



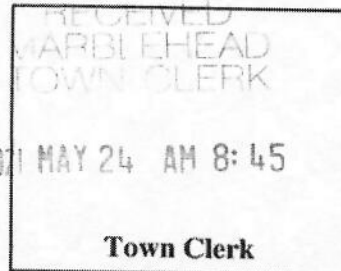
TOWN SEAL
tel: 781-631-1529

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 Felmwood Road
Assessor Map(s) 17 Parcel Number(s) 15

Reviewed by
Building Department
For Zoning Board
Of Appeals

OWNER INFORMATION

Signature _____ date _____
Name (printed) CAUDER & PROTST CRUIKSHANK
Address 1 Felmwood Rd.
Phone Numbers: home 617.470.7157 work _____
E-mail PROTSTCRUIKSHANK@GMAIL.COM fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 5.18.21
Name (printed) VERONICA JOHNSON / TAPROOT DESIGN
Address 37 BIRCH ST. MARBLEHEAD MA 01945
Phone Numbers: home _____ work 781.864.2304
E-mail VERONICA@TAPROOT-DESIGN.COM fax _____

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

SEE ATTACHED

- 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] 5-19-21
2. Town Clerk's stamp (upper right corner)

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

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 1 TILMWOOD RD. Map(s) / Parcel(s) 17/15

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) GARAGE

- ☐ 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"/> |

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

Yes ☒ No ☐ (explain) _____

Building Official [Signature] Date 5-19-21

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Reviewed by
 Building Department
 For Zoning Board
 Of Appeals
 Revision Date: 12-02-2020

Project Address 1 FURNWOOD RD. Map(s) / Parcel(s) 17/15

NET OPEN AREA (NOA)

| | <u>EXISTING</u> | <u>PROPOSED</u> |
|---|------------------------|------------------------|
| Lot area = A | <u>11,000 #</u> | <u>11,000 #</u> |
| Area of features | | |
| footprint of accessory building(s) | <u>406</u> | <u>504</u> |
| footprint of building | <u>1363</u> | <u>1363</u> |
| footprint of deck(s), porch(es), step(s), bulkhead(s) | <u>205</u> | <u>205</u> |
| number of required parking spaces <u>2</u> x (9' x 18' per space) | <u>360</u> | <u>360</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>2334 #</u> | <u>2432 #</u> |
| Net Open Area (NOA) = (A - B) | <u>8666 #</u> | <u>8568 #</u> |

GROSS FLOOR AREA (GFA)

| | | |
|--|---------------|---------------|
| accessory structure(s) | <u>406</u> | <u>901</u> |
| basement or cellar (area >5' in height) | <u>1034</u> | <u>1034</u> |
| 1st floor (12' or less in height) NOTE: [for heights exceeding | <u>1363</u> | <u>1363</u> |
| 2nd floor (12' or less in height) 12' see definition | <u>1034</u> | <u>1034</u> |
| 3rd floor (12' or less in height) of STORY §200-7] | <u>0</u> | <u>0</u> |
| 4th floor (12' or less in height) | <u>0</u> | <u>0</u> |
| attic (area >5' in height) | <u>534</u> | <u>534</u> |
| area under deck (if >5' in height) | <u>0</u> | <u>0</u> |
| roofed porch(es) | <u>187</u> | <u>187</u> |
| Gross Floor Area (GFA) = sum of the above areas | <u>4550 #</u> | <u>5053 #</u> |

Proposed total change in GFA = (proposed GFA - existing GFA) = +495 #

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 10.9 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1.90

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.70

This worksheet applies 1. plan by/dated REID LAND SURVEYORS 3/30/21
 to the following plan(s): 2. plan by/dated TAPROOT DESIGN INC. 5-18-2021
 3. plan by/dated _____

Building Official  Date 5-19-21

ZONING BOARD OF APPEALS

Reviewed by
Building Department
For Zoning Board
Of Appeals

Applicant: Calder & Betsy Cruikshank

Address: 1 Elmwood Road (Map 17, Parcel 15)

District: Single Residence

Relief: We are requesting a Special Permit to construct a new accessory structure on a lot with a single-family home that conforms to all Zoning Dimensional Regulations but has an existing two-car garage (to be removed) that exceeds the left side yard setback by 6.6' and the rear setback by 2.4'.

The proposed structure will exceed the left side yard setback by the same 6.6' and the rear setback by 6.4' and exceeds the 10% expansion limit.

With a net increase of 495 sf, the proposed structure would increase the overall GFA by 10.9% and decrease the Open Area Ratio from 1.90 to 1.70.

Proposal: The proposal before the board includes the removal of the existing 2-car garage in the left rear corner of the lot and to construct a new 2-car garage with a home studio space above in the same location. At 21' x 24', the new structure is 1'-0" +/- wider and 4'-0" +/- deeper than the existing and holds the front left corner of the existing footprint. An overall height increase of 7'-11" allows for taller garage doors (currently 6'-6", increasing to 7'-6"), overhead opener clearance, and the studio above.

N/F
EDWARD S. AND
BARBARA J. BELL
5 ELMWOOD ROAD
PARCEL ID 17 14

| MINIMUM AREA | REQUIRED | DISTRICT SR | EXISTING | PROPOSED |
|--------------------|-------------|-------------|----------|----------|
| MINIMUM FRONT YARD | 10,000 S.F. | 100' | 214.46' | 214.46' |
| MINIMUM SIDE YARD | 20' | 20' | 27.6' | 27.6' |
| MINIMUM REAR YARD | 15' | 15' | 8.4** | 8.4** |
| MINIMUM HEIGHT | 35' | 35' | 12.6** | 8.6** |
| MINIMUM OPEN AREA | 30% | 30% | 69% | 68% |

* OFFSETS TO THE NEW GARAGE
** OFFSETS TO THE EXISTING GARAGE



"I CERTIFY THAT THE DWELLING IS LOCATED AS SHOWN. THIS PLAN WAS PREPARED FROM A TAPE SURVEY."

R. W. Reid

R. W. REID P.L.S. GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

REVISED: MAY 17, 2021—NEW GARAGE ADDED

MARBLEHEAD, MASSACHUSETTS
PLAN OF LAND PREPARED FOR:
CALDER W. &
BETSY P. CRUIKSHANK
1 ELMWOOD ROAD
PARCEL ID: 17 15 0

REID LAND SURVEYORS
365 CHATHAM STREET
LYNN, MASSACHUSETTS
PHONE #781-592-2660

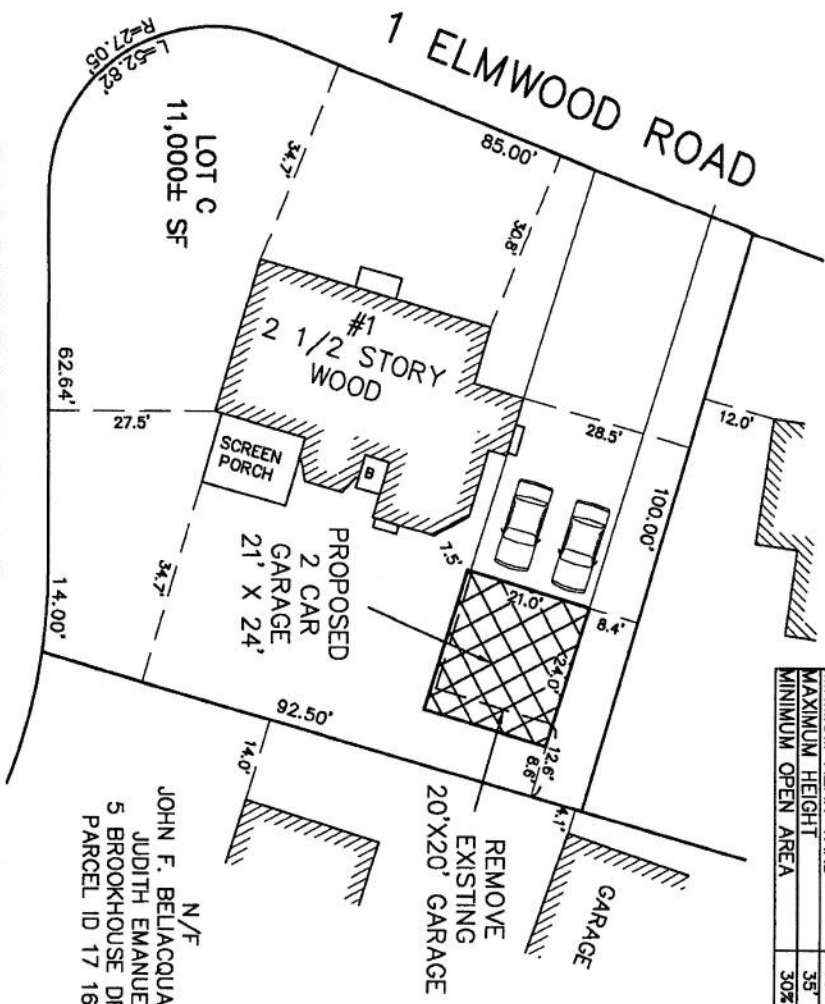


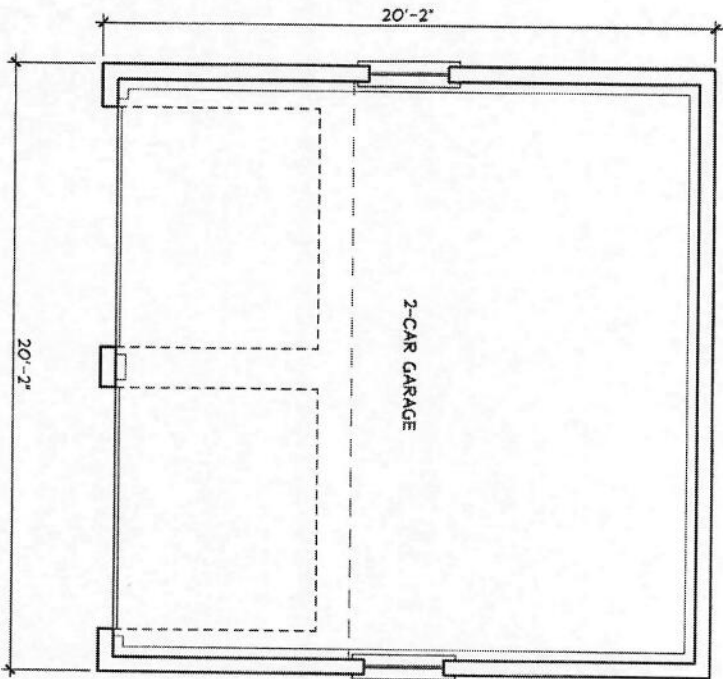
DATE: MARCH 30, 2021

SCALE: 1"=20'

S12-025
RWR

BROOKHOUSE DRIVE





1

EXISTING GARAGE PLAN

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Of Appeals

CRUIKSHANK RESIDENCE
1 ELMWOOD ROAD
MARBLEHEAD, MASSACHUSETTS

TAPROOT
DESIGN
INC.

37 Birch Street
Marblehead, MA 01945

Tel 781.639.4616
Cell 781.864.1204

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

date: 05/18/21

drawn by: VLH

Ex. 1

CRUIKSHANK RESIDENCE
1 ELMWOOD ROAD
MARBLEHEAD, MASSACHUSETTS

| | | | | |
|---|---------------------------------------|--------------------|----------------|---------------|
| 37 Birch Street Marblehead, MA 01945 | tel 781.639.4616 Cell 781.664.8304 | scale: 3/16"=1'-0" | date: 05/18/21 | drawn by: YLH |
|---|---------------------------------------|--------------------|----------------|---------------|

Architectural floor plan of a studio. The plan shows a large central area labeled "STUDIO". To the right of the studio is a staircase labeled "NO" with an arrow indicating the direction of travel. The plan includes various dimensions and offsets:

- Overall width: 24'-0"
- Overall height: 24'-0"
- Left side offsets: 2'-0" (top), 2'-0" (middle), 2'-0" (bottom).
- Right side offsets: 2'-0" (top), 2'-0" (middle), 2'-0" (bottom).
- Bottom side offsets: 1'-6" (left), 3'-6" (middle-left), 7'-0" (middle-right), 7'-0" (middle-right), 5'-0" (right).

24'-0"

21'-0"

5'-1"

9'-10"

5'-1"

5 1/2"

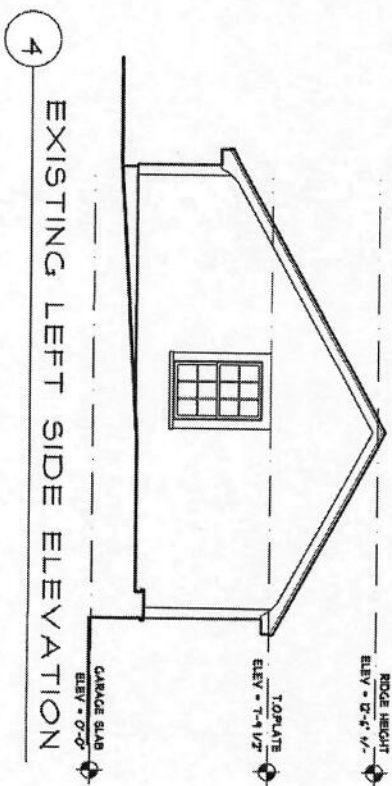
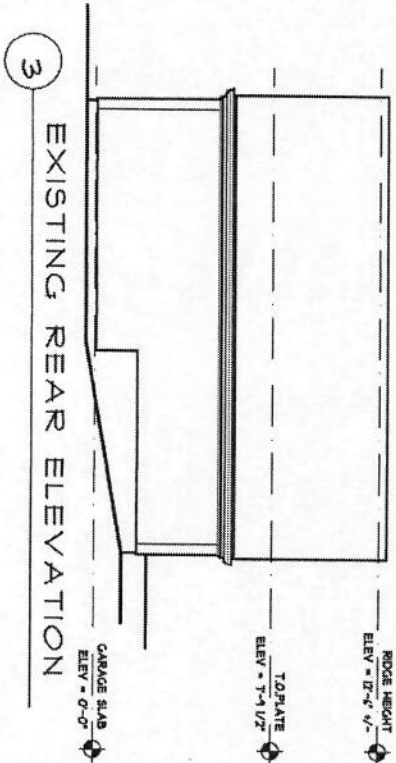
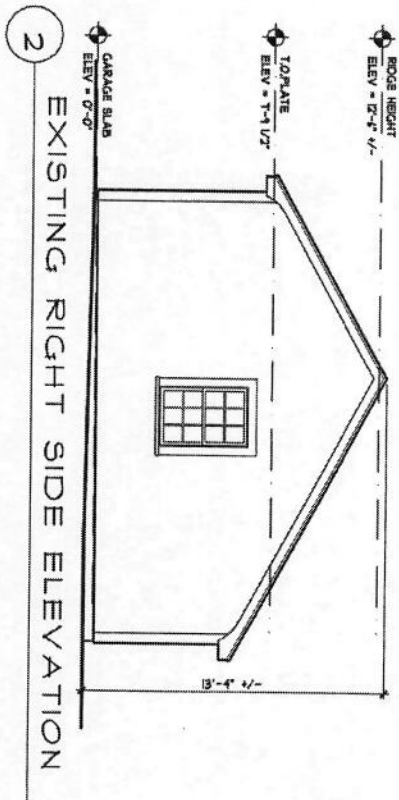
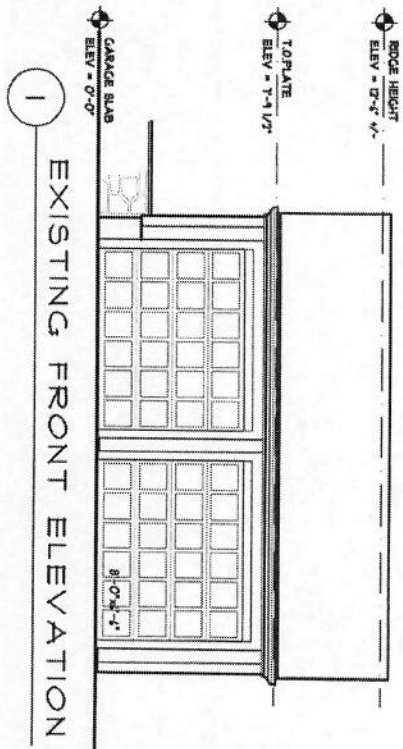
8'-6 1/2"

7'-9 1/2"

3'-5 1/2"

5 1/2"

2-CAR GARAGE



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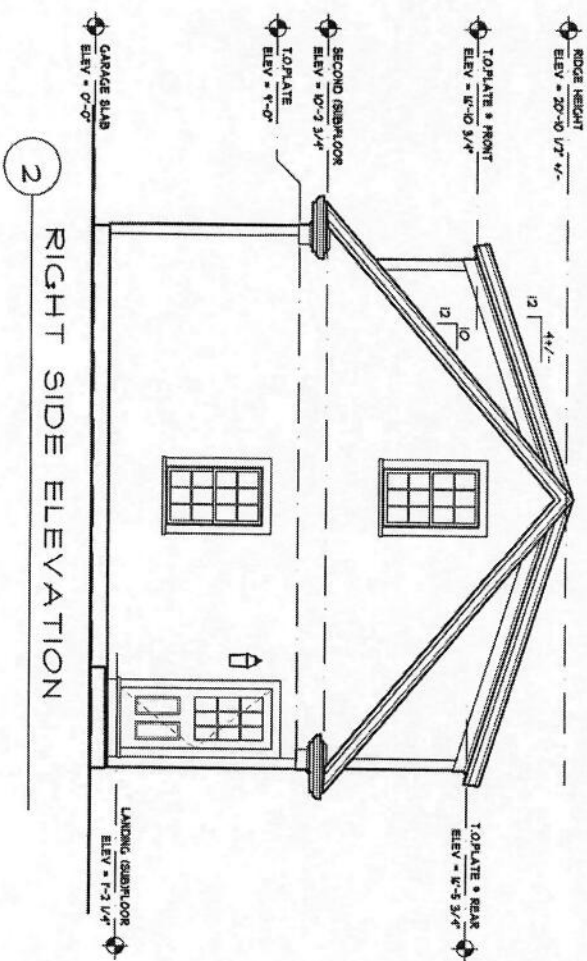
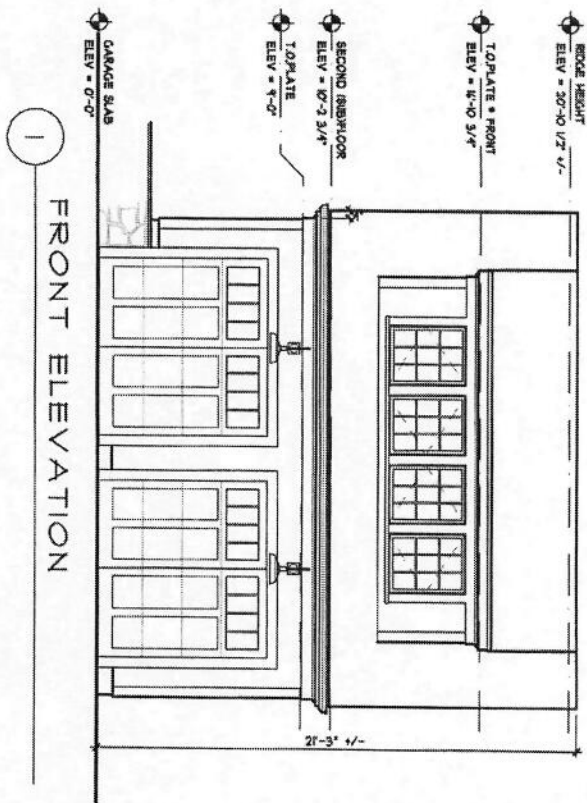
CRUIKSHANK RESIDENCE
1 ELMWOOD ROAD
MARBLEHEAD, MASSACHUSETTS

TAPROOT
DESIGN
INC.

37 Birch Street
Marblehead, MA 01945
Tel 781.639.4616
Cell 781.684.2304

scale: 3/16"=1'-0"
date: 05/18/21
drawn by: YLH

Ex. 2



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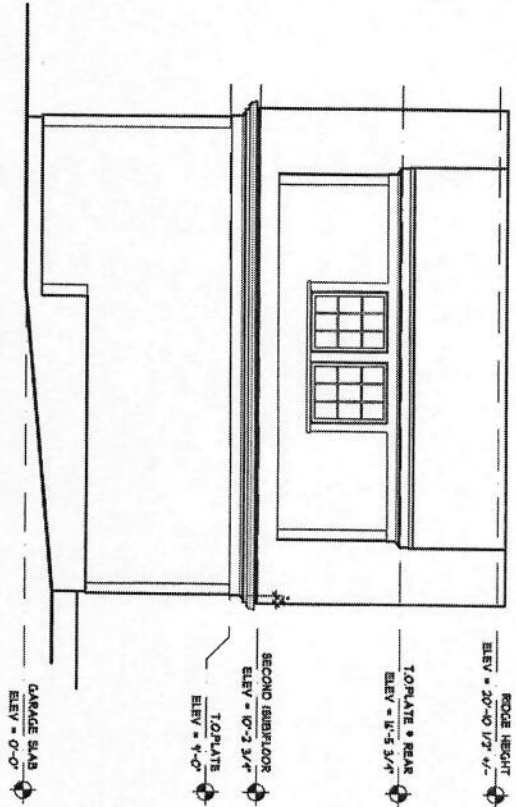
CRUIKSHANK RESIDENCE
1 ELMWOOD ROAD
MARBLEHEAD, MASSACHUSETTS

TAPROOT
DESIGN
INC.

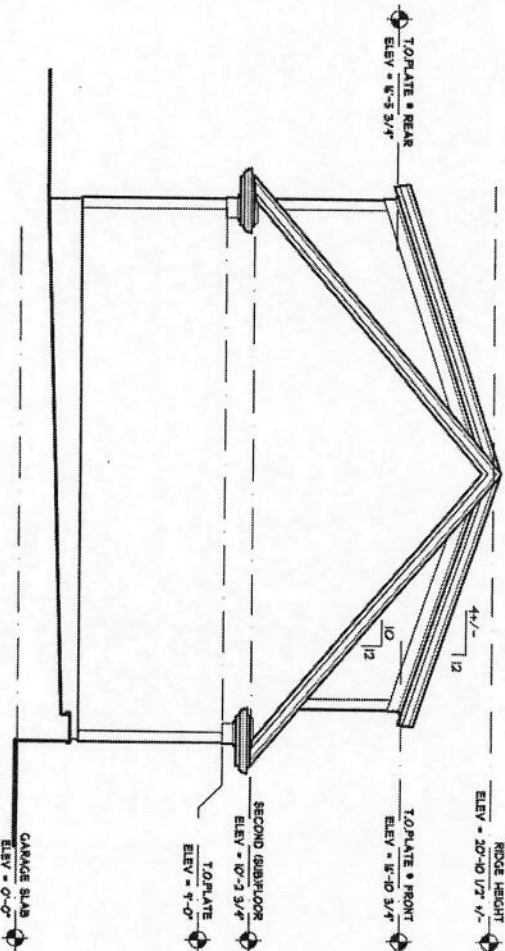
37 Birch Street
Marblehead, MA 01945
Tel 781.638.4618
Cell 781.684.2304
scale: 3/16"=1'-0"
date: 05/18/21
drawn by: VLH

A.2

REAR ELEVATION



LEFT SIDE ELEVATION



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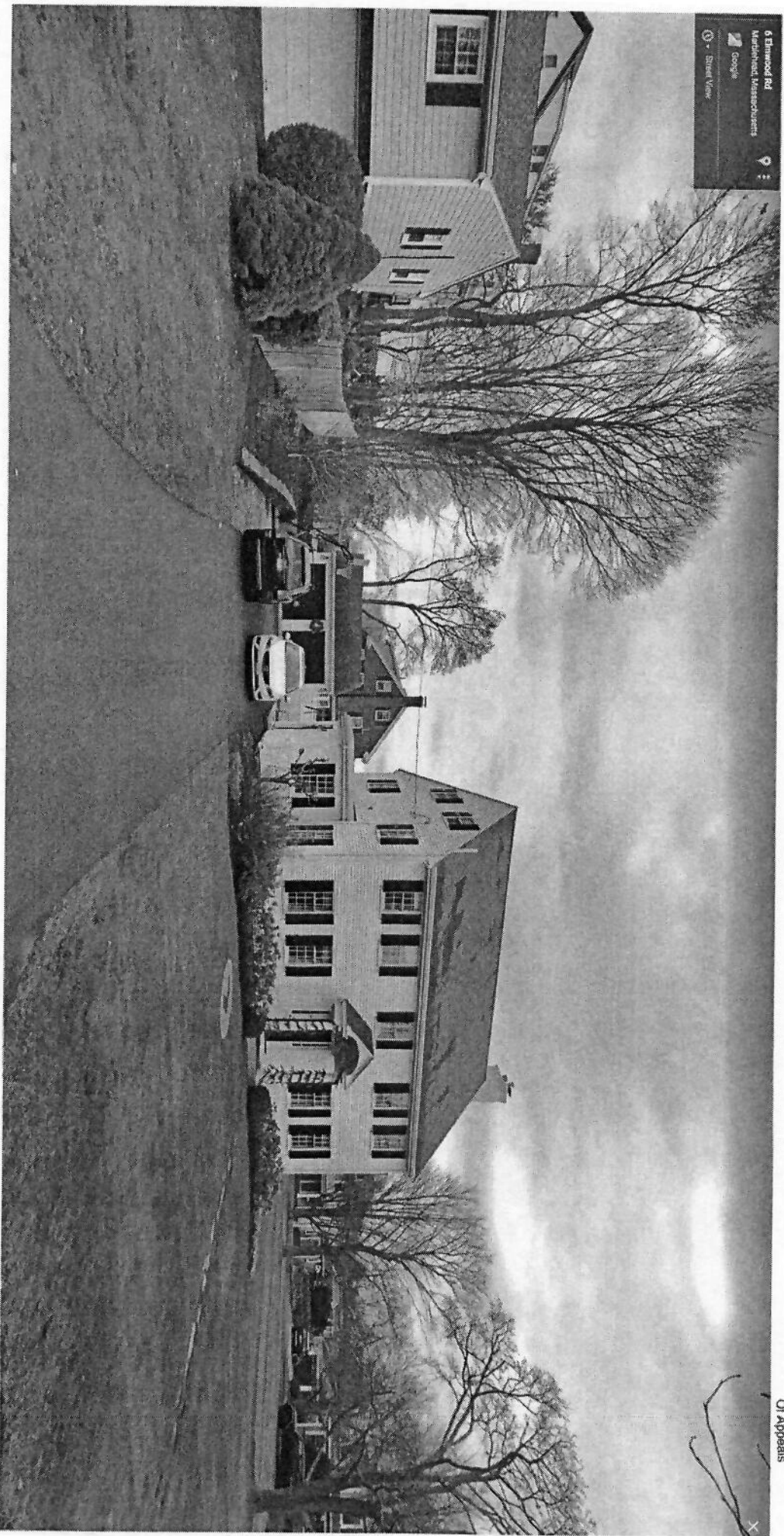
CRUIKSHANK RESIDENCE
1 ELMWOOD ROAD
MARBLEHEAD, MASSACHUSETTS

TAPROOT
DESIGN
INC.

37 Birch Street
Marblehead, MA 01845
Tel 781.639.4618
Cell 781.864.8304

scale: 3/16" = 1'-0"
date: 05/18/21
drawn by: VLH

A.3



6 Elmwood Rd
Methuen, Massachusetts
Google
Street View

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