



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

2021 MAY 26 PM 12:31

Town Clerk

Project Address 12 Blueberry Rd Marblehead, MA 01945

Assessor Map(s) 173 Parcel Number(s) 3

Reviewed by
Building Department
For Zoning Board
Of Appeals

OWNER INFORMATION

Signature John Wallace date 5/4/2021

Name (printed) John Wallace

Address 12 Blueberry Rd Marblehead, MA 01945

Phone Numbers: home 716-392-8169

work

E-mail jowallace92@gmail.com

fax

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)

Special permit to construct an addition to existing dwelling on a lot with less than the required lot area, lot width, frontage and side yard setback. The request exceeds the 10% expansion increase and is within the side yard setback. The request changes the existing home from a 2 bedroom, 1 bathroom to a 4 bedroom, 2 bathroom residence as well as enlarging the rear deck.

- 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) Simon Sr. 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 12 BLUEBERRY ROAD

Map(s) / Parcel(s) 173/3

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)

- ☒ 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 ☒

Historic District Commission

Yes ☐ No ☒

Planning Board

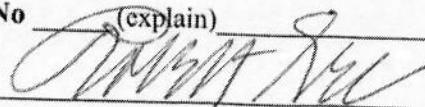
Yes ☐ No ☒

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

Yes ☒ No ☐ (explain) _____

Building Official



Date 5-19-21

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-02-2020

Project Address 12 Blueberry Rd Marblehead MA 01945 Map(s) / Parcel(s) 173/3

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

7971

7971

Area of features

footprint of accessory building(s)

N/A

N/A

footprint of building

1005

1869

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

122

354

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

324

324

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

N/A

N/A

other areas (explain) _____

N/A

N/A

Sum of features = B

1451

2547

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

6520

5424

GROSS FLOOR AREA (GFA)

accessory structure(s)

N/A

N/A

basement or cellar (area >5' in height)

1005

1869

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

1005

1869

2nd floor (12' or less in height) 12' see definition

N/A

N/A

3rd floor (12' or less in height) of STORY §200-7]

N/A

N/A

4th floor (12' or less in height)

N/A

N/A

attic (area >5' in height)

N/A

N/A

area under deck (if >5' in height)

88

324

roofed porch(es)

N/A

N/A

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

2098

4062

Proposed total change in GFA = (proposed GFA - existing GFA) = 1964

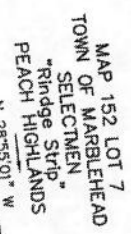
Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 93 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 3.1

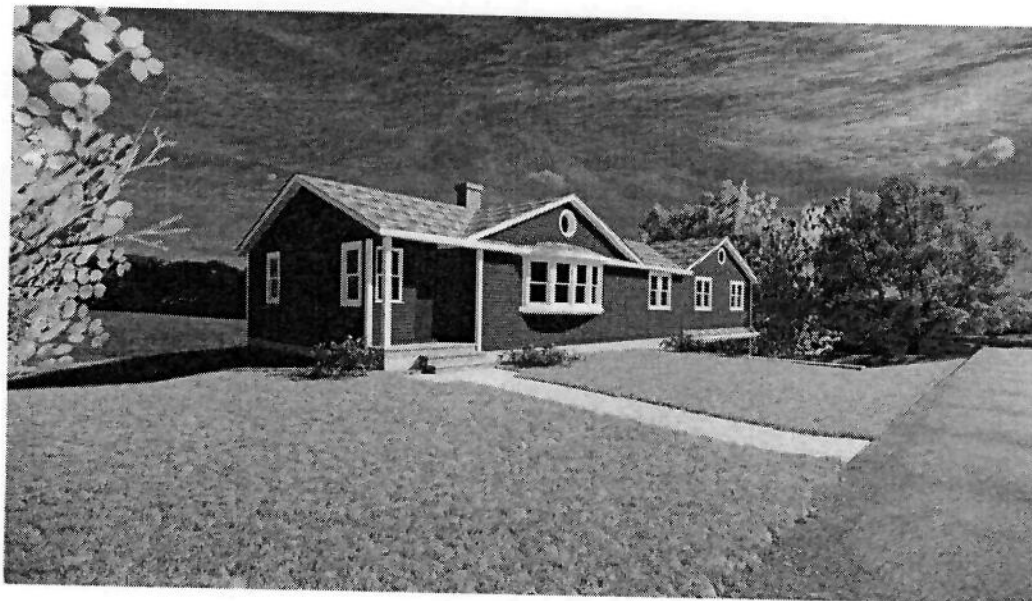
Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.3

This worksheet applies 1. plan by/dated Nº SHORE SURVEY MARCH 10, 2021
to the following plan(s): 2. plan by/dated CHRIS ADCOCK ARCHITECTURE 5-23-21
3. plan by/dated _____

Building Official [Signature] Date 5-26-2021

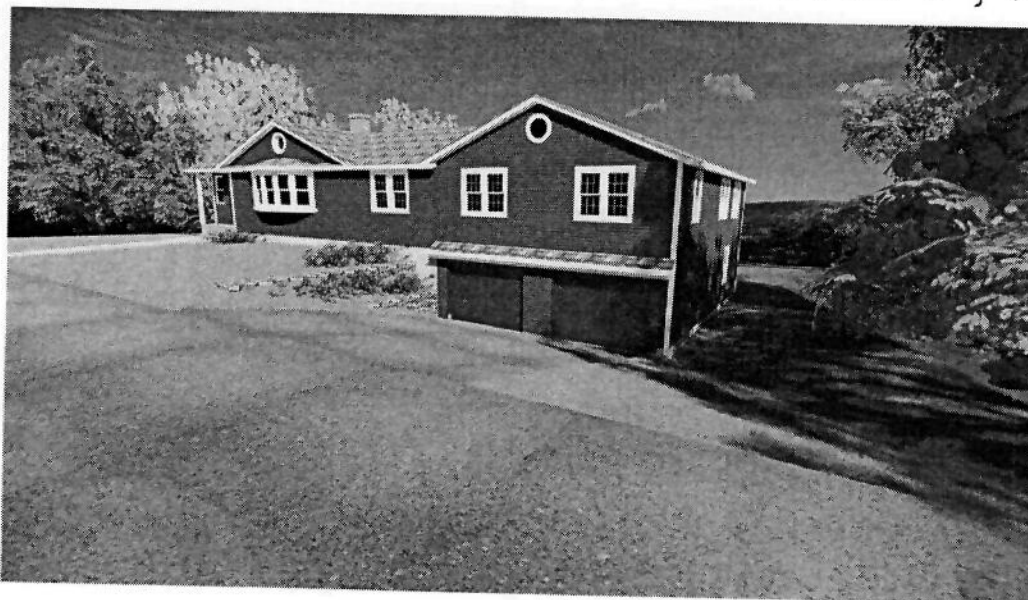


*THE BUILDING HEIGHT IS HIGHER BECAUSE THE NEW LOW SPOT IS LOWER.



WALLACE ADDITION

12 BLUEBERRY ROAD MARBLEHEAD, MA



PROJECT LIST

.T1	TITLE SHEET
A1	EXISTING PLANS
A2	EXISTING EXTERIOR ELEVATIONS
A3	PROPOSED PLANS
A4	PROPOSED PLANS
A5	PROPOSED EXTERIOR ELEVATIONS



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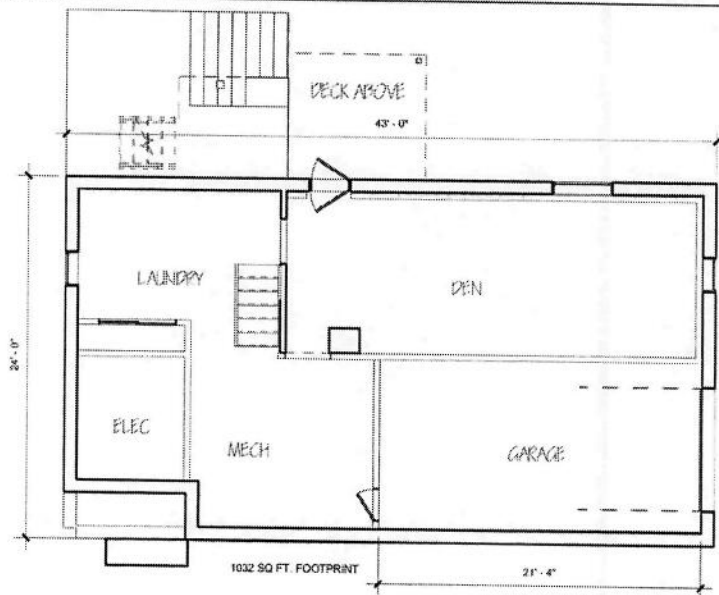
PROGRESS
PRINT FOR
ZONING

.T1

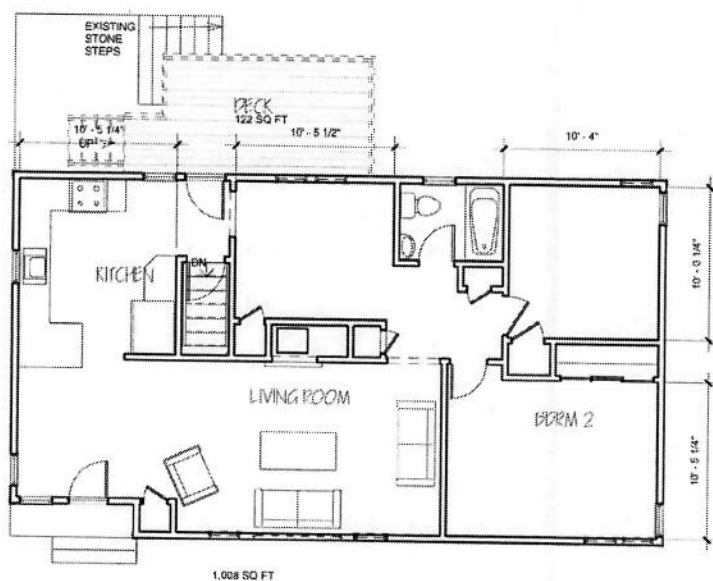
05/23/21

WALLACE ADDITION
12 BLUEBERRY ROAD MARBLEHEAD, MA
TITLE SHEET

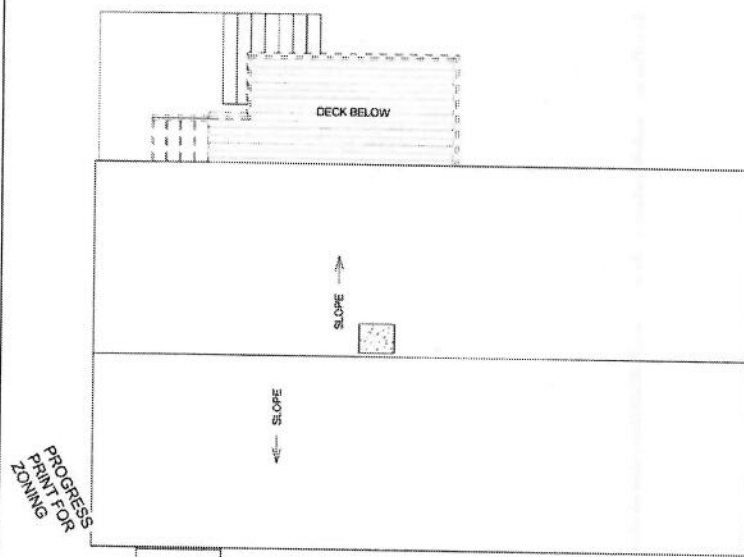
CHRIS ADCOCK ARCHITECTURE, INC.
133 Worcester St. North Grafton, MA 01536
www.chrisadcockarchitecture.com
chris@chrisadcockarchitecture.com
508-735-3911



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



② FIRST FLOOR PLAN - EXISTING
1/8" = 1'-0"



③ ROOF PLAN - EXISTING
1/8" = 1'-0"

NOTE: ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ADVISE ARCHITECT OF ANY DISCREPANCIES OF WORK.

ALL WORK SHALL BE DONE IN ACCORDANCE TO CODE. ALL SYSTEMS SHALL BE PROVIDED TO COMPLETE OVERALL DESIGN INTENT. COORDINATE W/ OWNER FOR FINAL MATERIAL, PRODUCT, COLOR, AND FIXTURE SELECTIONS.

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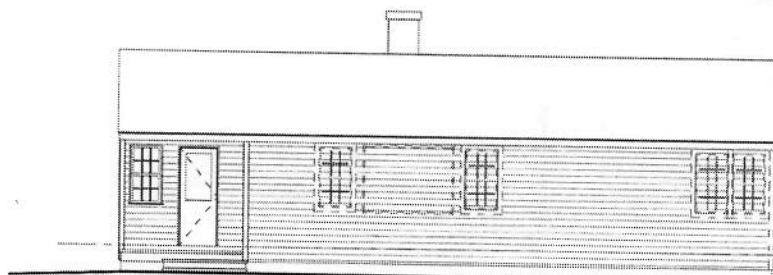
PROGRESS
PRINT FOR
ZONING

A1

05/23/21

WALLACE ADDITION
12 BLUEBERRY ROAD MARBLEHEAD, MA
EXISTING PLANS

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chris@chrisadcockarchitecture.com
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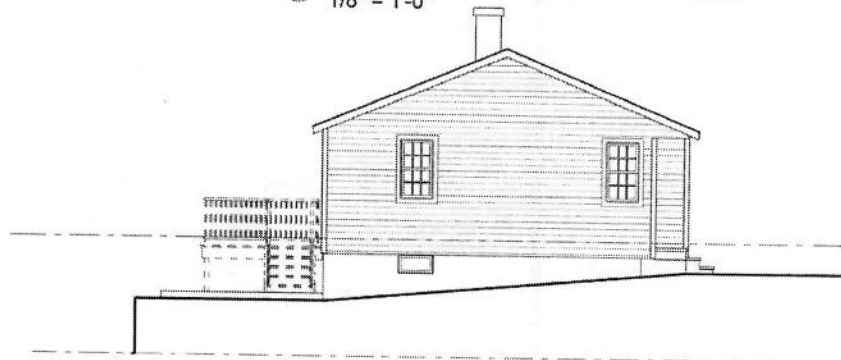


EXISTING SIDING, ROOF, AND WINDOWS
TO BE DEMOED AND REPLACE WITH NEW
-SEE NEW WORK PLANS

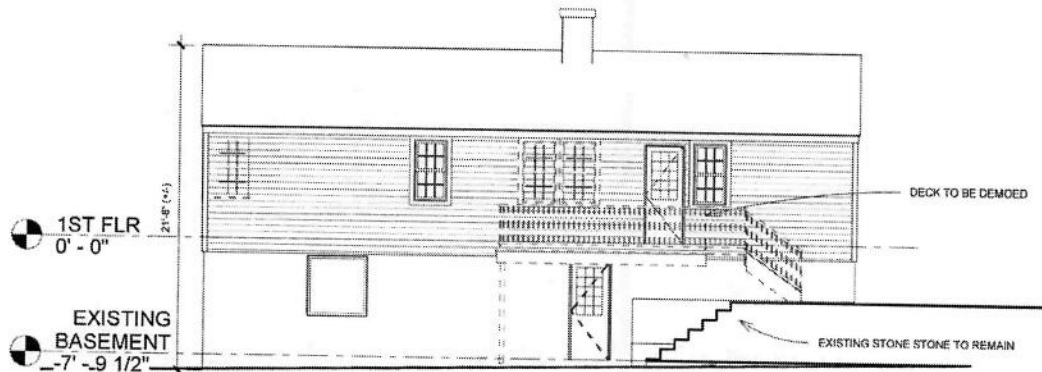
1ST FLR
0' - 0"

EXISTING
BASEMENT
-7' - 9 1/2"

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



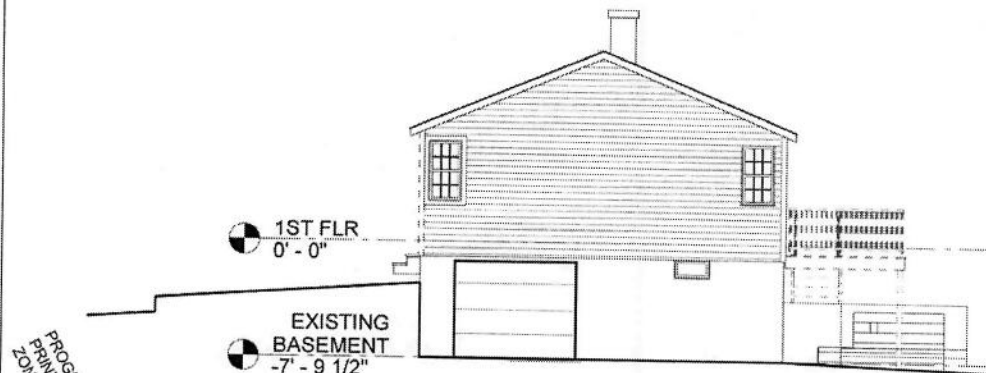
② NORTHWEST ELEVATION-EXISTING
1/8" = 1'-0"



1ST FLR
0' - 0"

EXISTING
BASEMENT
-7' - 9 1/2"

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



1ST FLR
0' - 0"

EXISTING
BASEMENT
-7' - 9 1/2"

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

PROGRESS
PRINT FOR
ZONING

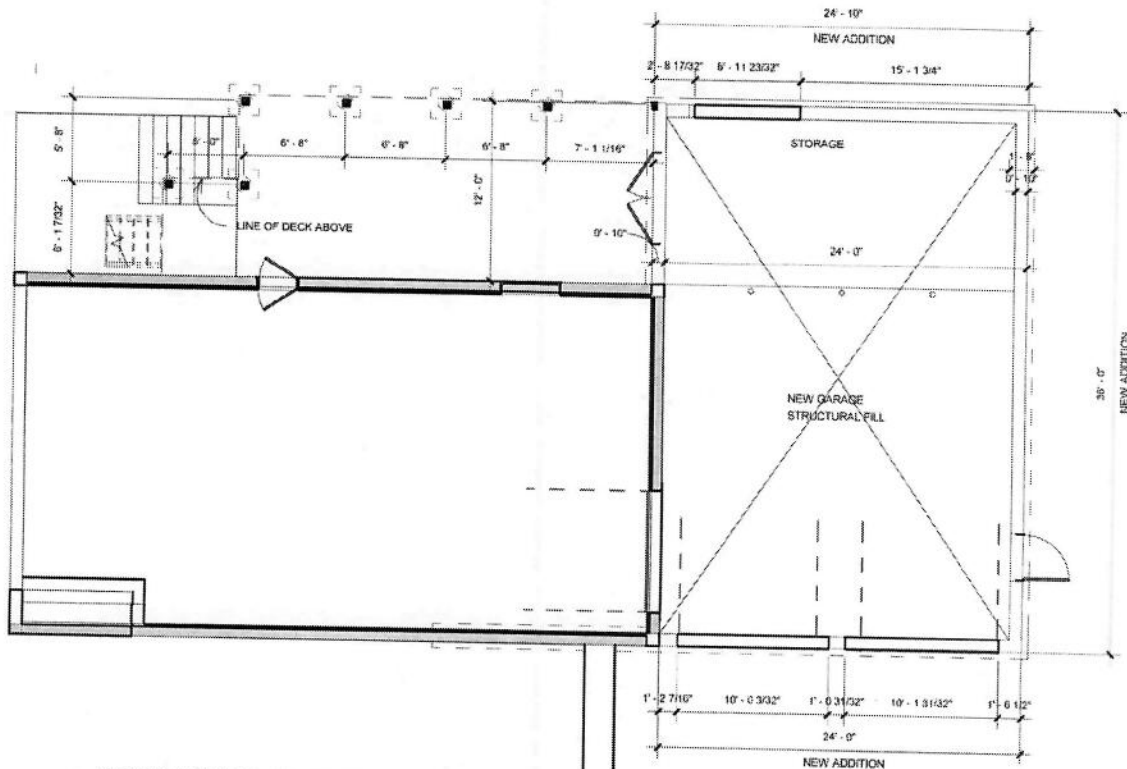
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A2

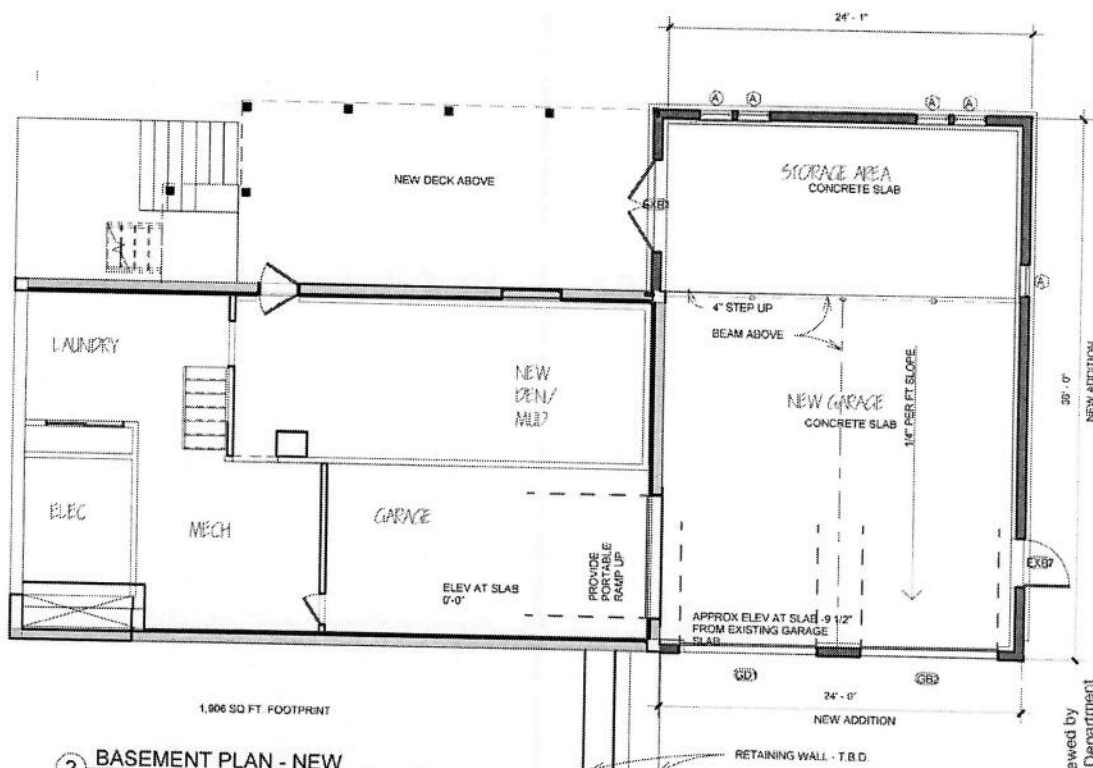
05/23/21

WALLACE ADDITION
12 BLUEBERRY ROAD MARBLEHEAD, MA
EXISTING EXTERIOR ELEVATIONS

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① FOUNDATION PLAN - NEW
1/8" = 1'-0"



② BASEMENT PLAN - NEW
1/8" = 1'-0"

PROGRESS
PRINT FOR
ZONING

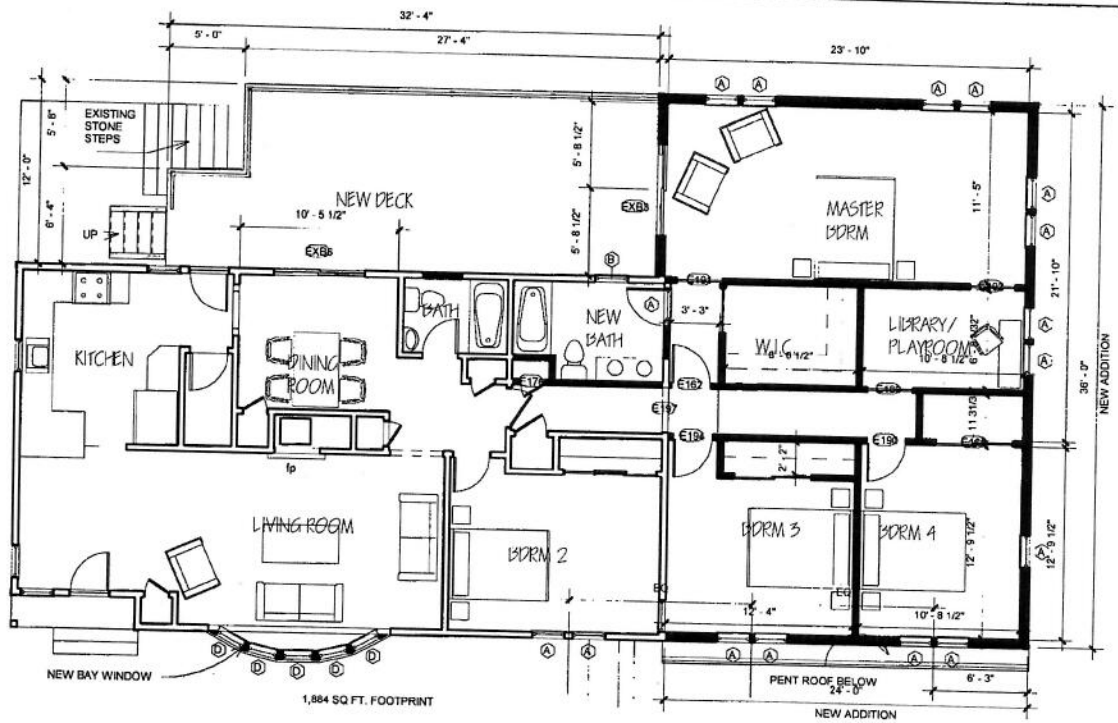
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A3

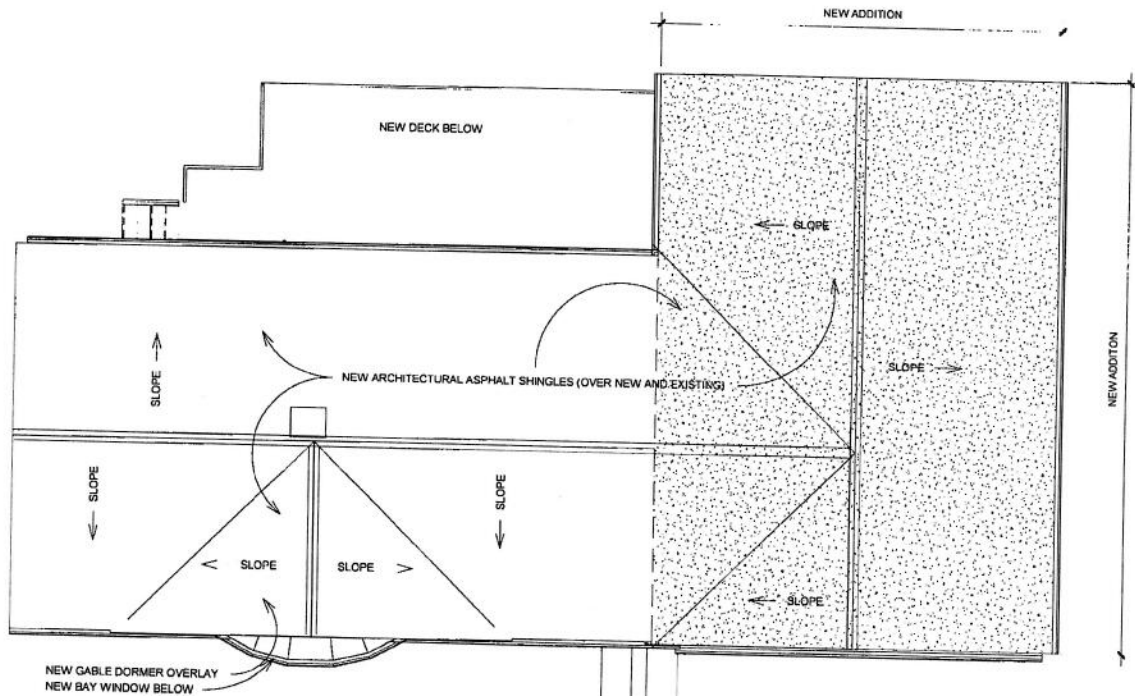
05/23/21

WALLACE ADDITION
12 BLUEBERRY ROAD MARBLEHEAD, MA
PROPOSED PLANS

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① FIRST FLOOR PLAN - NEW
1/8" = 1'-0"



② ROOF PLAN - NEW
1/8" = 1'-0"

PROGRESS
PRINT FOR
ZONING

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A4

05/23/21

WALLACE ADDITION
12 BLUEBERRY ROAD MARBLEHEAD, MA
PROPOSED PLANS

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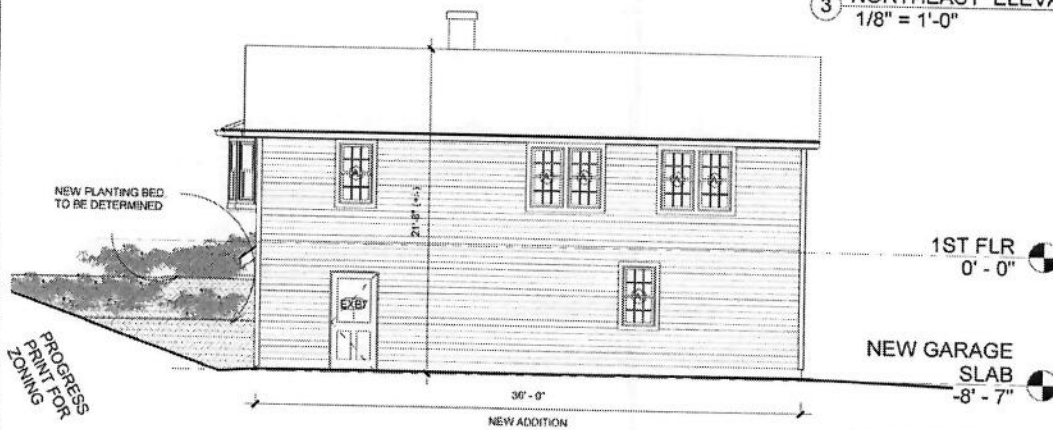
① SOUTHWEST ELEVATION-NEW
1/8" = 1'-0"



② NORTHWEST ELEVATION-NEW
1/8" = 1'-0"



③ NORTHEAST ELEVATION-NEW
1/8" = 1'-0"



④ SOUTHEAST ELEVATION-NEW
1/8" = 1'-0"

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A5

05/23/21

WALLACE ADDITION
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PROPOSED EXTERIOR ELEVATIONS

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