



TOWN SEAL
tel: 781-631-1529

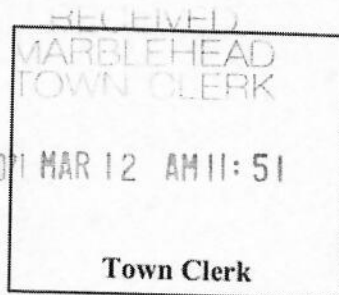
fax: 781-631-2617
Revision Date: 12-02-20

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 7 McKinley Road, Marblehead, MA 01945

Assessor Map(s) 49 Parcel Number(s) 26

OWNER INFORMATION

Signature [Signature] date March 5, 2021

Name (printed) Rebecca & Bradley Sontz

Address 7 McKinley Road, Marblehead, MA 01945

Phone Numbers: home 781 631-1171 work 781 593-9300

E-mail beccaheart@gmail.com; brad.sontz@gmail.com fax None

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)

The applicants respectfully request the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws for the applicants to construct a new (2) two car attached garage with 2nd floor walk-in closet with storage areas, attached to an existing non-conforming single-family dwelling and requiring side-yard setback relief along Leahman Road.

- 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]

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

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 7 McKinley Road, Marblehead, MA 01945

Map(s) / Parcel(s) 49 / 26

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 Y No (explain)

PROPOSED CHANGE OF USE

No N 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)
- Frontage - Less than required (§200-7 and Table 2)
- X 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)
- X 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)
- X Exceeds 10% Expansion Limits for Non-conforming Building (§200-30.D)
- Other Non-conformities (explain)
- No New Dimensional Non-conformities

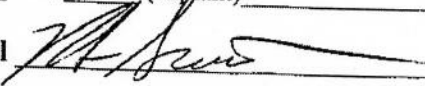
ADDITIONAL HEARINGS REQUIRED

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

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

Yes X No (explain)

Building Official 

Date 3-12-21

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 7 McKinley Road, Marblehead, MA 01945

Map(s) / Parcel(s) 49 / 26

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)

EXISTING

PROPOSED

10,260

10,260

48

0

1,696

2,326

410

410

324

324

0

0

0

0

2,478

3,060

7,782

7,200

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

48

0

1,465

1,465

1,696

2,326

1,511

2,122

0

0

0

0

820

820

0

0

384

384

5,924

7,117

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

= 1,193

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

= 20.3 %

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

= 1.31

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

= 1.01

This worksheet applies 1. plan by/dated SUSAN KOEHLER ARCHITECT - 3/7/21
 to the following plan(s): 2. plan by/dated Boston Survey INC 2-5-21
 3. plan by/dated _____

Building Official [Signature]

Reviewed by
 Building Department
 For Zoning Board

Date 3-12-21

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF OCTOBER 24, 2005 AND JANUARY 19, 2006 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

ZONE: X
COMMUNITY PANEL: 25009C05516
EFFECTIVE DATE: 07/16/2014

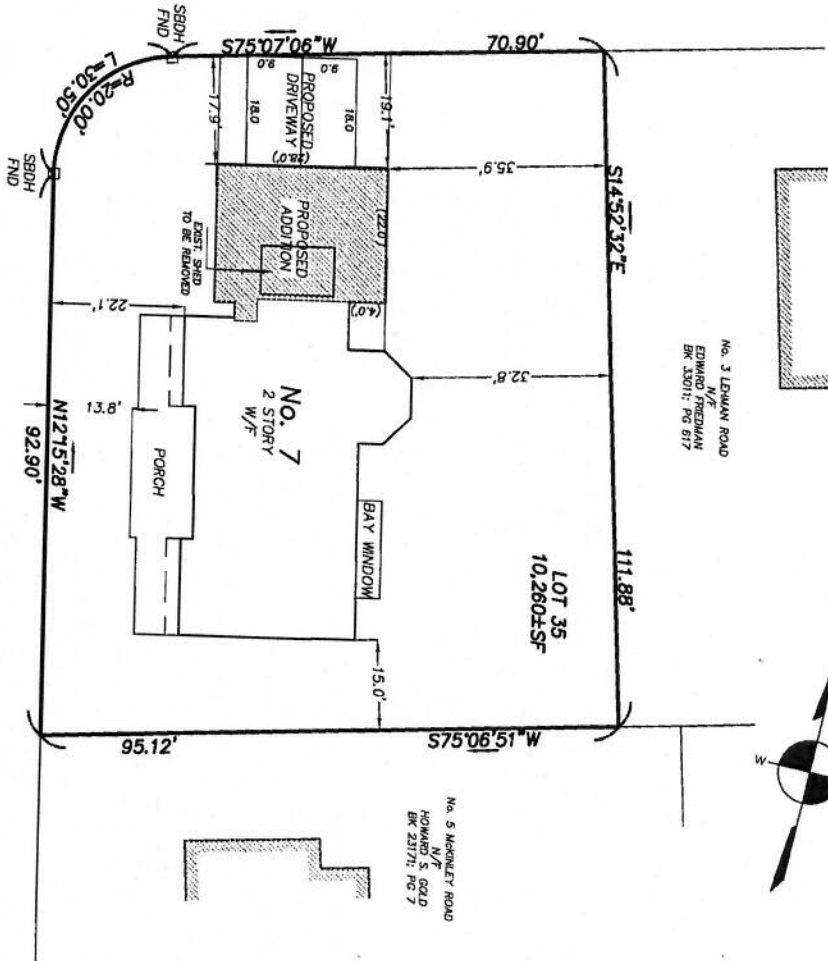
PREPARED FOR:
OWNER OF RECORD:
BRADLEY & REBECCA SONTZ
7 MCKINLEY ROAD
MARBLEHEAD, MA

REFERENCE:
DEED: BK 35527, PG 253
PLAN: BK 4613, PG 104

NOTES:
PARCEL ID: 49-26-0

LEHMAN ROAD
(PRIVATE - 40.0' WIDE)

MCKINLEY ROAD
(PRIVATE - 40.0' WIDE)



BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-3333

CERTIFIED PLOT PLAN

LOCATED AT
7 MCKINLEY ROAD
MARBLEHEAD, MA



Reviewed by
Building Department
For Zoning Board
Of Appeals

FIELD:	GCC
DRAFT:	NPP
CHECK:	GCC
DATE:	02/05/21
JOB #	05-00528

COMMONWEALTH OF MASSACHUSETTS

REGISTERED PROFESSIONAL SURVEYOR

GEORGE COLLINS

No. 41784

JANUARY 2021

7 McKinley Road -Garage Addition- Marblehead, MA

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Of Appeals

ADOPTED CODES:

ZONING:

TOWN OF MARBLEHEAD ZONING BYLAWS

BUILDING:

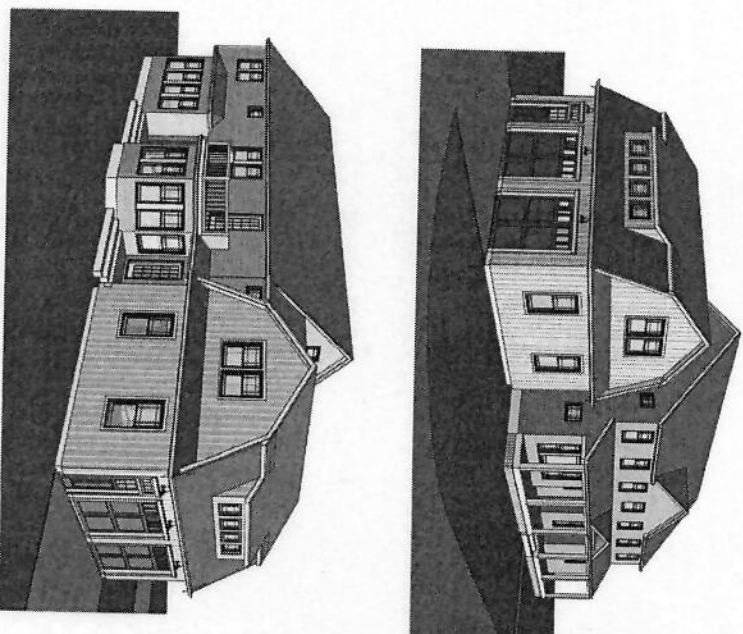
MA 780 CMR 9TH EDITION RESIDENTIAL VOLUME &
MASSACHUSETTS AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE 2015

ZONING REQUIREMENTS FOR THE SINGLE FAMILY HOUSE IN THE SINGLE RESIDENCE DISTRICT

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	10,000SF	10,260SF	10,260SF
MIN. OPEN AREA:	+1	1.3	1.01
FRONTAGE:	100'	92.90 McKinley, 70.90 Lehman	92.90 McKinley, 70.90 Lehman
FRONT SETBACK:	20'	16'-3" McKinley, 39'-11" Lehman	16'-3" McKinley, 17'-11" Lehman
SIDE SETBACK:	15'	15'	15'
GROSS FLOOR AREA:		5,924SF	7,117SF
BUILDING HEIGHT# STORIES:	35'	34'-0" +/-	34'-0" +/-

INSULATION REQUIREMENTS:

SLAB	R-10, 2" WIDE
FLOOR	R-30
CRAWL SPACE	R-10 (CONTINUOUS) / R-13 (CAVITY)
WALL	R-20 OR R-13 CAVITY + R-5 CONTINUOUS SHEATHING
ROOF	R-38



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

7 McKinley Road
Marblehead, MA

No.	Description	Date
1	ISSUED FOR ZONING BOARD REVIEW	2/13/2021

Cover

Project number
Date
Drawn by

03/07/2021
SK

A000

Scale



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No.	Description	Date
1	ISSUED FOR ZONING BOARD REVIEW	2/13/2021

Door & Window Types

Project number
Date 03/07/2021
Drawn by SK

A001

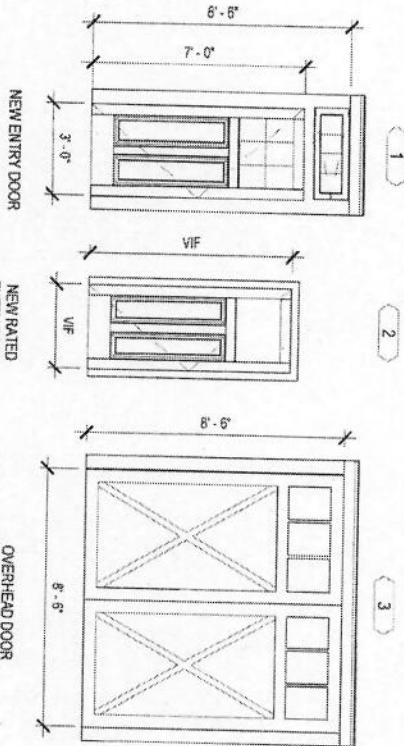
Scale 1/4" = 1'-0"



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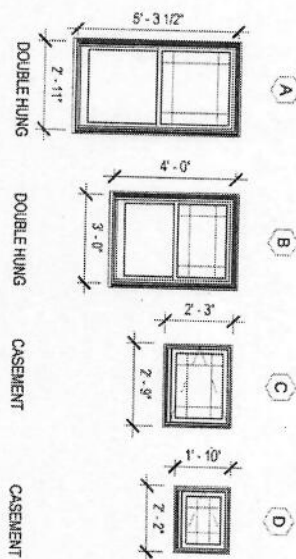
1 DOOR TYPES 1/4" = 1'-0"

NOTE: MATCH NEW DOOR & TRIM DETAILS WITH EXISTING DOORS
SEE PLAN FOR DOOR HANDING
VERIFY ALL HEIGHTS TO MATCH EXISTING DOORS



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

NOTE: MATCH NEW WINDOW & TRIM DETAILS WITH EXISTING WINDOWS
ANDERSON 400 SERIES





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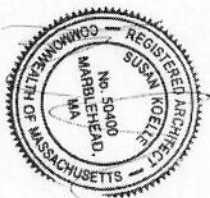
No.	Description	Date
1	ISOLATED FOR ZONING BOARD REVIEW	2/13/2021

Existing Plans

Project number
Date 03/07/2021
Drawn by SK

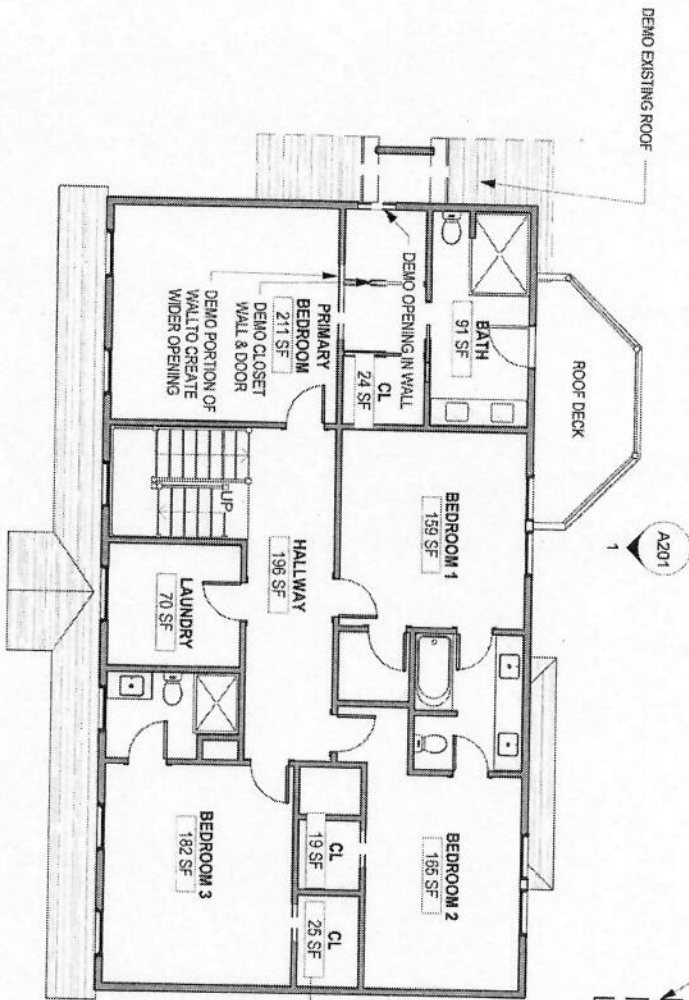
A002

Scale 1/8" = 1'-0"

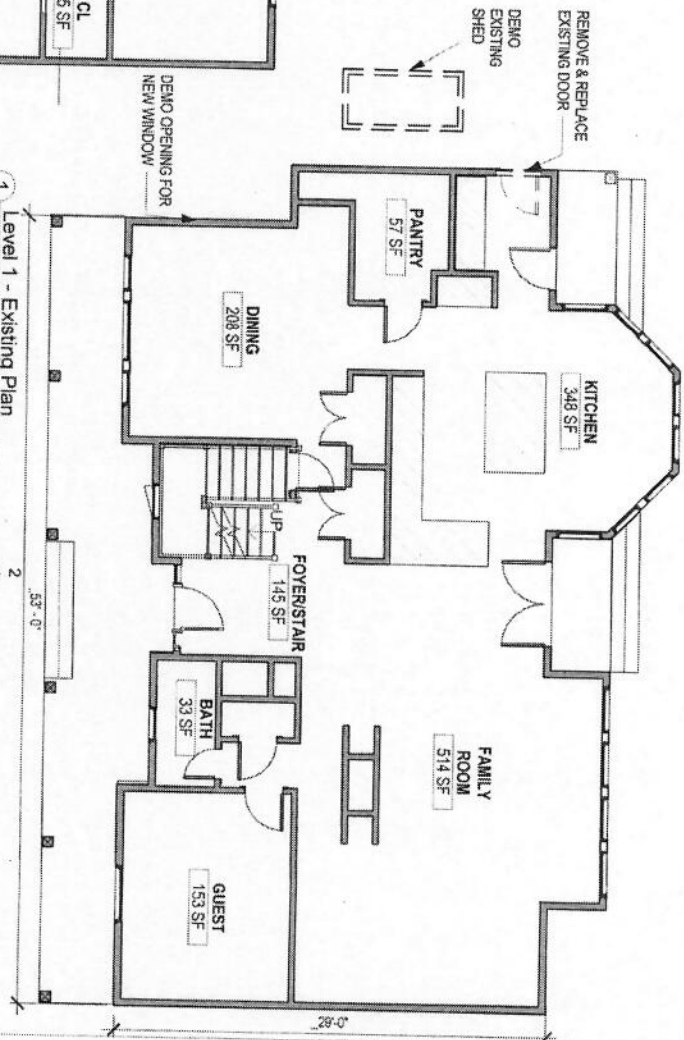


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2 Level 2 - Existing Plan 1/8" = 1'-0"



1 Level 1 - Existing Plan 1/8" = 1'-0"





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No.	Description	Date
1	ISSUED FOR ZONING BOARD REVIEW	2/15/2021

Existing Roof Plan

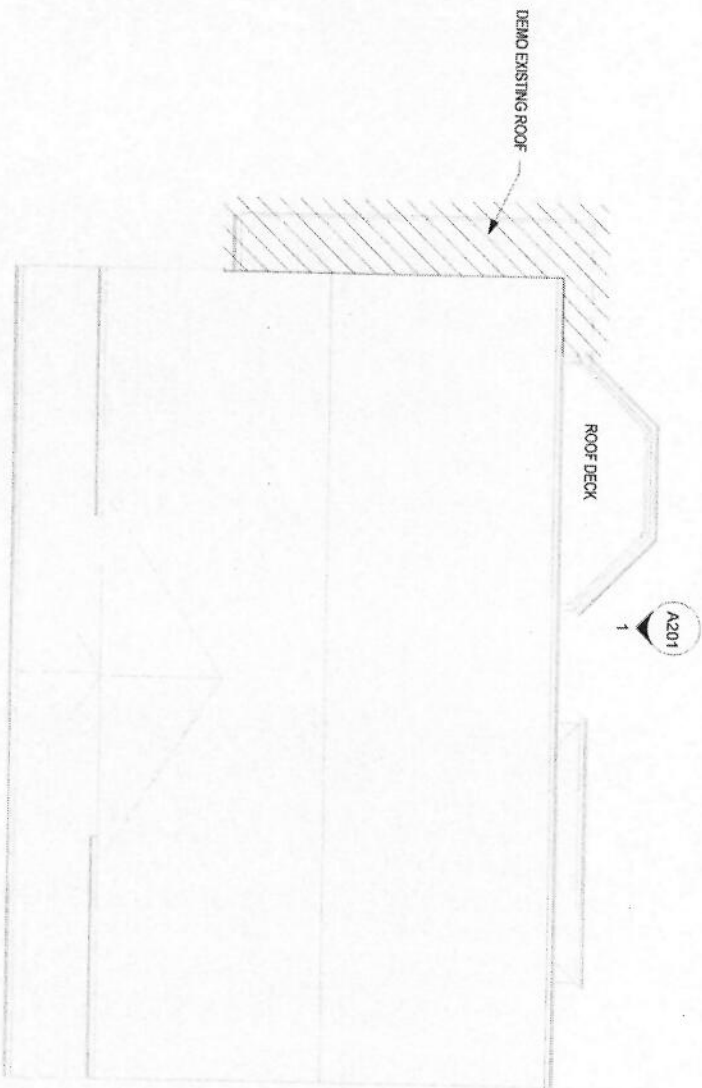
Project number
Date 03/07/2021
Drawn by Author

A003

Scale 1/8" = 1'-0"



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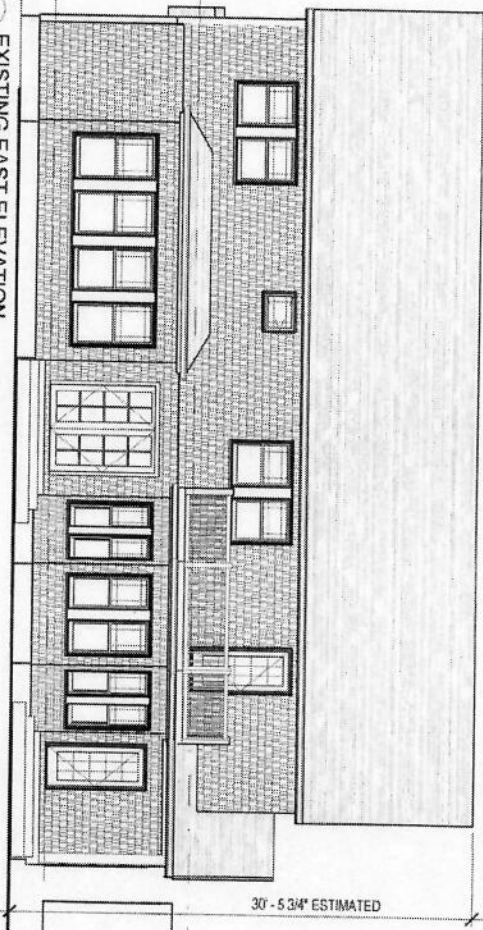
No.	Description	Date
1	ISSUED FOR ZONING BOARD REVIEW	2/13/2021

Existing Elevations	
Project number	03/07/2021
Date	SK
Drawn by	SK
A004	
Scale 1/8" = 1'-0"	

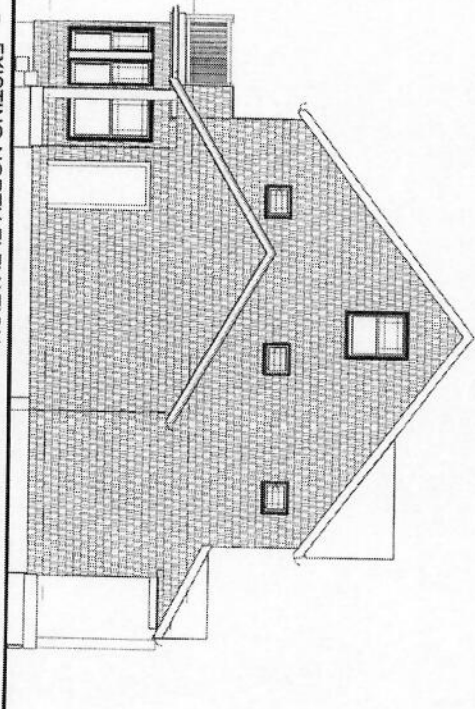
Level 1
0'-0"

Level 2
9'-6"

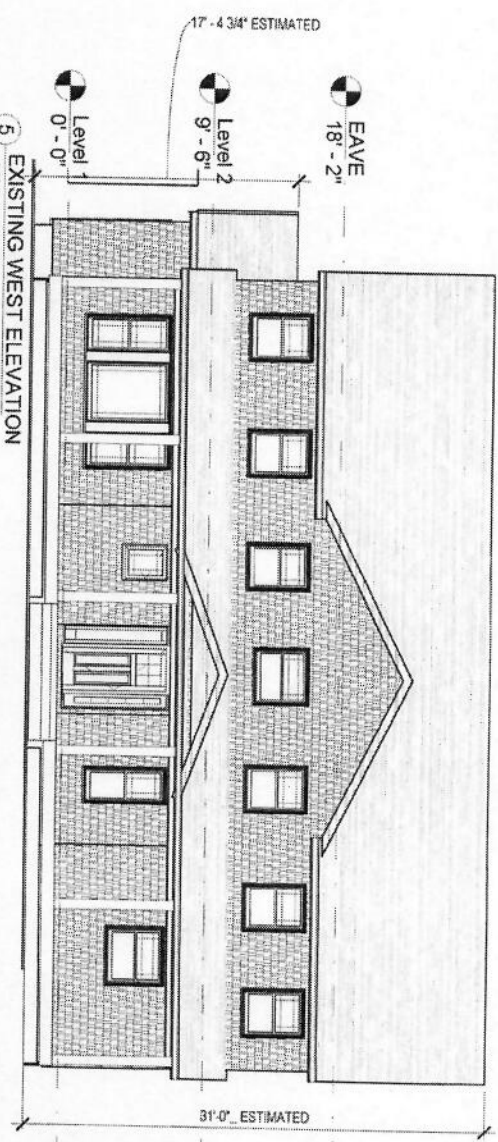
4 EXISTING EAST ELEVATION
1/8" = 1'-0"



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



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



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No.	Description	Date
1	ISSUED FOR ZONING BOARD REVIEW	2/13/2021

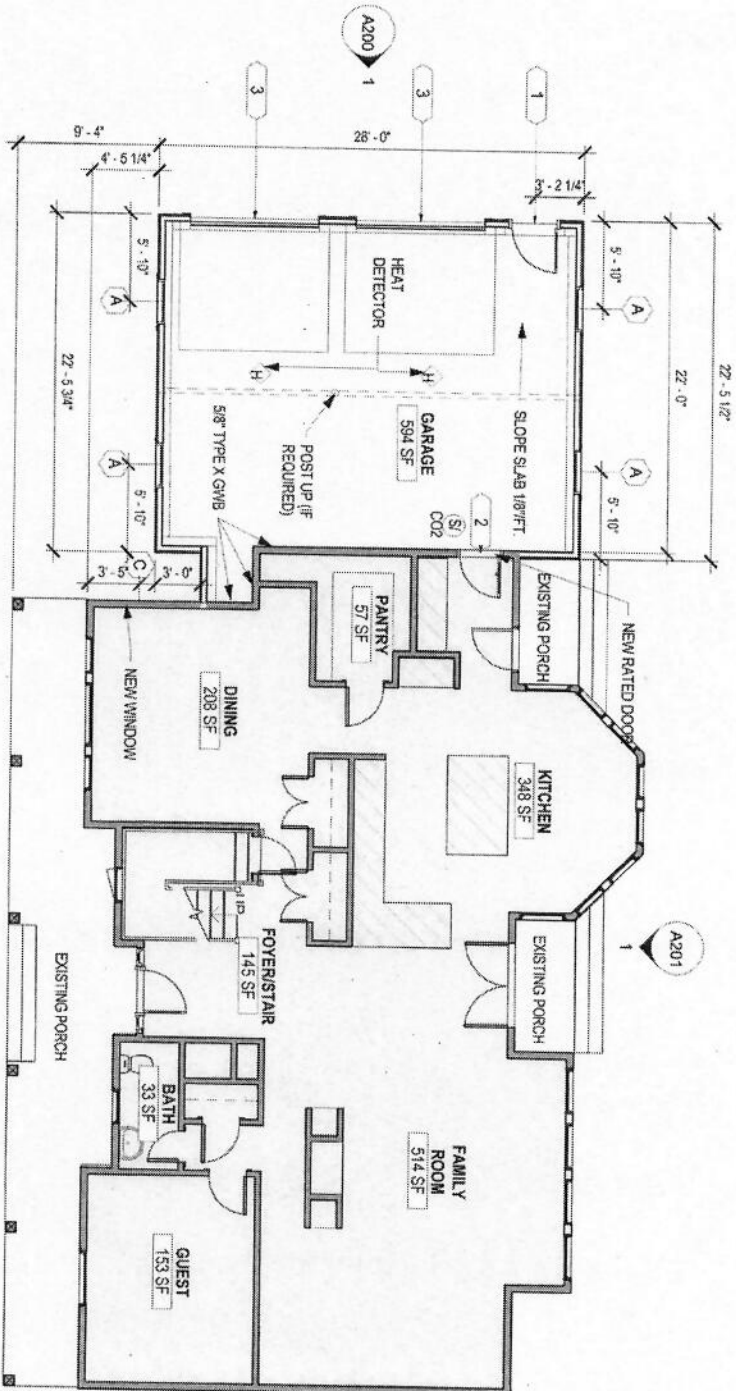
Proposed First Floor Plan

Project number	03/07/2021
Date	SK
Drawn by	SK

A100
Scale 1/8" = 1'-0"



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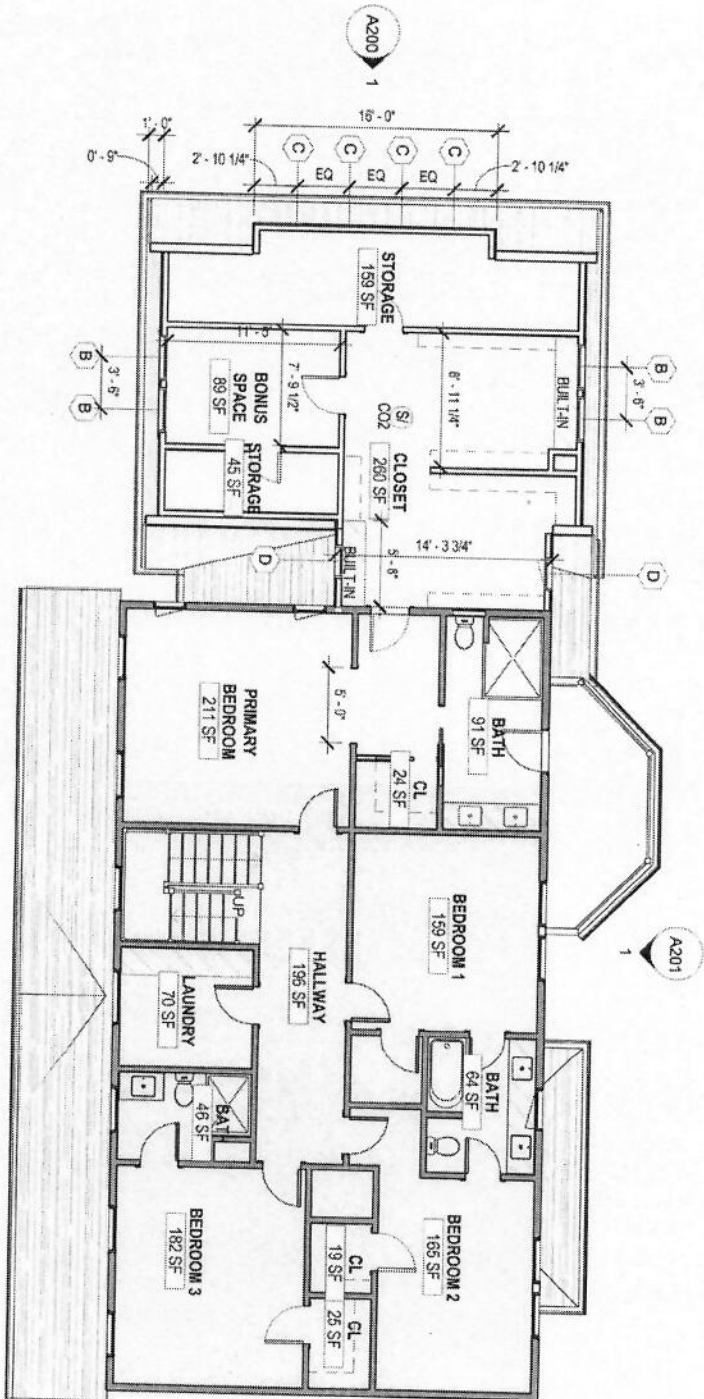
7 McKinley Road
Marblehead, MA

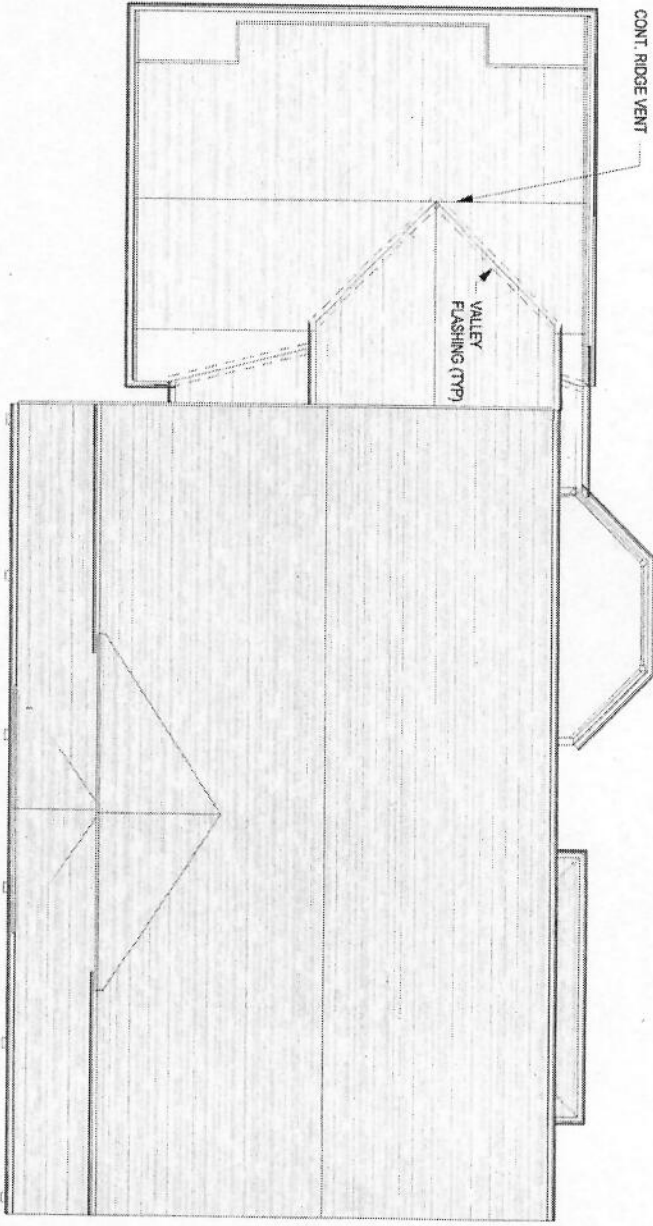
No.	Description	Date
1	ISSUED FOR ZONING BOARD REVIEW	2/13/2021

Proposed Second Floor Plan
Project number
Date 03/07/2021
Drawn by SK
A101
Scale 1/8" = 1'-0"



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SK
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No.	Description	Date
1	ISSUED FOR ZONING BOARD REVIEW	2/13/2021

Proposed Roof Plan

Project number: 03/07/2021
Date: SK
A102
Scale 1/8" = 1'-0"

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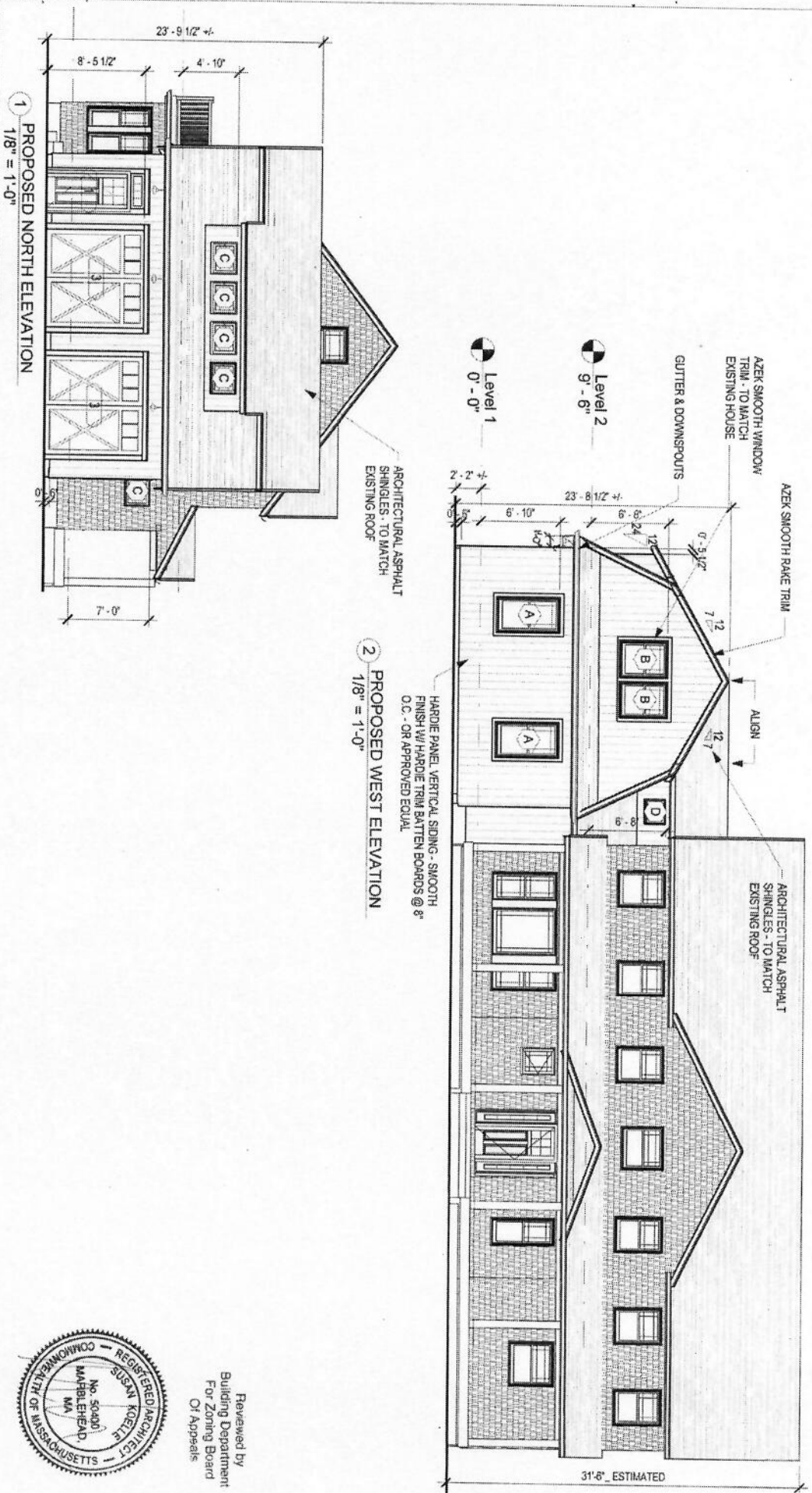
No.	Description	Date
1	ISSUED FOR ZWINGI BOARD REVIEW	21/12/2021

Proposed Elevations

Project number	03/07/2021
Date	SK
Drawn by	

A200

Scale 1/8" = 1'-0"



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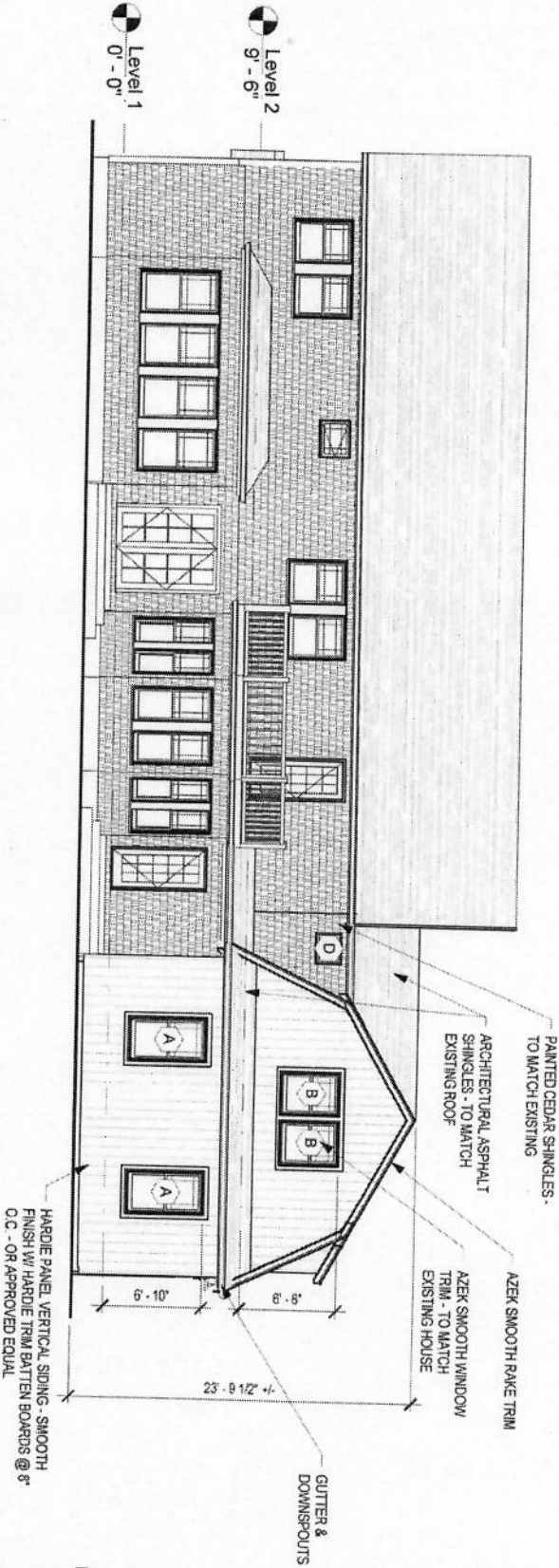


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No.	Description	Date
1	ISSUED FOR ZONING BOARD REVIEW	2/13/2021

Proposed Elevations	
Project number	Date
03/07/2021	SK
Drawn by	SK
Scale 1/8" = 1'-0"	
A201	



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