	<u>0</u>
area under deck (if >5' in height)	<u>0</u>	<u>0</u>
roofed porch(es)	<u>39</u>	<u>39</u>
Gross Floor Area (GFA) = sum of the above areas	<u>4210</u>	<u>4507</u>

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	=	<u>297</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	=	<u>7.05</u> %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	Reviewed by Building Department =	<u>1.53</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	For Zoning Board Of Appeals =	<u>1.43</u>

This worksheet applies 1. plan by/dated N.° SHORE SURVEY ~ JULY 15, 2021
to the following plan(s): 2. plan by/dated TUCKER ARCHITECTURE ~ 2021.08.05
3. plan by/dated _____

Building Official  Date 8-11-2021

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-14-2015

Project Address 21 ROSE AVE. Map(s) / Parcel(s) 24/31

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 Residence

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(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)
☐ 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(4) 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

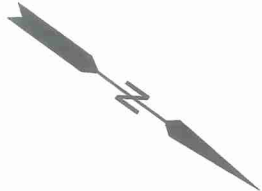
Conservation Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

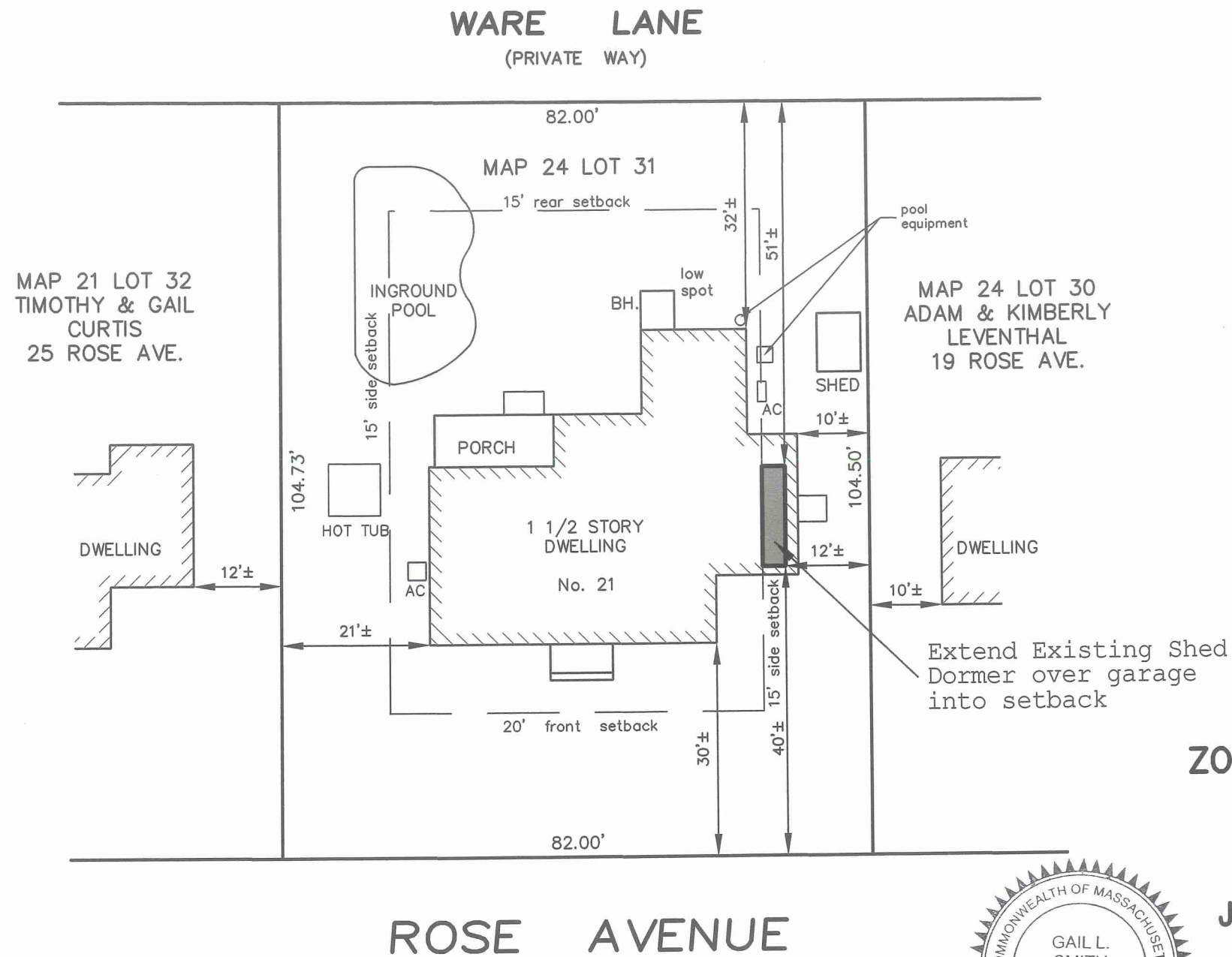
Yes ☒ No ☐ (explain) _____

Building Official [Signature] Date 8/11/2021



ZONING DISTRICT – SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	8580±	8580±
FRONTAGE	100	82.00'	82.00'
FRONT	20	30'±	40'±
SIDE	15	10'±	12'±
REAR	15	32'±	51'±
BLDG HEIGHT	35	28.4'±	28.4'±



Reviewed by
Building Department
For Zoning Board
Of Appeals

ZONING BOARD OF APPEALS PLAN

21 ROSE AVENUE

MARBLEHEAD

PROPERTY OF

JEFFREY & STEPHANIE SCOGLAND

SCALE 1"=20'

JULY 15, 2021

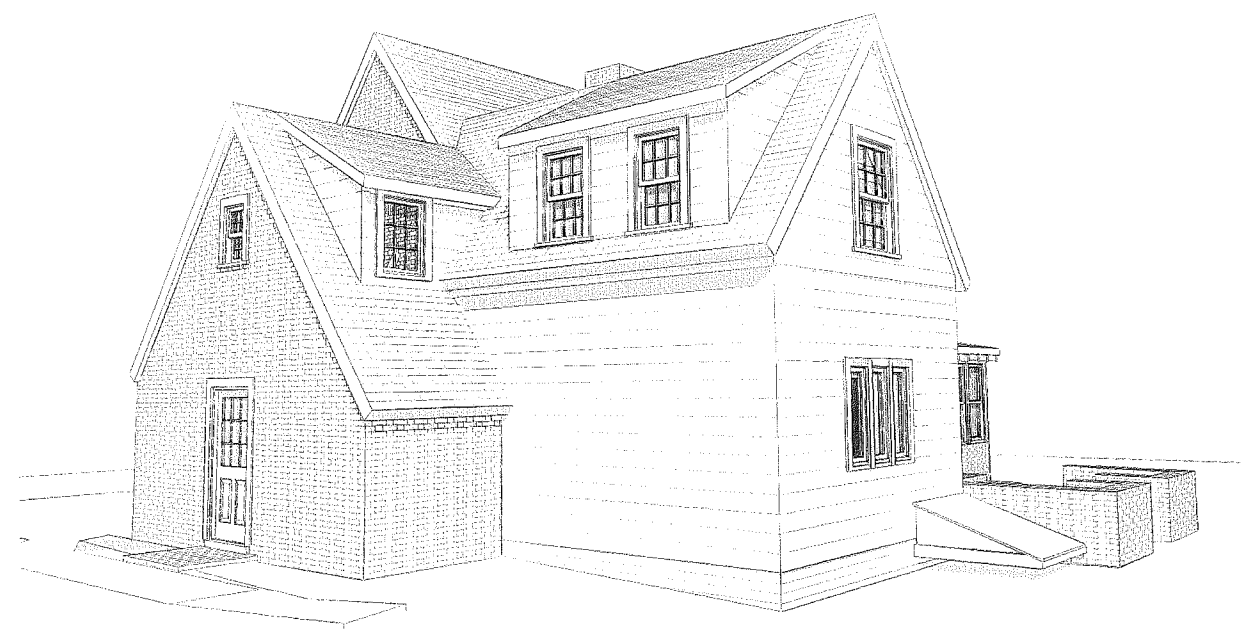
NORTH SHORE SURVEY CORPORATION

14 BROWN ST. – SALEM, MA

(978) 744-4800



5202



Drawing List

CVR	Rendering
X1	Existing Basement Plan
1	Basement Plan
X2	Existing First Floor Plan
2	First Floor Plan
X3	Existing Second Floor Plan
3	Second Floor Plan
X4	Existing Roof Plan
4	Roof Plan
X5	Existing Building Elevations
5	Building Elevations
X6	Existing Building Elevations
6	Building Elevations

Reviewed by
Building Department
For Zoning Board
Of Appeals

REVISION DATE:
2021 08 05 ZBA Set

NOT FOR CONSTRUCTION

Scogland Residence
21 Rose Avenue
Marblehead, MA

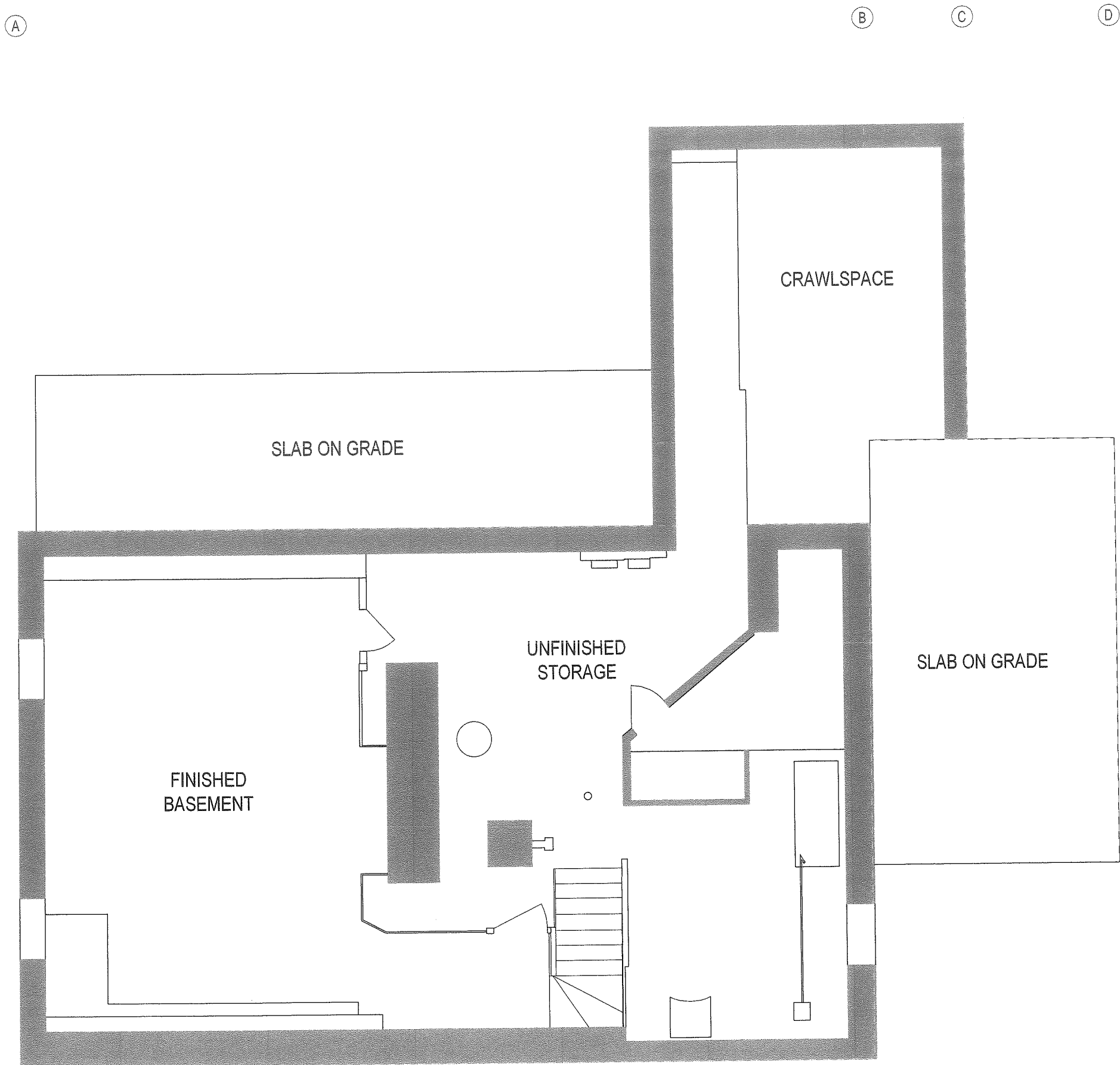
Cover

1

2

3

4



T U C K E R
Architecture & Landscape

59 Atlantic Avenue, Marblehead, MA
www.TuckerArch.com
(781) 631-3546

Tucker Architecture and Landscape LLC

Reviewed by
Building Department
For Zoning Board
Of Appeals

REVISION DATE:
2021 08 05 ZBA Set

NOT FOR CONSTRUCTION

Scogland Residence
21 Rose Avenue
Marblehead, MA

Existing Basement Floor Plan

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE



PAGE NO.

X1

1

2

3

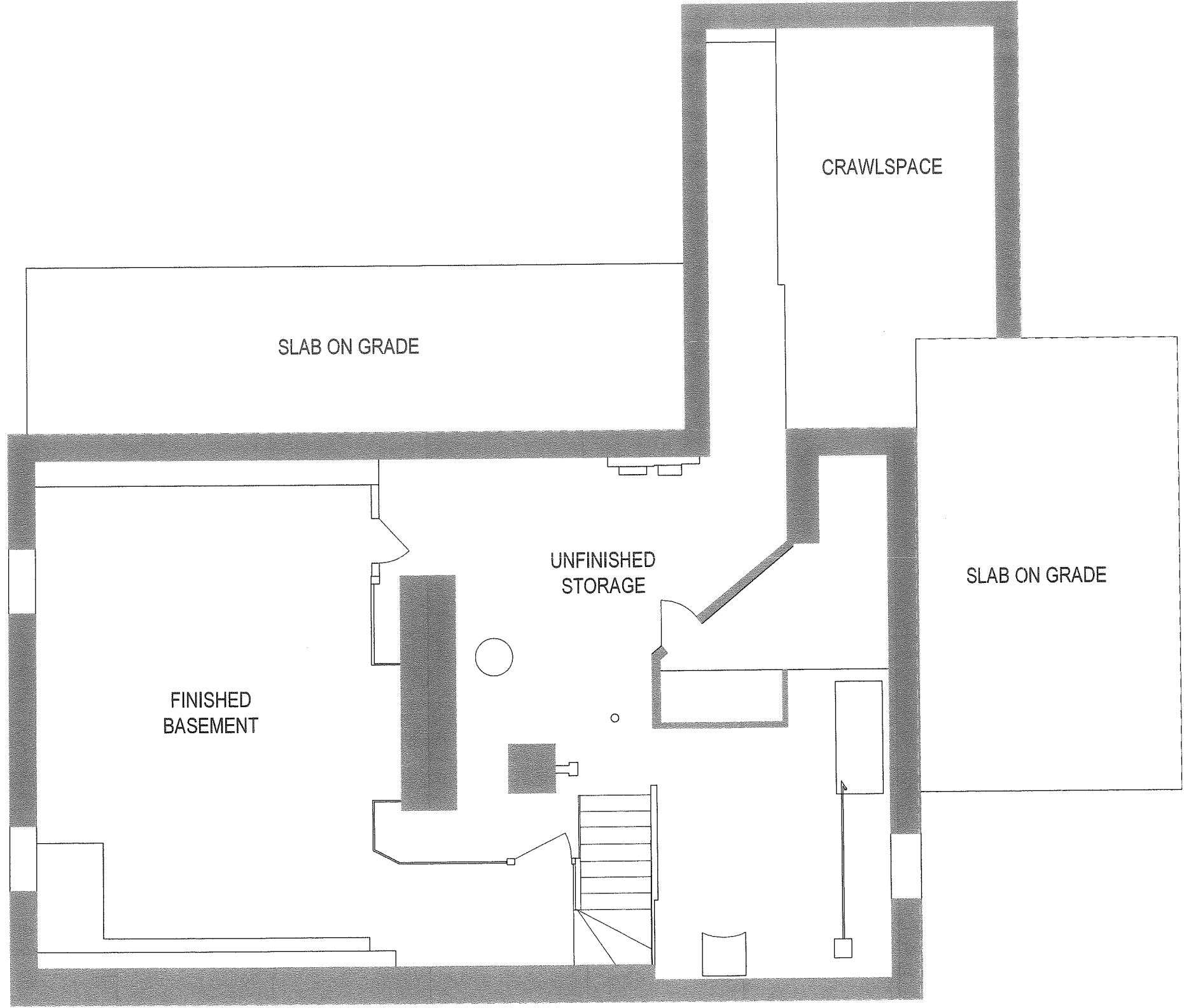
4

A

B

C

D



T U C K E R
Architecture & Landscape
59 Atlantic Avenue, Marblehead, MA
www.TuckerArch.com
(781) 631-3546
Tucker Architecture and Landscape LLC

Reviewed by
Building Department
For Zoning Board
Of Appeals

REVISION DATE:
2021 08 05 ZBA Set

NOT FOR CONSTRUCTION

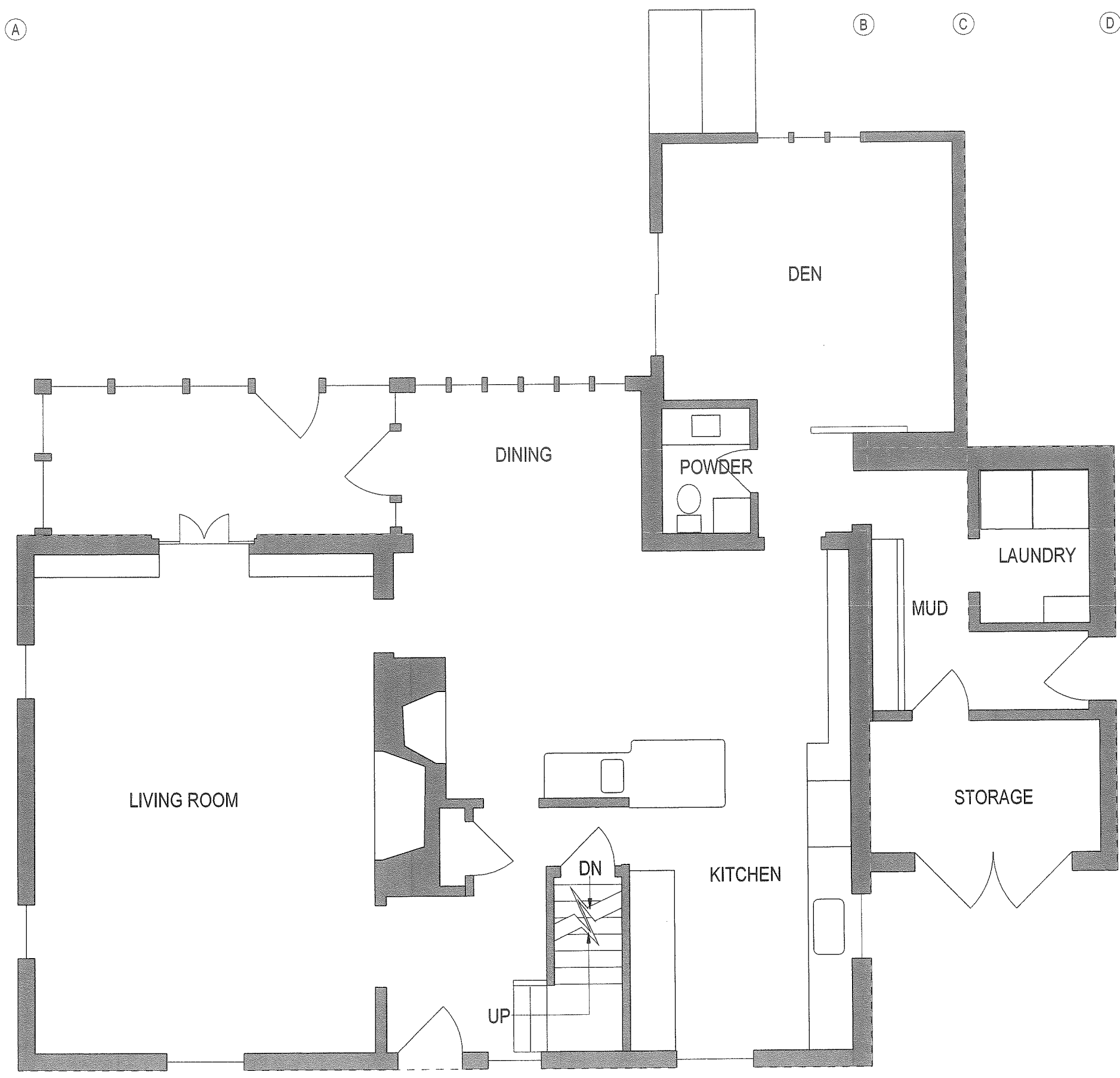
Scogland Residence
21 Rose Avenue
Marblehead, MA
Proposed
Basement Floor Plan

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE



PAGE NO.

1



T U C K E R
Architecture & Landscape
59 Atlantic Avenue, Marblehead, MA
www.TuckerArch.com
(781) 631-3546
Tucker Architecture and Landscape LLC

Reviewed by
Building Department
For Zoning Board
Of Appeals

REVISION DATE:
2021 08 05 ZBA Set

NOT FOR CONSTRUCTION

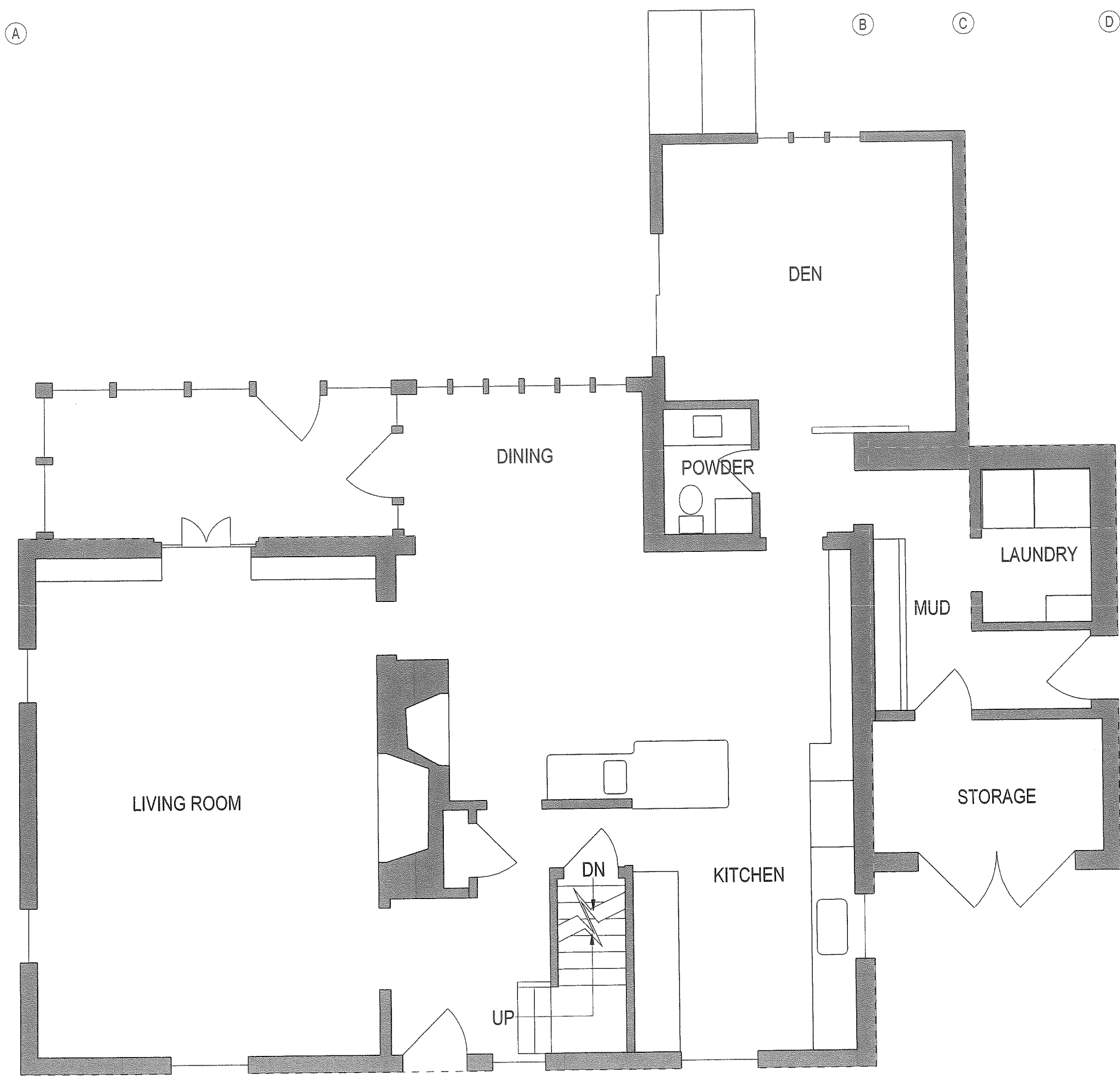
Scogland Residence
21 Rose Avenue
Marblehead, MA

Existing First Floor Plan

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE



PAGE NO.
X2



T U C K E R
Architecture & Landscape
59 Atlantic Avenue, Marblehead, MA
www.TuckerArch.com
(781) 631-3546
Tucker Architecture and Landscape LLC

Reviewed by
Building Department
For Zoning Board
Of Appeals

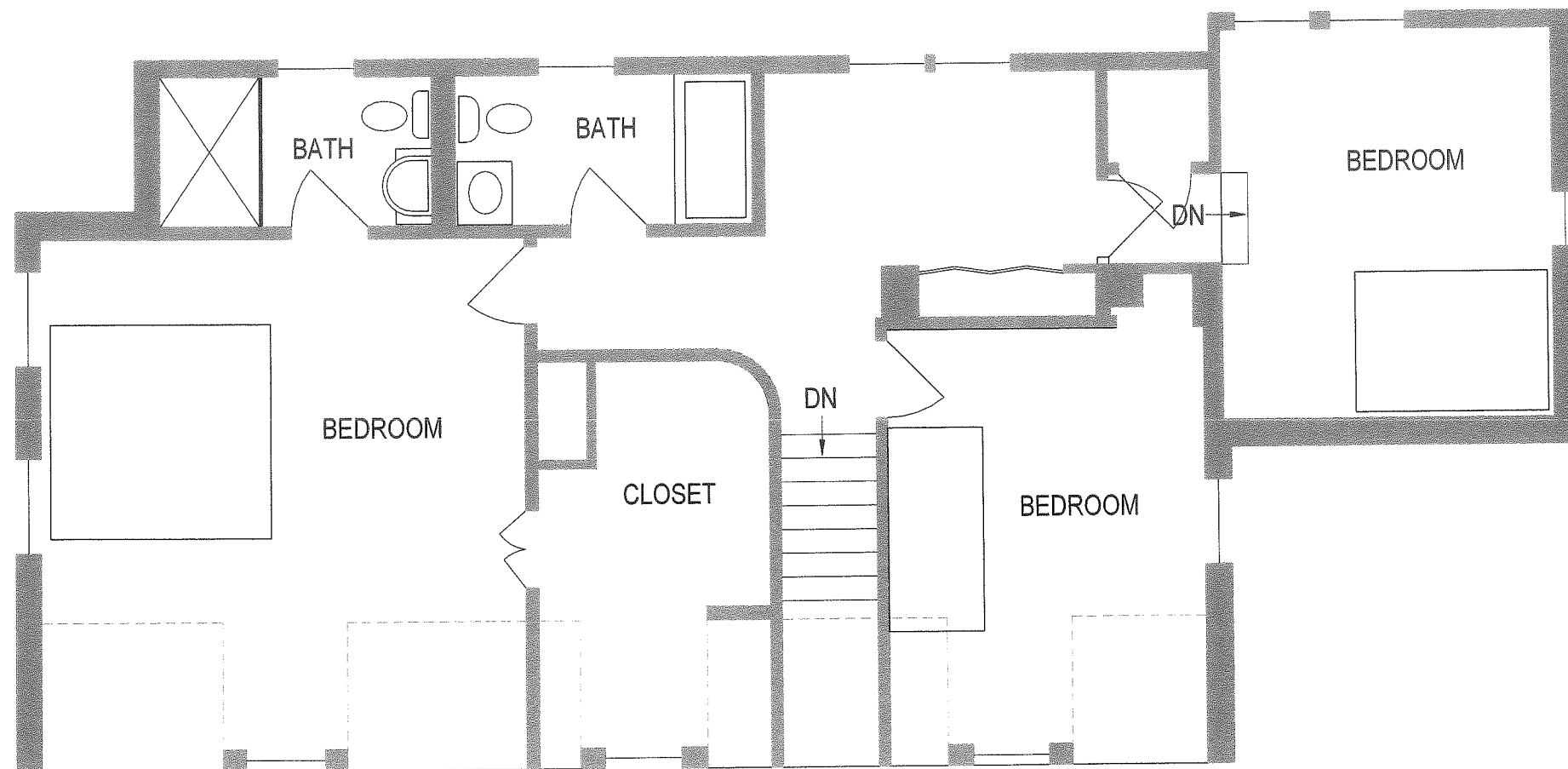
REVISION DATE:
2021 08 05 ZBA Set

NOT FOR CONSTRUCTION

Scogland Residence
21 Rose Avenue
Marblehead, MA

Proposed First Floor Plan

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE	PAGE NO.
	2



Reviewed by
Building Department
For Zoning Board
Of Appeals

REVISION DATE:
2021 08 05 ZBA Set

NOT FOR CONSTRUCTION

Scogland Residence
21 Rose Avenue
Marblehead, MA

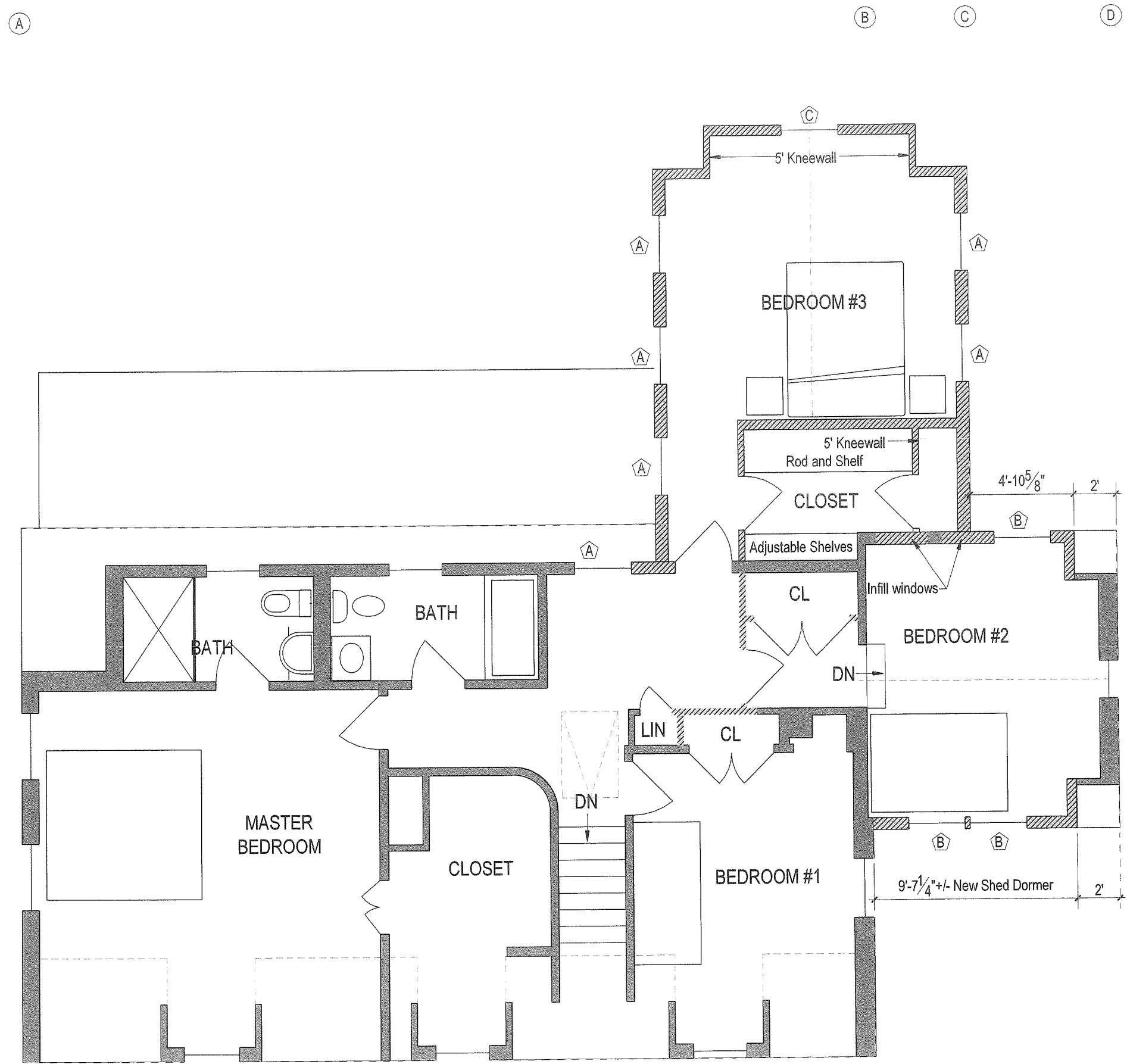
Existing Second Floor Plan

1

2

3

4



Reviewed by
Building Department
For Zoning Board
Of Appeals

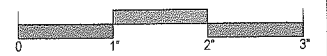
REVISION DATE:
2021 08 05 ZBA Set

NOT FOR CONSTRUCTION

Scogland Residence
21 Rose Avenue
Marblehead, MA

Proposed Second Floor Plan

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE



PAGE NO.
3

1

2

3

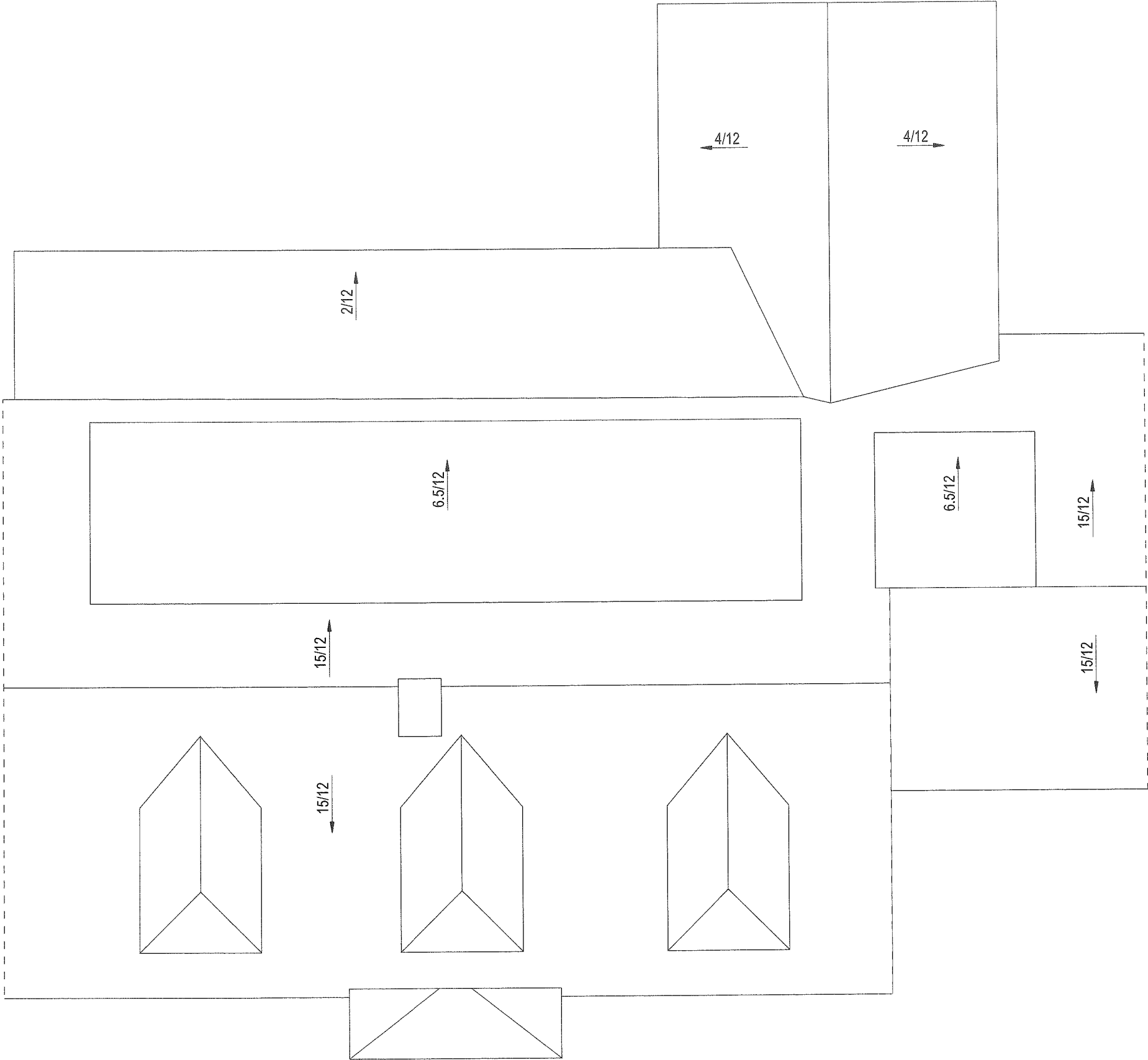
4

A

B

C

D



T U C K E R
Architecture & Landscape

59 Atlantic Avenue, Marblehead, MA
www.TuckerArch.com
(781) 631-3546

Tucker Architecture and Landscape LLC

Reviewed by
Building Department
For Zoning Board
Of Appeals

REVISION DATE:
2021 08 05 ZBA Set

NOT FOR CONSTRUCTION

Scogland Residence
21 Rose Avenue
Marblehead, MA

Existing Roof Plan

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE



PAGE NO.

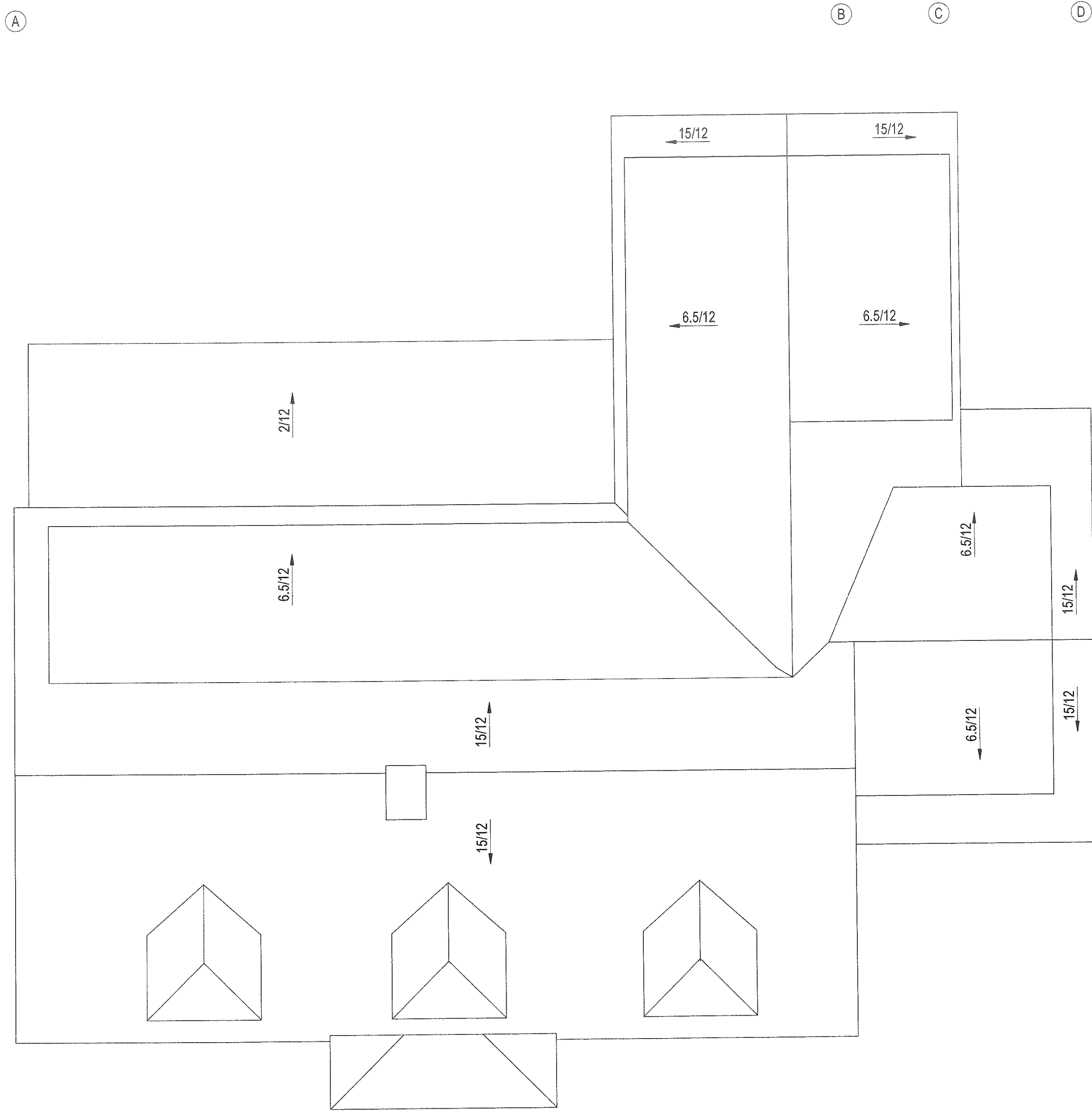
X4

1

2

3

4



1



T U C K E R
Architecture & Landscape

59 Atlantic Avenue, Marblehead, MA
www.TuckerArch.com
(781) 631-3546

Tucker Architecture and Landscape LLC

Reviewed by
Building Department
For Zoning Board
Of Appeals

REVISION DATE:
2021 08 05 ZBA Set

NOT FOR CONSTRUCTION

Scogland Residence
21 Rose Avenue
Marblehead, MA

Roof Plan

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE



PAGE NO.

4



T U C K E R
Architecture & Landscape

59 Atlantic Avenue, Marblehead, MA

www.TuckerArch.com

(781) 631-3546

Tucker Architecture and Landscape LLC

Upper Plate
Elevation: 26'-3 1/4"

Second Floor Subfloor
Elevation: 9'-1 3/4"

First Floor FFE
Elevation: 0'-0"



① West Elevation
Scale: 1/4"=1'-0"

Upper Plate
Elevation: 26'-3 1/4"

Second Floor Subfloor
Elevation: 9'-1 3/4"

First Floor FFE
Elevation: 0'-0"



② South Elevation
Scale: 1/4"=1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

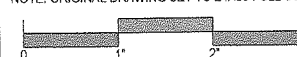
REVISION DATE:
2021 08 05 ZBA Set

NOT FOR CONSTRUCTION

Scogland Residence
21 Rose Avenue
Marblehead, MA

Existing Building Elevations

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE



PAGE NO.

X5

DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY



T U C K E R
Architecture & Landscape

59 Atlantic Avenue, Marblehead, MA

www.TuckerArch.com

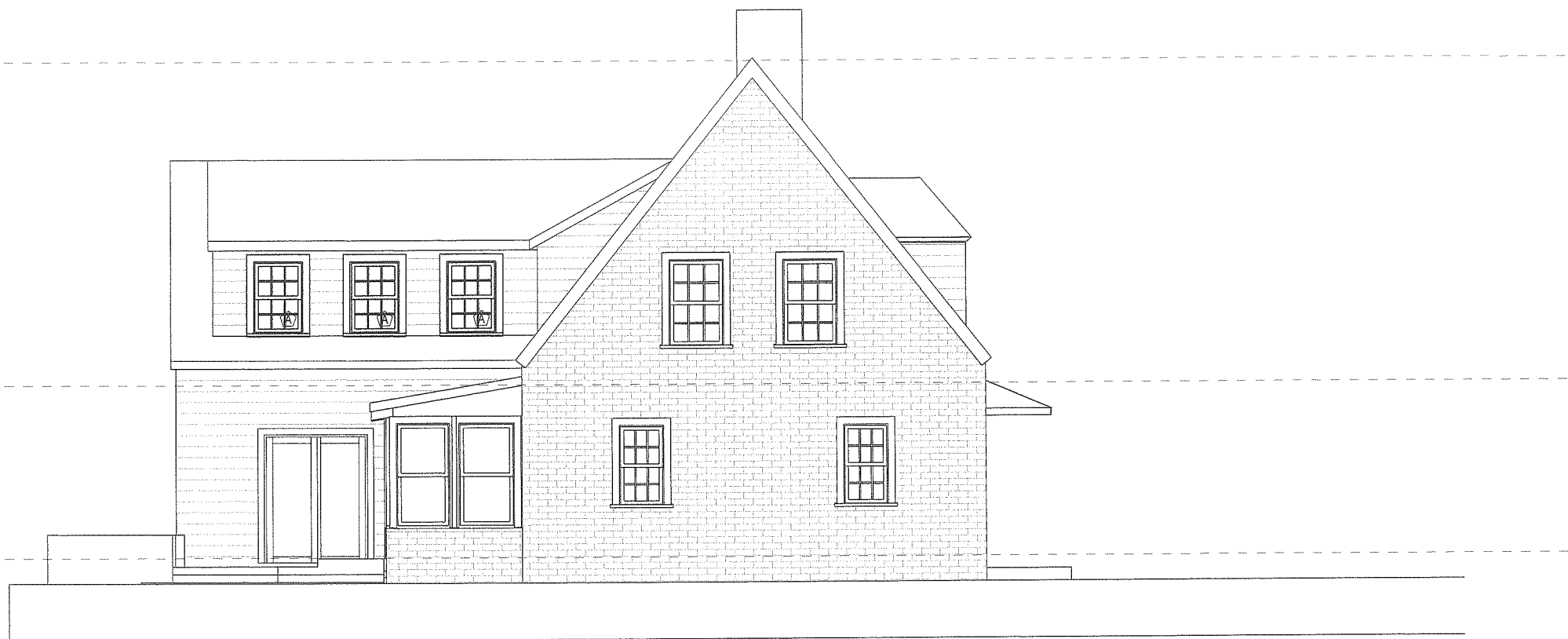
(781) 631-3546

Tucker Architecture and Landscape LLC

Upper Plate
Elevation: 26'-3 1/4"

Second Floor Subfloor
Elevation: 9'-1 3/4"

First Floor FFE
Elevation: 0'-0"



① West Elevation
Scale: 1/4"=1'-0"

Upper Plate
Elevation: 26'-3 1/4"

Second Floor Subfloor
Elevation: 9'-1 3/4"

First Floor FFE
Elevation: 0'-0"



② South Elevation
Scale: 1/4"=1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

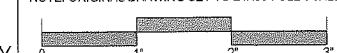
REVISION DATE:
2021 08 05 ZBA Set

NOT FOR CONSTRUCTION

Scogland Residence
21 Rose Avenue
Marblehead, MA

Building Elevations

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE



PAGE NO.

5

DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY



T U C K E R
Architecture & Landscape

59 Atlantic Avenue, Marblehead, MA

www.TuckerArch.com

(781) 631-3546

Tucker Architecture and Landscape LLC

Upper Plate
Elevation: 28'-3 1/4"

Second Floor Subfloor
Elevation: 9'-1 3/4"

First Floor FFE
Elevation: 0'-0"



① East Elevation
Scale: 1/4"=1'-0"

Upper Plate
Elevation: 28'-3 1/4"

Second Floor Subfloor
Elevation: 9'-1 3/4"

First Floor FFE
Elevation: 0'-0"



② North Elevation
Scale: 1/4"=1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

REVISION DATE:
2021 08 05 ZBA Set

NOT FOR CONSTRUCTION

Scogland Residence
21 Rose Avenue
Marblehead, MA

Existing Building Elevations

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE



PAGE NO.

X6

DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY

Upper Plate
Elevation: 20'-3 1/4"

Second Floor Subfloor
Elevation: 9'-1 3/4"

First Floor FFE
Elevation: 0'-0"



① East Elevation
Scale: 1/4"=1'-0"

Upper Plate
Elevation: 20'-3 1/4"

Second Floor Subfloor
Elevation: 9'-1 3/4"

First Floor FFE
Elevation: 0'-0"



② North Elevation
Scale: 1/4"=1'-0"



T U C K E R
Architecture & Landscape

59 Atlantic Avenue, Marblehead, MA
www.TuckerArch.com
(781) 631-3546

Tucker Architecture and Landscape LLC

Reviewed by
Building Department
For Zoning Board
Of Appeals

REVISION DATE:
2021 08 05 ZBA Set

NOT FOR CONSTRUCTION

Scogland Residence
21 Rose Avenue
Marblehead, MA

Building Elevations

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE



PAGE NO.

6

DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY