



Town of Marblehead
ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

TOWN SEAL

tel: 781-631-1529

fax: 781-631-2617

Revision Date: 12-02-20

ZBA APPLICATION

PAGE 1 of 3

Town Clerk

Project Address 49 Bennett Road

Assessor Map(s) 140 Parcel Number(s) 47

OWNER INFORMATION

Signature _____ date 11/15/2021

Name (printed) Paul & Susan Koelle

Address 49 Bennett Road

Phone Numbers: home 617-480-4419 work 203-809-2177

E-mail mail@susankoellearchitect.com 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)

Our home currently has a non-conforming front & rear yard setback, with a detached garage that has a non-conforming side & rear yard setback. We are proposing to add a second floor addition which will require a relief on the rear yard setback & also exceeds the 10% expansion limit.

- 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] 12-1-2021
2. Town Clerk's stamp (upper right corner)

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

Project Address 49 Bennett Road

Map(s) / Parcel(s) 140/47

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 Home**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, §200-1.5.B(2) and Table 2)☒ Parking - Less than required; undersized; tandem (§200-17 to §200-21) (circle all that apply)☒ Other Non-conformities (explain) EXISTING GARAGE IN SIDEYARD SETBACK.☐ 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, §200-1.5.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 ☒

Historic District Commission

Yes ☐No ☒

Planning Board

Yes ☐No ☒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

12-1-2021

Project Address 49 Bennett Road

Map(s) / Parcel(s) 140/47

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

11,370sf

11,370sf

Area of features

footprint of accessory building(s)

586sf

586sf

footprint of building

1,676sf

1,676sf

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

29sf

136sf

number of required parking spaces 2 x (9' x 18' per space)

324sf

324sf

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

-

-

other areas (explain) _____

-

-

Sum of features = B

2,615sf

2,722sf

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

8,755sf

8,648sf

GROSS FLOOR AREA (GFA)

accessory structure(s)

586sf

586sf

basement or cellar (area >5' in height)

839sf

839sf

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

1,676sf

1,676sf

2nd floor (12' or less in height)

12' see definition

-

775sf

3rd floor (12' or less in height)

of STORY §200-7]

-

-

4th floor (12' or less in height)

-

-

attic (area >5' in height)

329sf

80sf

area under deck (if >5' in height)

-

-

roofed porch(es)

-

-

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

3,430sf

3,956sf

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

= 526sf

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 15.3 %

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

= 2.6

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

= 2.2

This worksheet applies 1. plan by/dated Susan Koelle Architect - 11/11/2021
to the following plan(s): 2. plan by/dated Parsons & Faia Survey - 11/04/21

Reviewed by
Building Department
For Zoning Board
Or Appeals

3. plan by/dated _____

Building Official _____



Date 12-1-2021

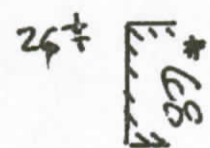
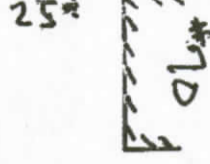
OVERLOOK ROAD

ROAD

ROAD

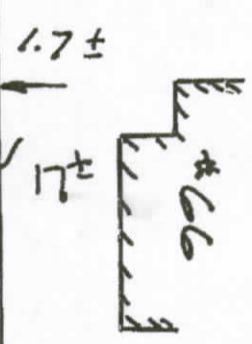
KNOLLWOOD ROAD

TODD A. EHRENBERG



JOANNE OSBORNE

DEBORAH GUPTILL

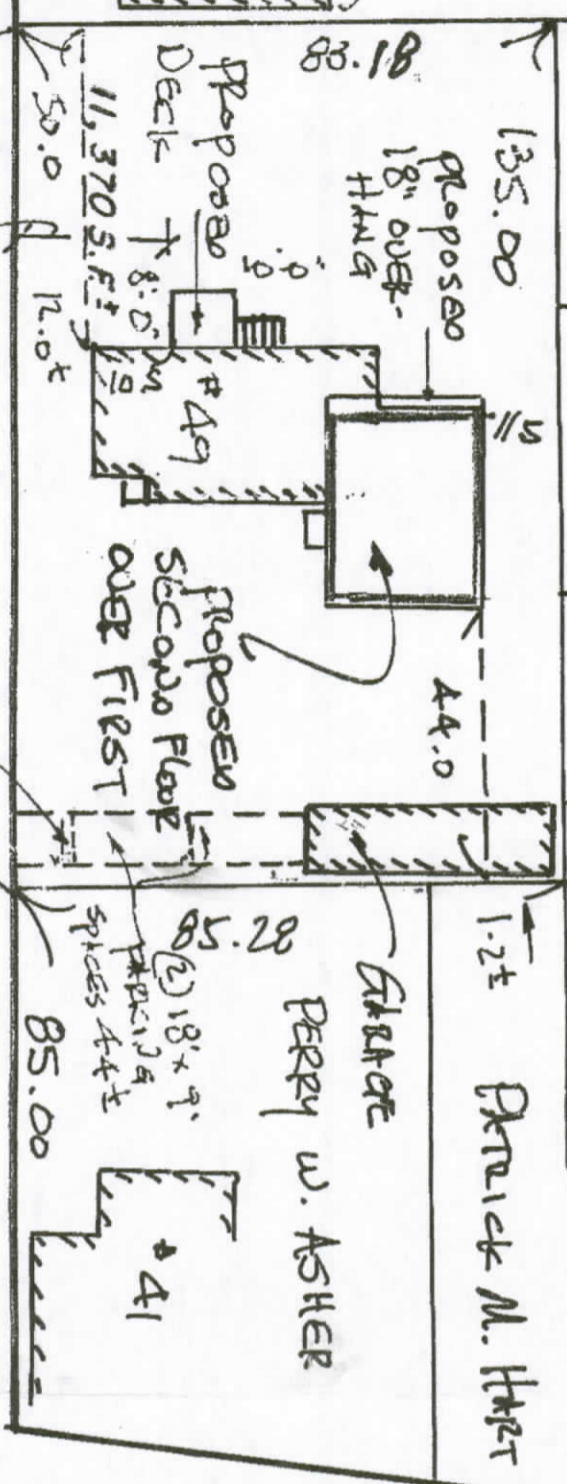


#62

FRANK M. HART

PERCY W. ASHER

KURT VIEO



BENNETT

ROAD

BITUMINOUS
DRIVEWAY

NOTE: PHOTOGRAPHS WERE TAKEN
FROM TOWN STS.

OWNER: PAUL & SUSAN KOELLE
49 BENNETT RD.
PARCEL ID. 140-47-0
REFERENCE: BOOK 32563 PG. 512
ZONING: SR

Reviewed by
Building Department
For Zoning Board
Of Appeals

PROPOSED PLOT PLAN
49 BENNETT ROAD
MARBLEHEAD, MASSACHUSETTS
SCALE: 1"=30' SEPTEMBER 27, 2021
PARSONS AND FAIA INC.
135 RANGE HEIGHTS ROAD
LYNN, MASS.



CHARLES D. FAIA
PROFESSIONAL SURVEYOR
NO. 30316
11/04/2021

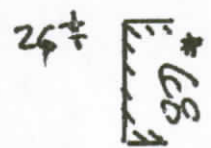
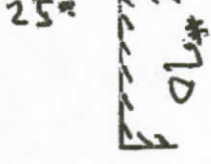
OVERLOOK ROAD

ROAD

ROAD

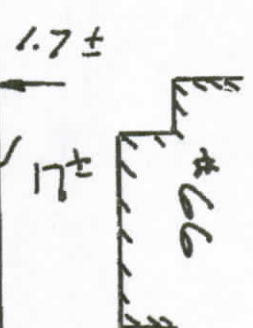
KNOLLWOOD ROAD

TODD A. EHRENBERG



JOANNE OSBORNE

DEBORAH GUPTILL



#62

DANIEL M. HART

135.00

PROPOSED 18" OVER- HANG

88.18

453

2.5'

KURT VIEO

135.00

BENNETT ROAD

22

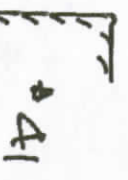
BITUMINOUS DRIVEWAY

ROAD

PROPOSED SECOND FLOOR OVER FIRST

85.28

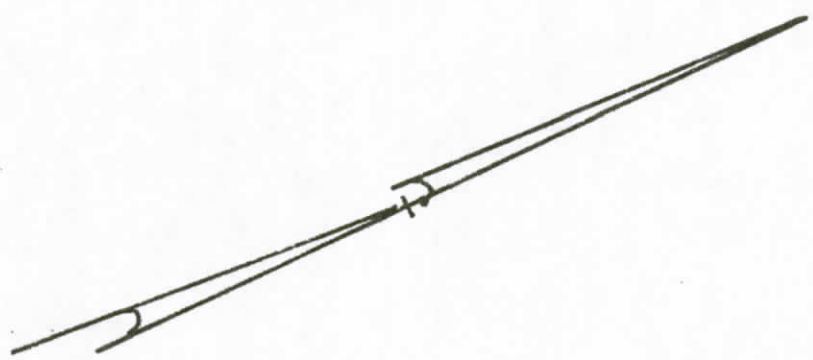
PERKY W. ASHER



85.00

SPICES 44'

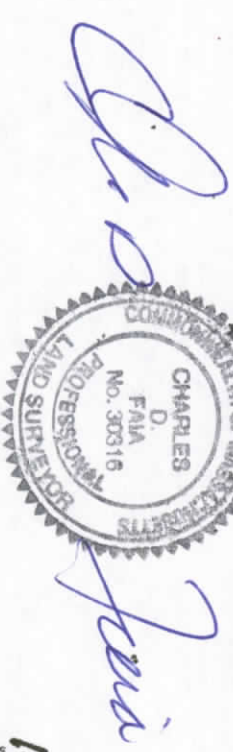
NOTE: ABUTTING DWELLING WERE TAKEN FROM TOWN G.I.S.



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REFERENCE: BOOK 32563 PG. 512
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PARSONS AND FAIA INC.
135 RANGE HEIGHTS ROAD
LYNN, MASS.



11/04/2021

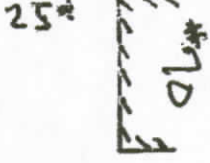
OVERLOOK ROAD

ROAD

ROAD

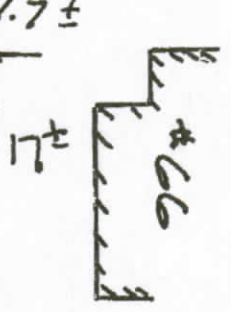
KNOLLWOOD ROAD

TODD A. EHRENBERG



JOANNE OSBORNE

DEBORAH GUPTILL

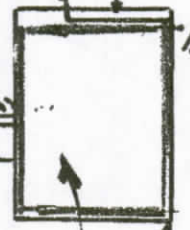


#62

Patrick M. Hart

135.00

Proposed 18" overhang

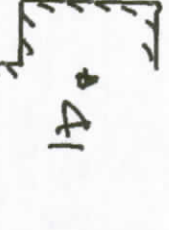


Garage

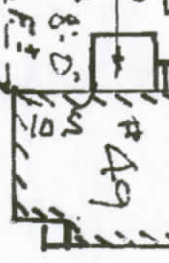
Perry W. Asher

85.28

(2) 18' x 9' spaces 44'



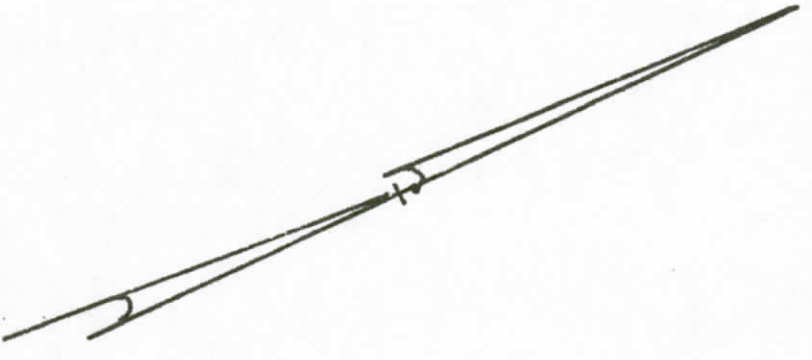
Proposed second floor over first



11.3705' 12.0' 50.0' 135.00

BENNETT ROAD

Bituminous Driveway



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PROPOSED PLOT PLAN

49 BENNETT ROAD

MARBLEHEAD, MASSACHUSETTS
SCALE: 1"=30' SEPTEMBER 27, 2021
PARSONS AND FAIA INC.
135 RANGE HEIGHTS ROAD
LYNN, MASS.



11/04/2021

NOTE: AIRBORNE PHOTOGRAPHY WERE TAKEN FROM TOWN G.I.S.

OVERLOOK ROAD

ROAD

ROAD

KNOLLWOOD ROAD

TODD A. EHRENBERG

#70
25'

#68
24'

JOANNE OSBORNE

DEBORAH GUPTILL

#62

#66
1.7'±
1.1'±

1.2'± PATRICK M. HART

GARAGE
PERRY W. ASHER

#41

85.28
(2) 18' x 9'
SPACES 44'±

85.00

ROAD

BENNETT

BITUMINOUS
DRIVEWAY

#15
22'

135.00

50.0

11,370 S.F.±

8.0'±

12.0'±

18" OVER-
HANG

PROPOSED

PROPOSED

135.00

88.18

KURT VIEO

#53

2.5'±

NOTE: AERIALS DUELLING WERE TAKEN
FROM TOWN G.I.S.

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PROPOSED PLOT PLAN

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SCALE: 1"=30' SEPTEMBER 27, 2021
PARSONS AND FAIA INC.
135 RANGE HEIGHTS ROAD
LYNN, MASS.



Charles D. Faia

11/04/2021

49 BENNETT ROAD

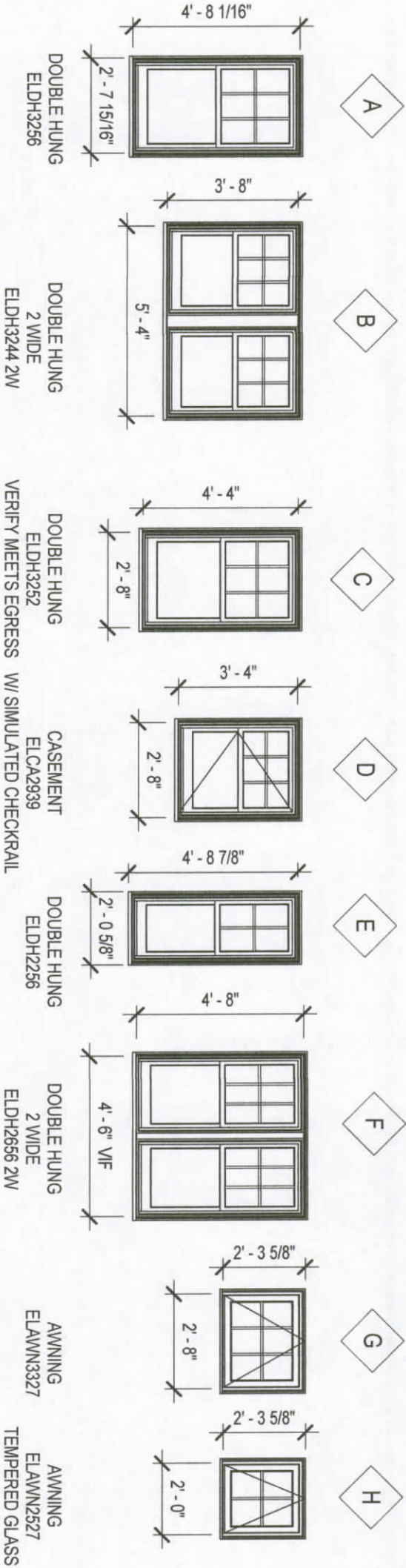
MARBLEHEAD, MA

ZONING REQUIREMENTS FOR SINGLE FAMILY HOUSE IN SINGLE RESIDENCE DISTRICT

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000sf	11,370sf	11,370sf
MIN. LOT FRONTAGE	100'	135'	135'
OPEN AREA RATIO	1	2.6%	2.2%
MAX. BUILDING HEIGHT	30'	23.5'	27.5'
MIN. FRONT YARD SETBACK	20'	12'	12'
MIN. SIDE YARD SETBACK	15'	44'	44'
MIN. REAR YARDSETBACK	25'	11.5'	11.5'
GROSS FLOOR AREA	-	3,430SF	3,966SF

ADOPTED CODES:
ZONING: MARBLEHEAD ZONING BY-LAWS

BUILDING: INTERNATIONAL RESIDENTIAL CODE 2015
MA 780 CMR 9TH EDITION RESIDENTIAL AMENDMENTS



NOTE: MATCH NEW WINDOW & TRIM DETAILS WITH EXISTING WINDOWS
MARVIN ELEVATE WINDOWS - WHITE FINISH INTERIOR @ EXTERIOR

3 WINDOW TYPES 1/4" = 1'-0"

Susan Koelle Architect LLC
49 Bennett Road
Marblehead, MA 01945
617.480.4419
www.SusanKoelleArchitect.com

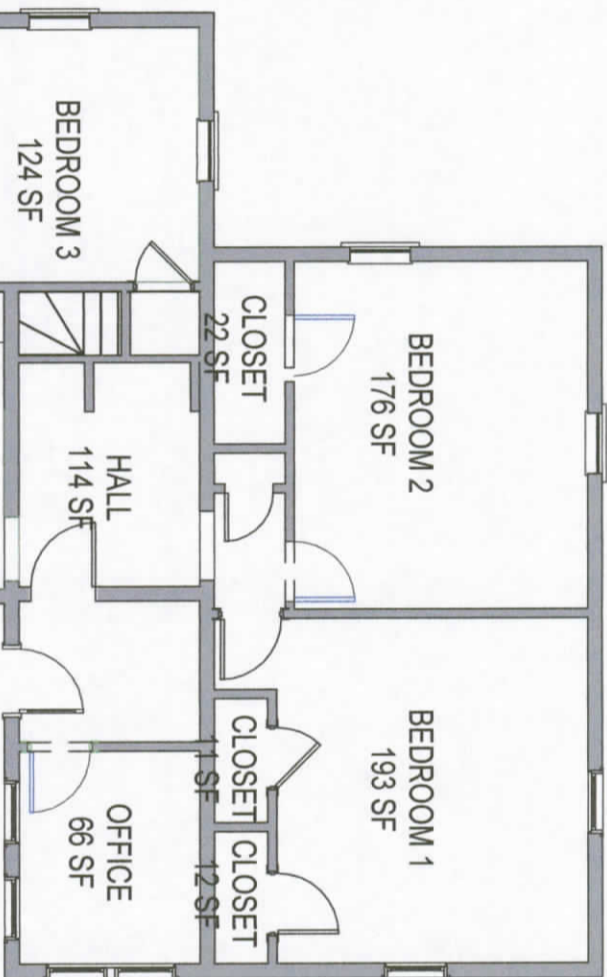
Koelle Residence
49 BENNETT ROAD

No.	Description	Date
1	ISSUED FOR ZBA REVIEW	11/1/2021

COVER		
Project number	202125	A-0.0
Date	11/1/2021	
Drawn by	SYK	
Scale 1/4" = 1'-0"		



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1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

Reviewed by
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For Zoning Board
Of Appeals

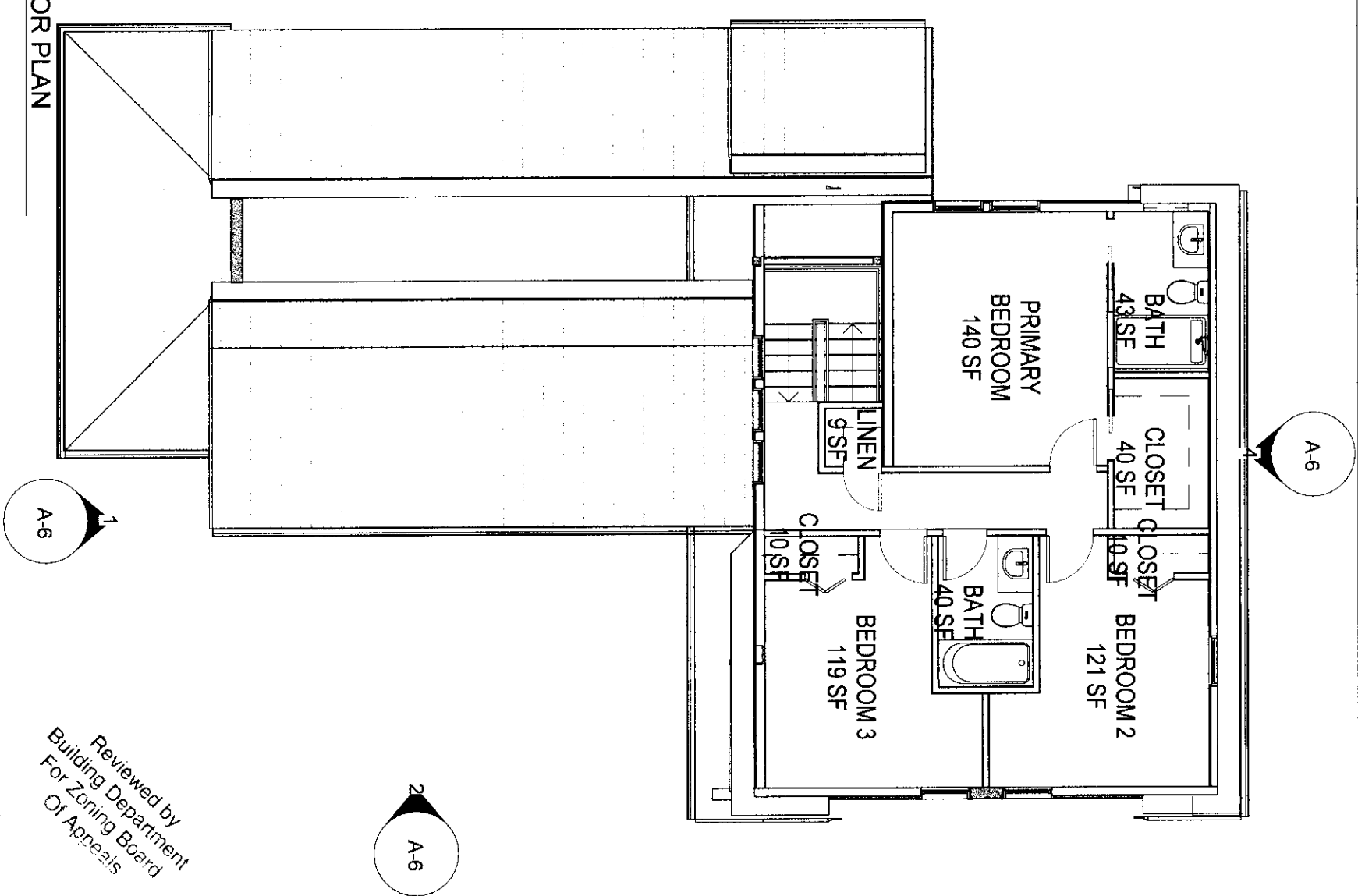
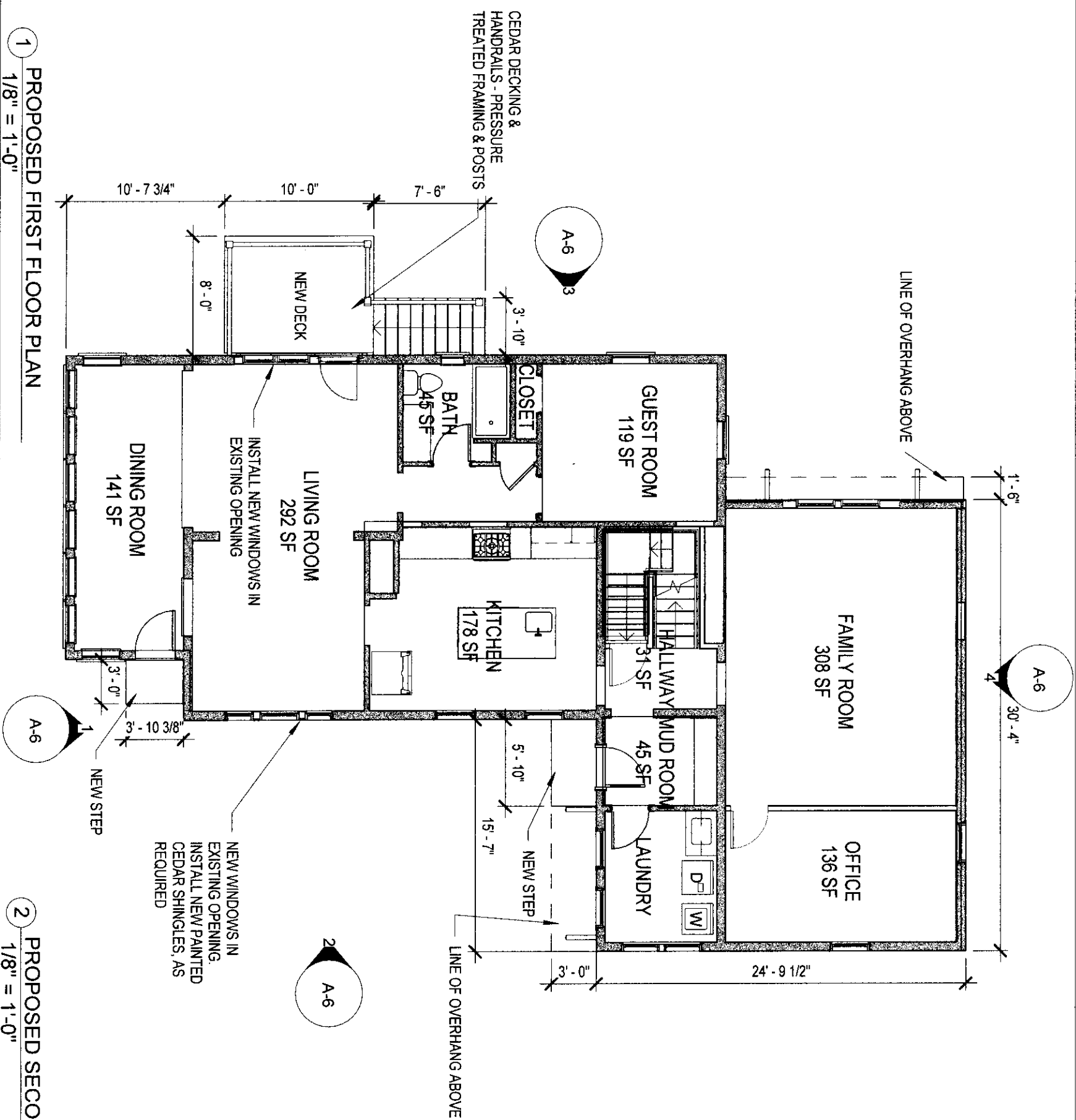


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www.SusanKoelleArchitect.com

Koelle Residence
49 BENNETT ROAD

No.	Description	Date
1	ISSUED FOR ZBA REVIEW	11/1/2021

EXISTING FIRST FLOOR		
Project number	202125	A-1
Date	11/1/2021	
Drawn by	SYK	
		Scale 1/8" = 1'-0"



Reviewed by
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1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

2 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"

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Koelle Residence
49 BENNETT ROAD

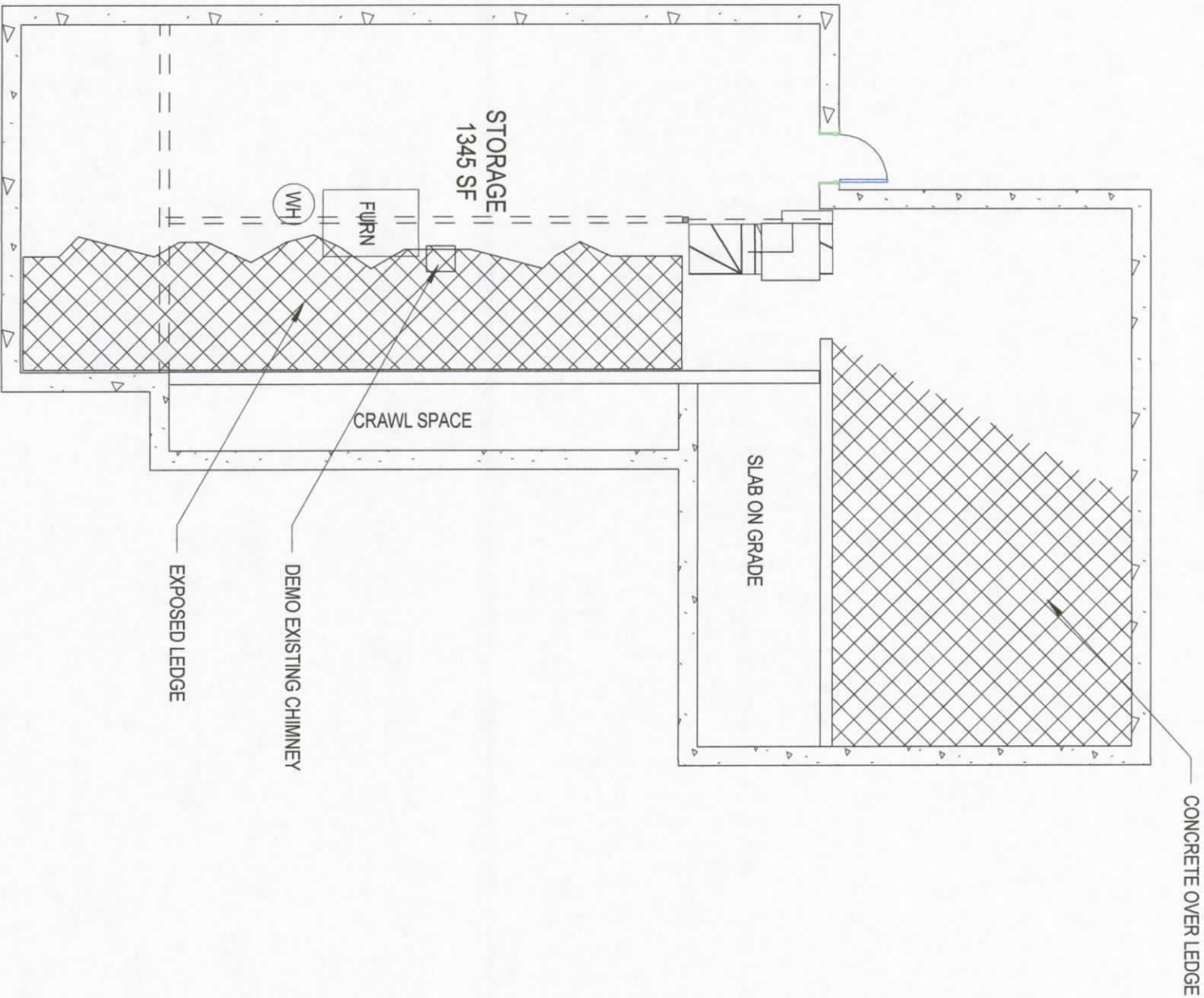
No.	Description	Date
1	ISSUED FOR ZBA REVIEW	11/1/2021

PROPOSED FLOOR PLANS

Project number	202125
Date	11/1/2021
Drawn by	SYK

A-2

Scale 1/8" = 1'-0"



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1 EXISTING BASEMENT
1/8" = 1'-0"

2 EXISTING ROOF
1/8" = 1'-0"

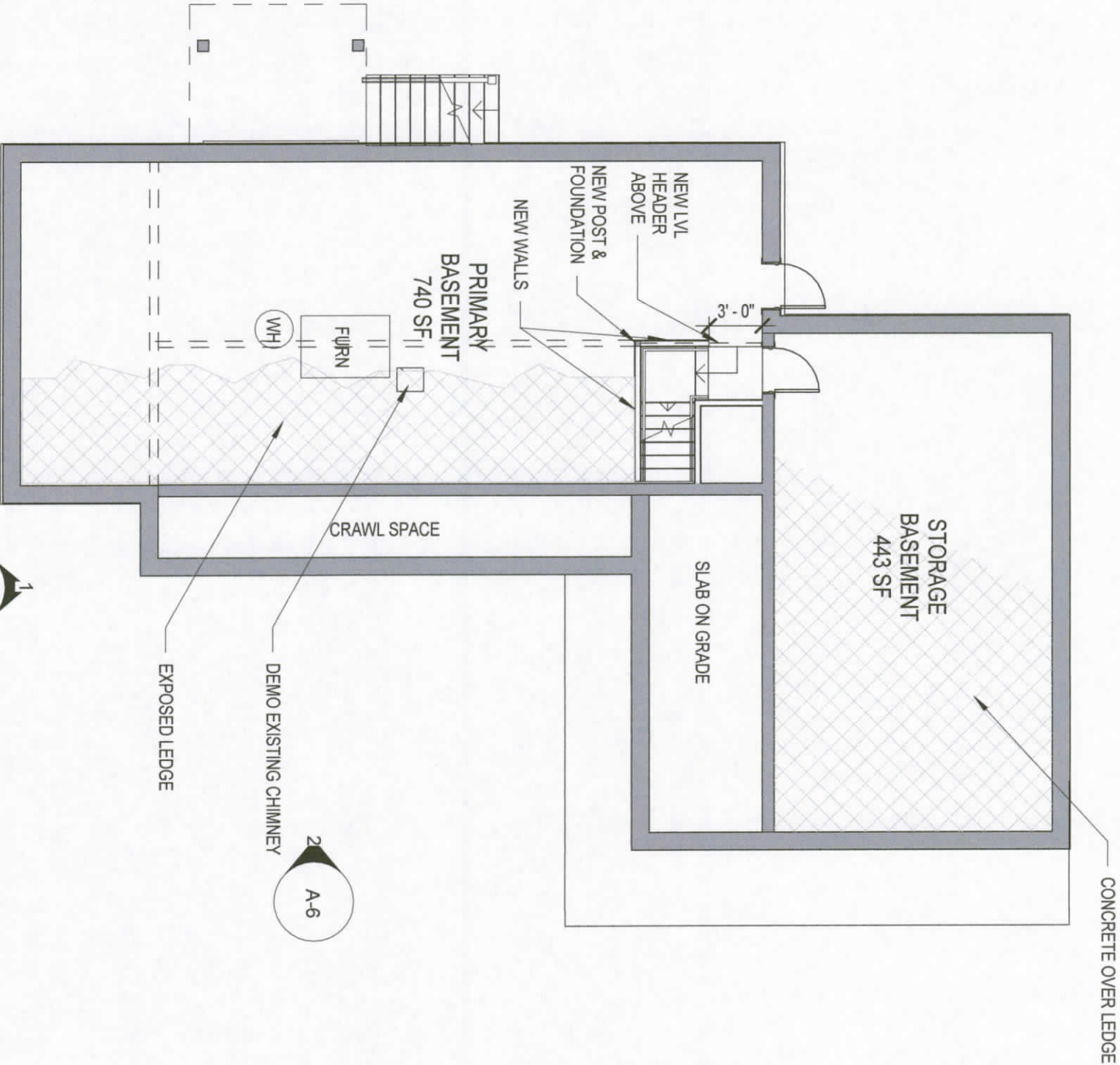


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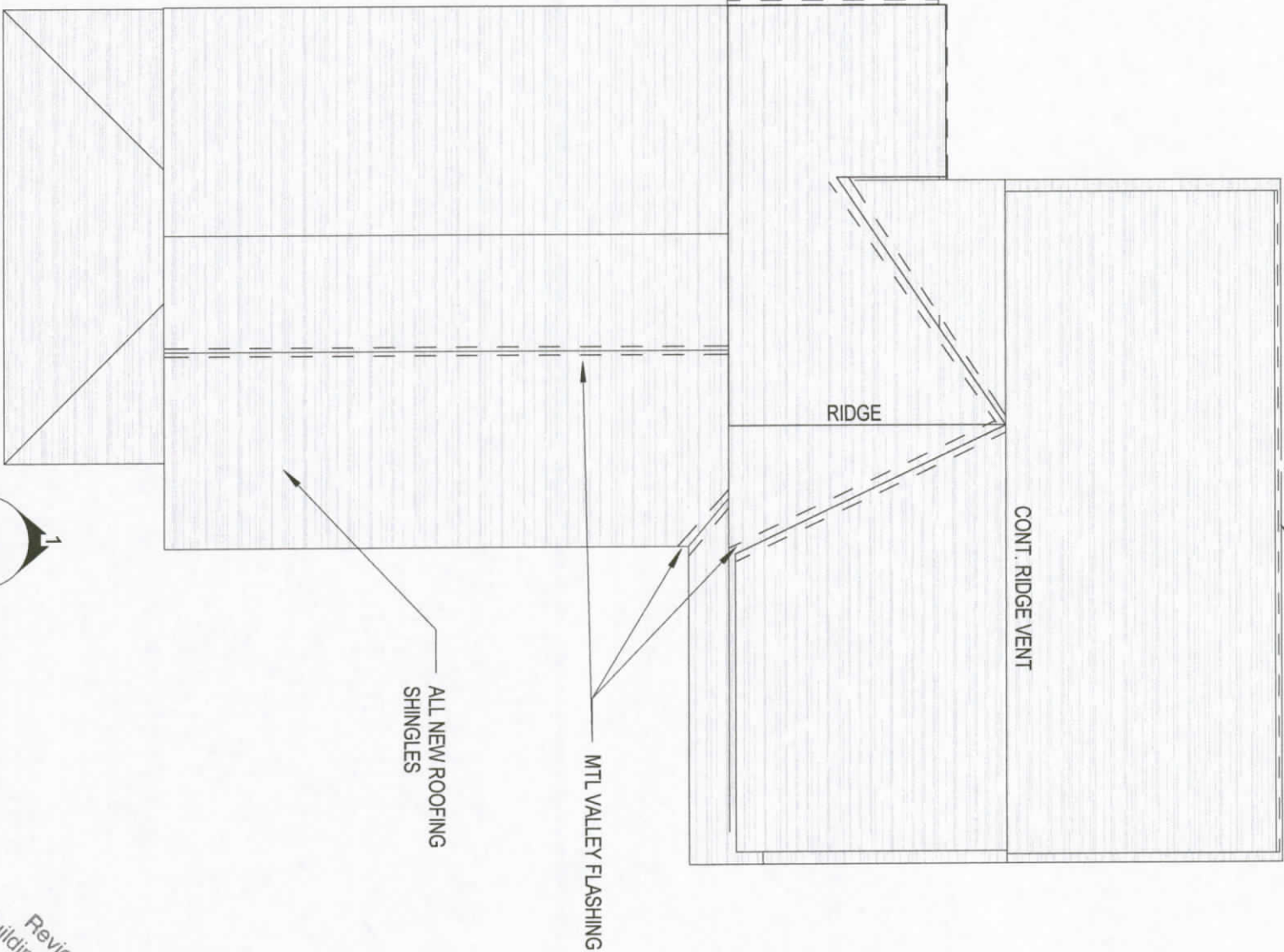
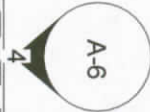
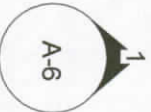
Koelle Residence
49 BENNETT ROAD

No.	Description	Date
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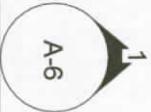
EXISTING BASEMENT & ROOF			A-3
Project number		202125	
Date		11/1/2021	
Drawn by		SYK	
Scale 1/8" = 1'-0"			



2 BASEMENT
1/8" = 1'-0"



1 ROOF
1/8" = 1'-0"



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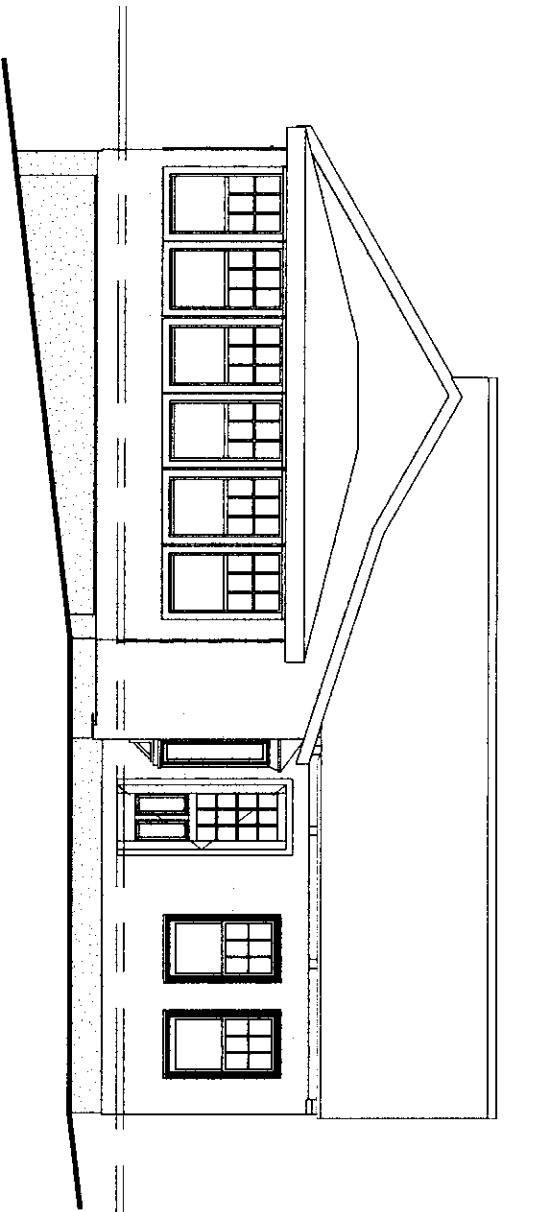


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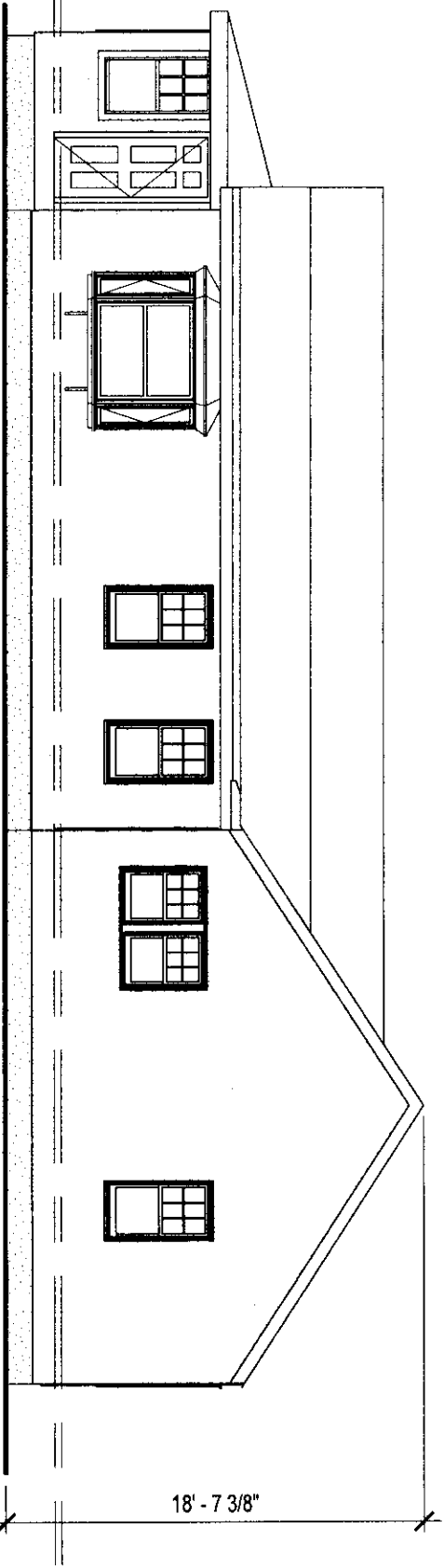
Koelle Residence 49 BENNETT ROAD

No.	Description	Date
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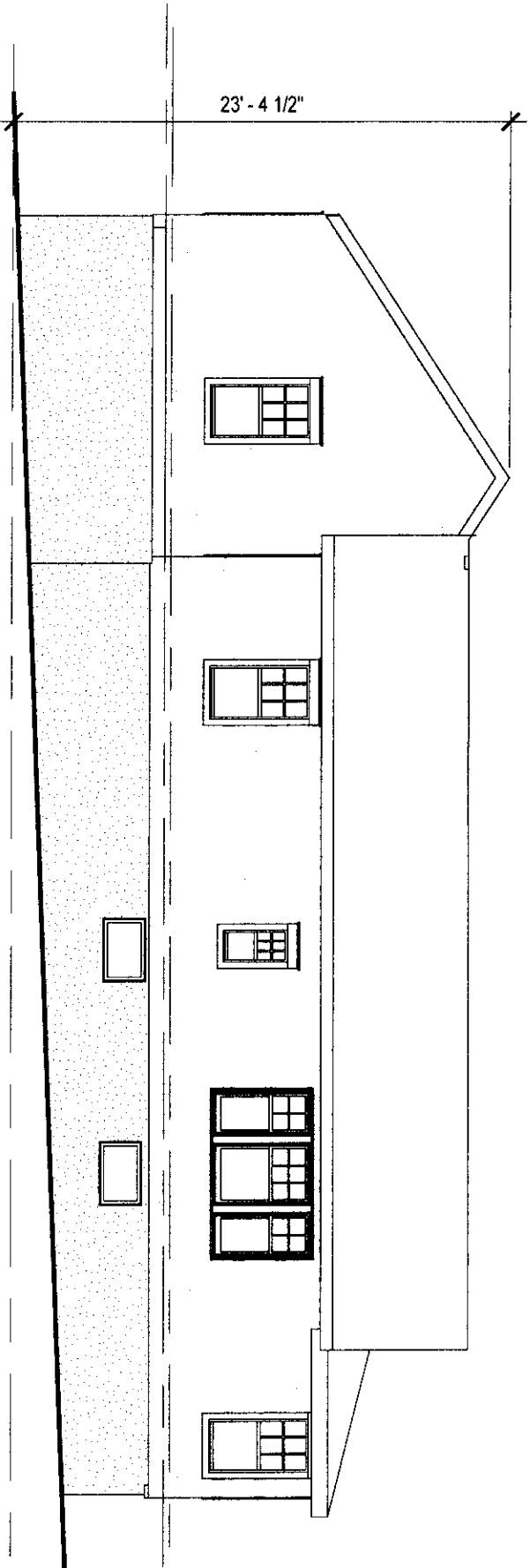
PROPOSED BASEMENT & ROOF		
Project number		202125
Date		11/1/2021
Drawn by		SYK
Scale		1/8" = 1'-0"
A-4		



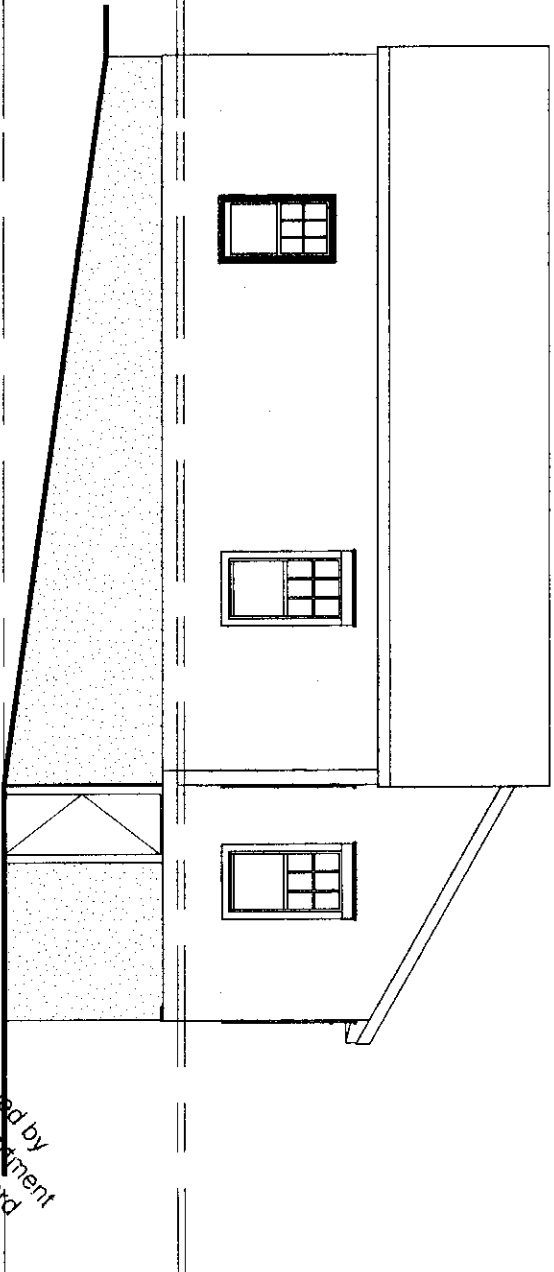
1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



2 EXISTING EAST ELEVATION
1/8" = 1'-0"



3 EXISTING WEST ELEVATION
1/8" = 1'-0"



4 EXISTING NORTH ELEVATION
1/8" = 1'-0"

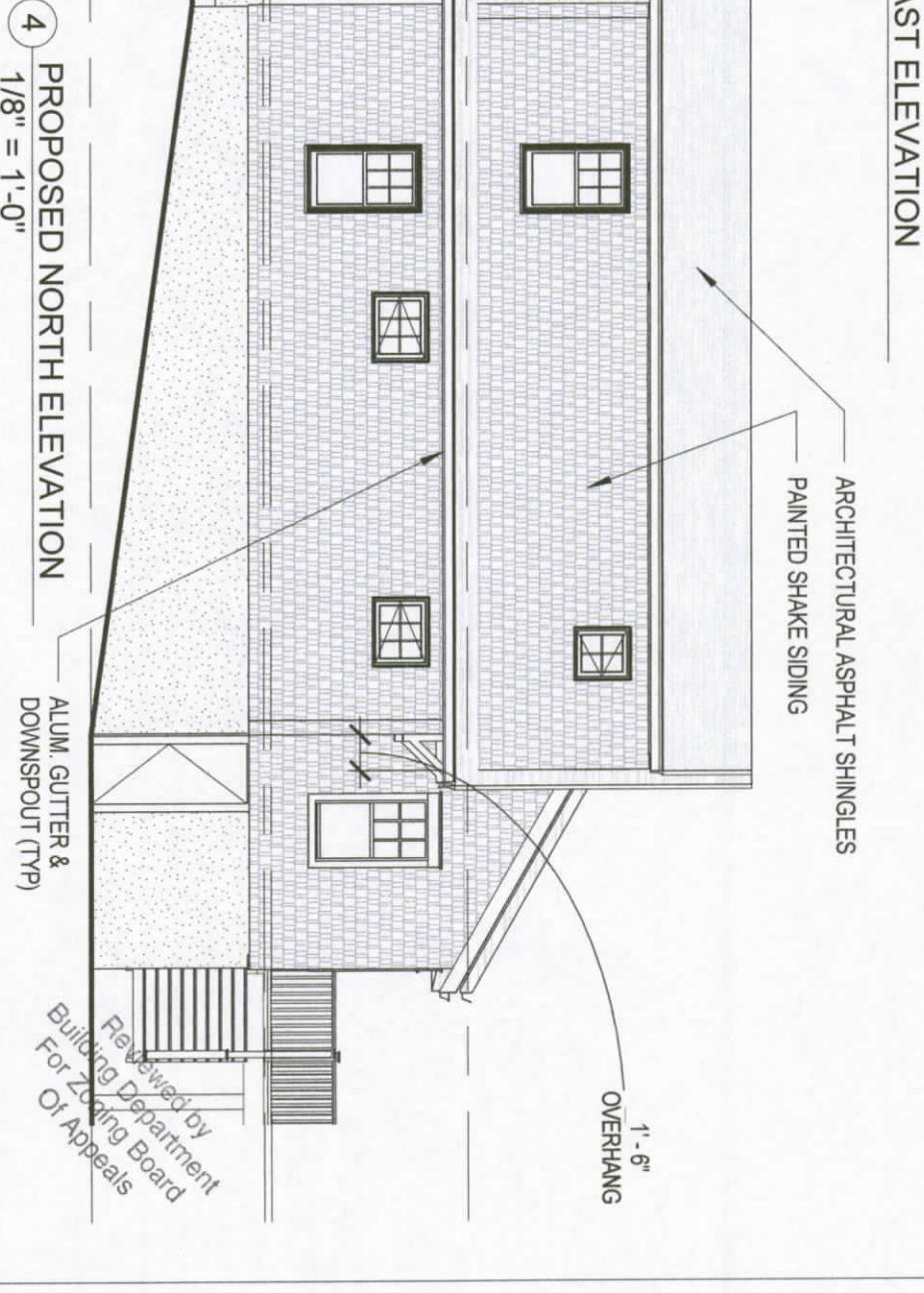
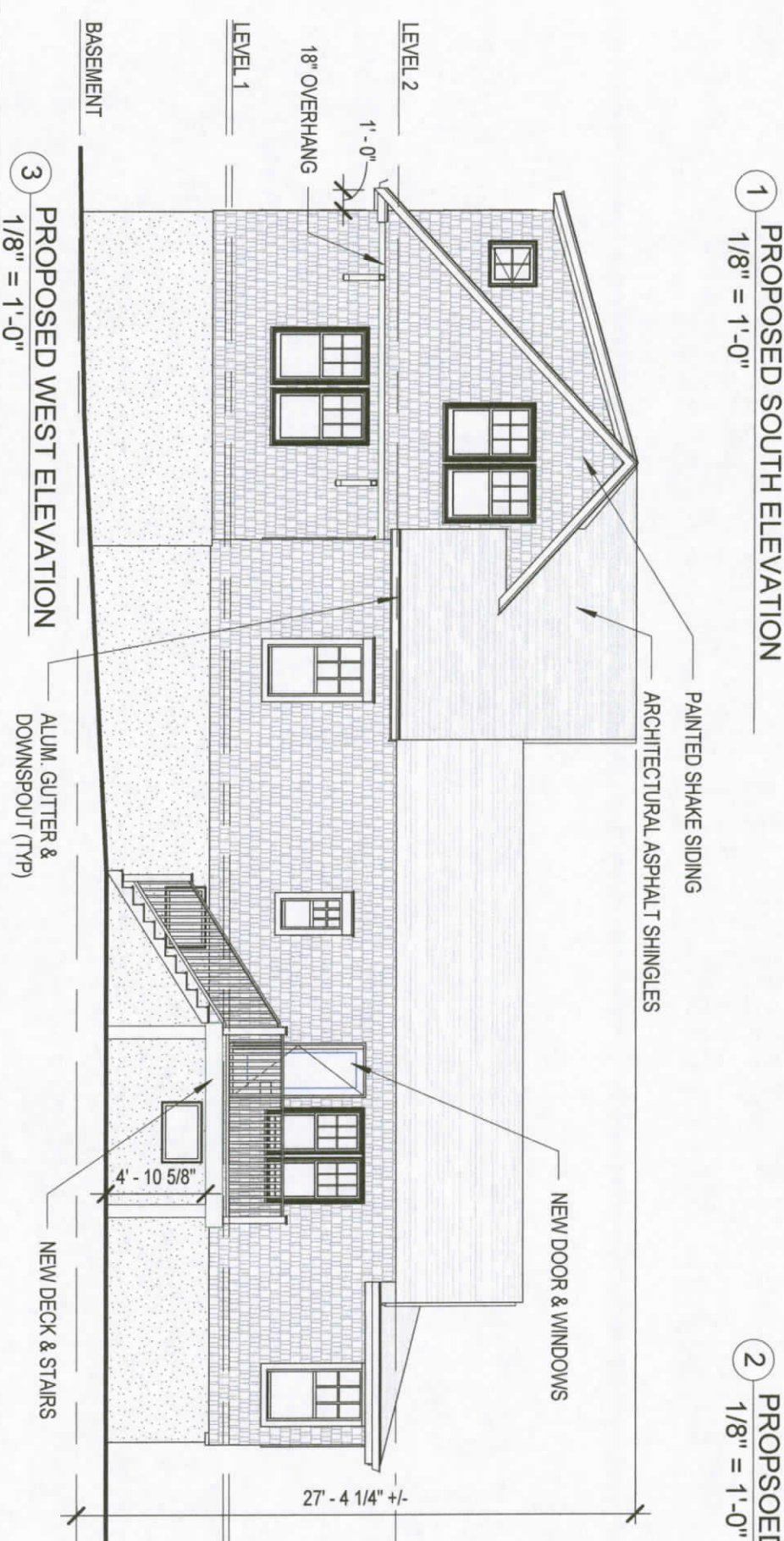
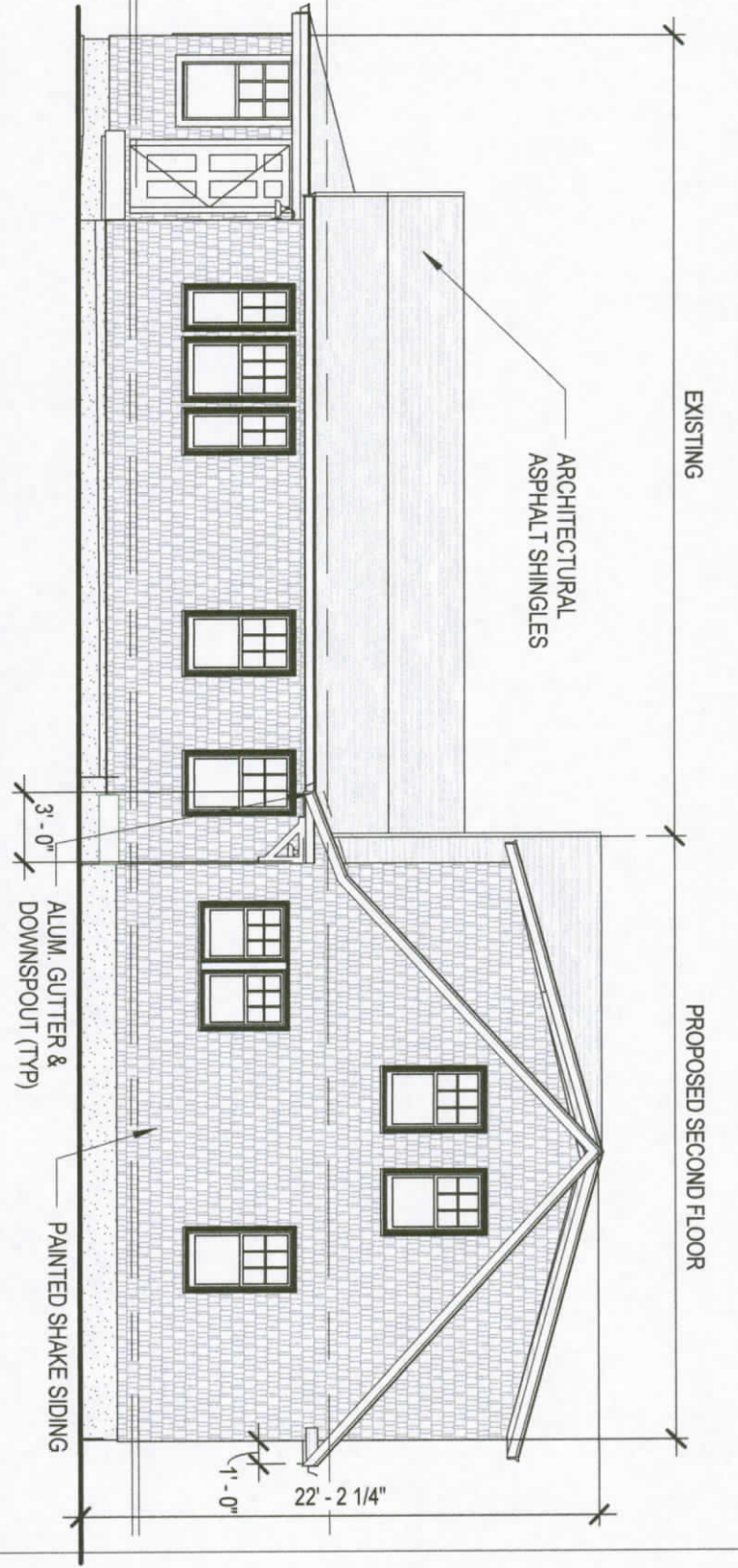
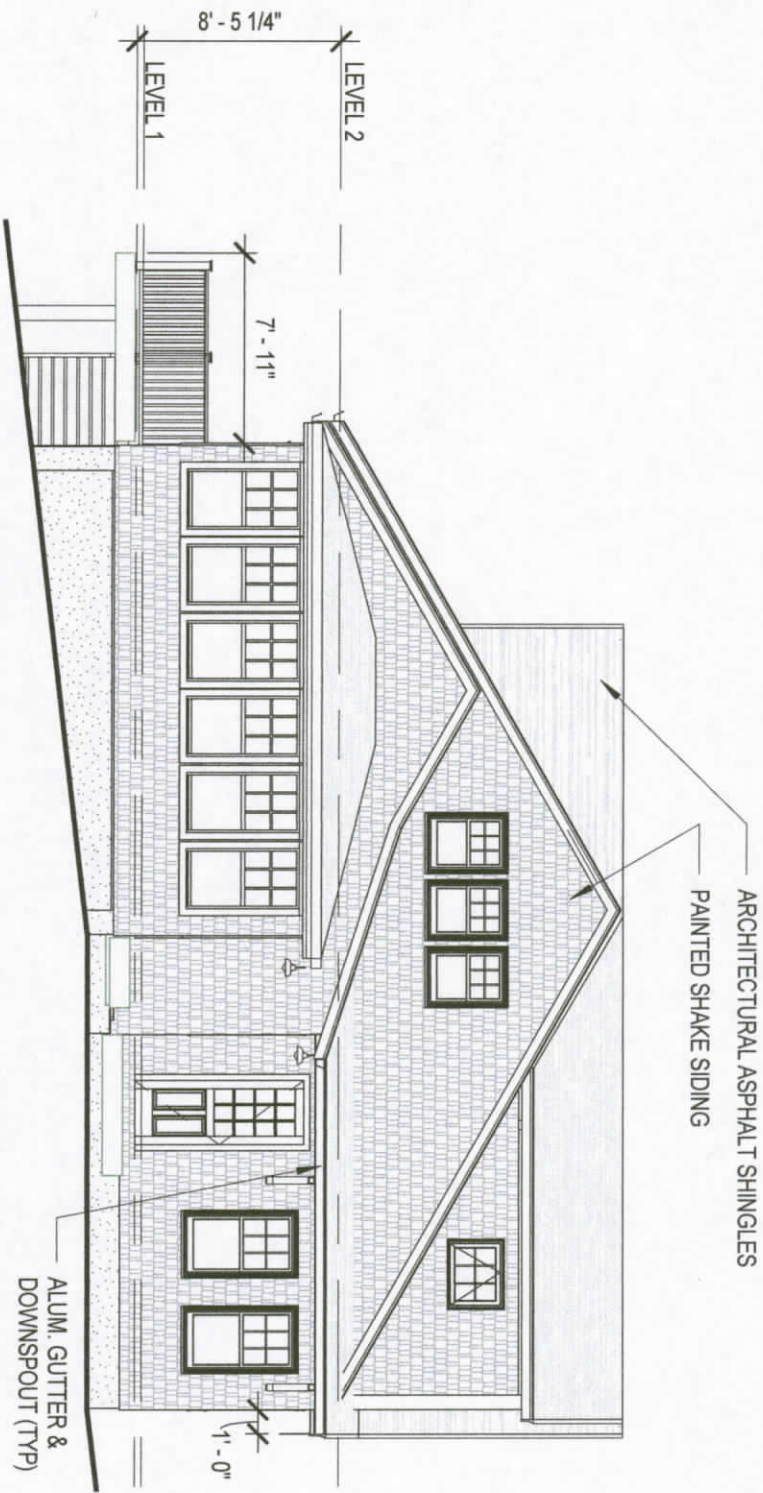
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No.	Description	Date
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EXISTING ELEVATIONS		
Project number	202125	A-5
Date	11/1/2021	
Drawn by	SYK	
Scale 1/8" = 1'-0"		



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PROPOSED ELEVATIONS
Project number 202125
Date 11/1/2021
Drawn by SYK
A-6
Scale 1/8" = 1'-0"

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