



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

RECEIVED  
MARBLEHEAD  
TOWN CLERK  
  
2022 MAY 19 AM 11:50

Town Clerk

Project Address 197 Beacon Street

Assessor Map(s) 174 Parcel Number(s) 3

### **OWNER INFORMATION**

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) Ralph Khouri

Address 23 Prince Street, Marblehead, MA 01945

Phone Numbers: home 781-910-7847 work \_\_\_\_\_

E-mail ralph@khouris.com fax \_\_\_\_\_

### **APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature *[Signature]* date 5-16-22

Name (printed) Ralph Khouri

Address c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_ work 781-631-7808

E-mail lynch@marbleheadlaw.com fax \_\_\_\_\_

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

Special Permit to construct an addition to connect the existing garage to the existing single family dwelling which will increase the the height of the structure above the allowed height.

- 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)

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

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

**Town of Marblehead**  
**ZBA-APPLICATION**

Page 2 of 3

Revision Date: 12-02-2020

Project Address 197 Beacon Street

Map(s) / Parcel(s) 174/3

**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 <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"/>

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

Building Official \_\_\_\_\_

Date 5-18-22

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

**Town of Marblehead**  
**ZBA-APPLICATION**  
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 197 BEACON STREET, MARBLEHEAD

Map(s) / Parcel(s) 174-3-0

**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)

**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

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

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

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

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

**EXISTING**

**PROPOSED**

18,376 SF

18,376 SF

1,005 SF

N/A

2,164 SF

3,346 SF

572 SF

403 SF

324 SF

324 SF

N/A

N/A

N/A

N/A

4,065 SF

4,073 SF

14,311 SF

14,303 SF

N/A

N/A

2,164 SF

2,164 SF

3,169 SF

3,338 SF

2,944 SF

2,944 SF

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

458 SF

391 SF

8,735 SF

8,837 SF

This worksheet applies 1. plan by/dated Pitman & Wardley 5/04/2022

to the following plan(s): 2. plan by/dated Hancock Associates 04/29/2022

3. plan by/dated \_\_\_\_\_

Building Official \_\_\_\_\_

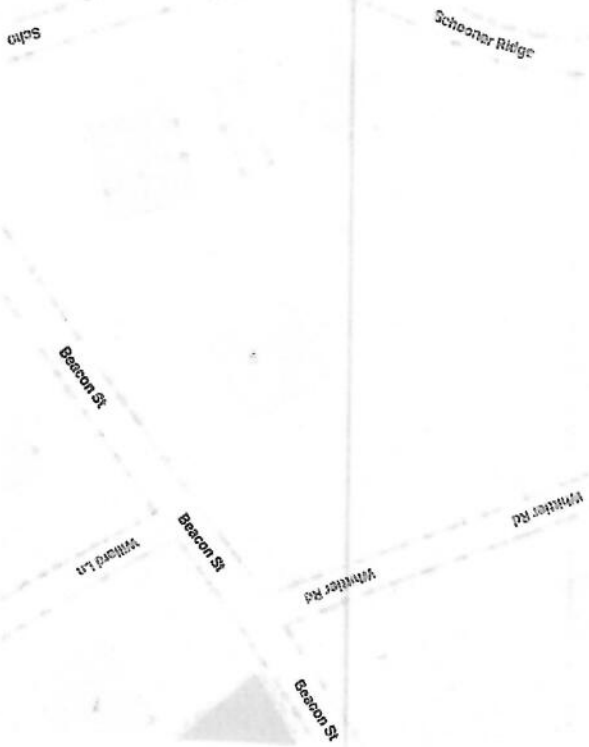
Date 5-18-22

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

# BEACON STREET SINGLE FAMILY RESIDENCE

197 BEACON STREET  
MARBLEHEAD, MA, 01945

MARBLEHEAD ZONING BOARD OF APPEALS  
DRAWINGS ISSUED MAY 4, 2022



## PROJECT TEAM

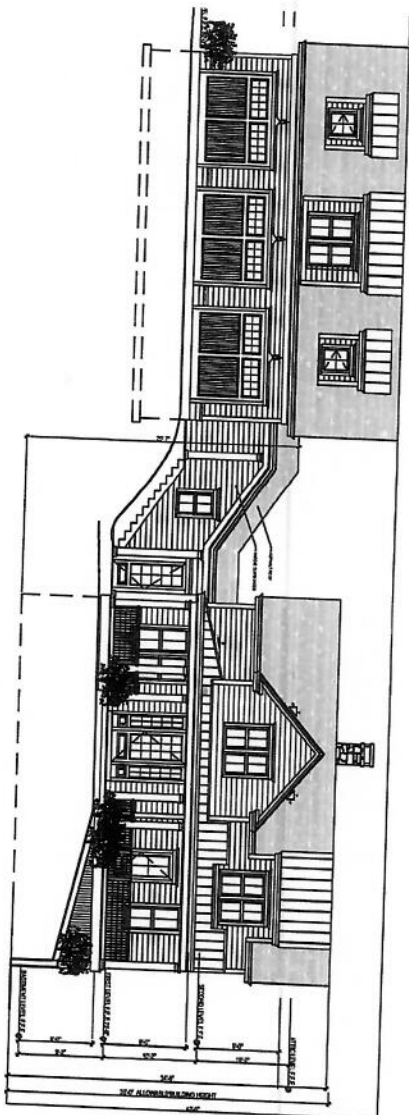
ARCHITECT:  
PITMAN & WARDLEY ASSOCIATES, LLC  
32 CHURCH STREET  
SALEM, MA 01970  
978-744-4582

PROJECT OWNER:  
PITMAN & WARDLEY ASSOCIATES, LLC  
197 BEACON STREET  
MARBLEHEAD, MA 01945  
978-744-4582

CIVIL ENGINEER:  
HANCOCK ASSOCIATES  
185 CENTRE STREET  
DANVERS, MA 01923  
978-771-3550

## SQUARE FOOTAGE CALCULATIONS:

EXISTING SQUARE FOOTAGE CALCULATIONS	
GARAGE:	
GARAGE FIRST LEVEL:	1,008 SQFT
GARAGE SECOND LEVEL:	845 SQFT
GARAGE TOTAL:	1,853 SQFT
MAIN HOUSE:	
BASEMENT:	2,184 SQFT
FIRST LEVEL:	2,184 SQFT
SECOND LEVEL:	2,184 SQFT
MAIN HOUSE TOTAL:	6,477 SQFT
PROPOSED SQUARE FOOTAGE CALCULATIONS:	
MAIN HOUSE:	
BASEMENT:	2,184 SQFT
FIRST LEVEL:	3,336 SQFT
SECOND LEVEL:	2,083 SQFT (814 GARAGE AND LEVEL INC.)
MAIN HOUSE TOTAL:	8,455 SQFT



PITMAN & WARDLEY  
ARCHITECTS  
ARCHITECTURE & DESIGN  
32 CHURCH STREET, 3RD FLOOR  
SALEM, MASSACHUSETTS 01970  
978-744-4582

PROJECT INFORMATION  
**SINGLE FAMILY RESIDENCE**  
197 BEACON STREET  
MARBLEHEAD, MA 01945

DRAWING INFORMATION  
**MARBLEHEAD ZONING BOARD**  
DRAWINGS ISSUED MAY 4, 2022

A0.0  
ARCHITECTURAL

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD 83)

E. ALAN & MARY L. FREEMAN  
DEED BOOK 6839, PAGE 486  
PLAN 108 OF 1981

E. ALAN & MARY L. FREEMAN  
DEED BOOK 6839, PAGE 486  
PLAN 108 OF 1981

LOUIS A. MAYLE, JR. & DAWN M. MAYLE  
DEED BOOK 30427, PAGE 27  
PLAN 252 OF 1979

ASSESSORS:  
PARCEL ID 174-3-0

REFERENCES:

DEED BOOK 39279, PAGE 529  
PLAN BOOK 2611, PAGE 329

RECORD OWNER:  
RALPH J. KHOURI, II

ZONING:  
SINGLE RESIDENCE (SR)

NOTE:  
BUILDING OFFSETS SHOWN  
HEREON ARE TO THE  
CONCRETE FOUNDATION.

**DIMENSIONAL REQUIREMENTS**

ZONE: SR - SINGLE RESIDENCE

FRONT YARD 20'  
SIDE YARD 15'  
REAR YARD 15'

I CERTIFY TO THE MARBLEHEAD BUILDING  
INSPECTION DEPARTMENT THAT THE FOUNDATIONS  
SHOWN HEREON ARE LOCATED ON THE GROUND  
AS SHOWN.

**WHITTIER ROAD**  
(PRIVATE-VARIABLE WIDTH)

1 SCHOONER RIDGE  
REALTY TRUST  
DEED BOOK 25085, PAGE 453  
PLAN 252 OF 1979

LOT AREA  
18,376±S.F.  
(CALCULATED)

EXISTING  
CONCRETE  
GARAGE  
FOUNDATION

EXISTING  
CONCRETE  
FOUNDATION  
#2

**LEGEND**

- IRON ROD
- FOUND
- BITUMINOUS BERM
- EDGE OF PAVEMENT
- EDGE OF PAVEMENT

**BEACON STREET**  
(PUBLIC-VARIABLE WIDTH)

**FOUNDATION AS-BUILT PLOT PLAN**

2 WHITTIER ROAD, MARBLEHEAD, MA  
PREPARED FOR: RALPH KHOURI

**HANCOCK**

Survey Associates, Inc.  
185 CENTRE STREET, DANVERS, MA. 01923  
VOICE (978) 777-3050, FAX (978) 774-7816

Scale: 1" = 20'

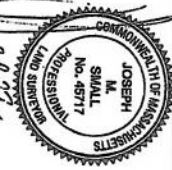
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JOB NO. 24382

CHK. BY: 7/8

DATE: 02/2/22

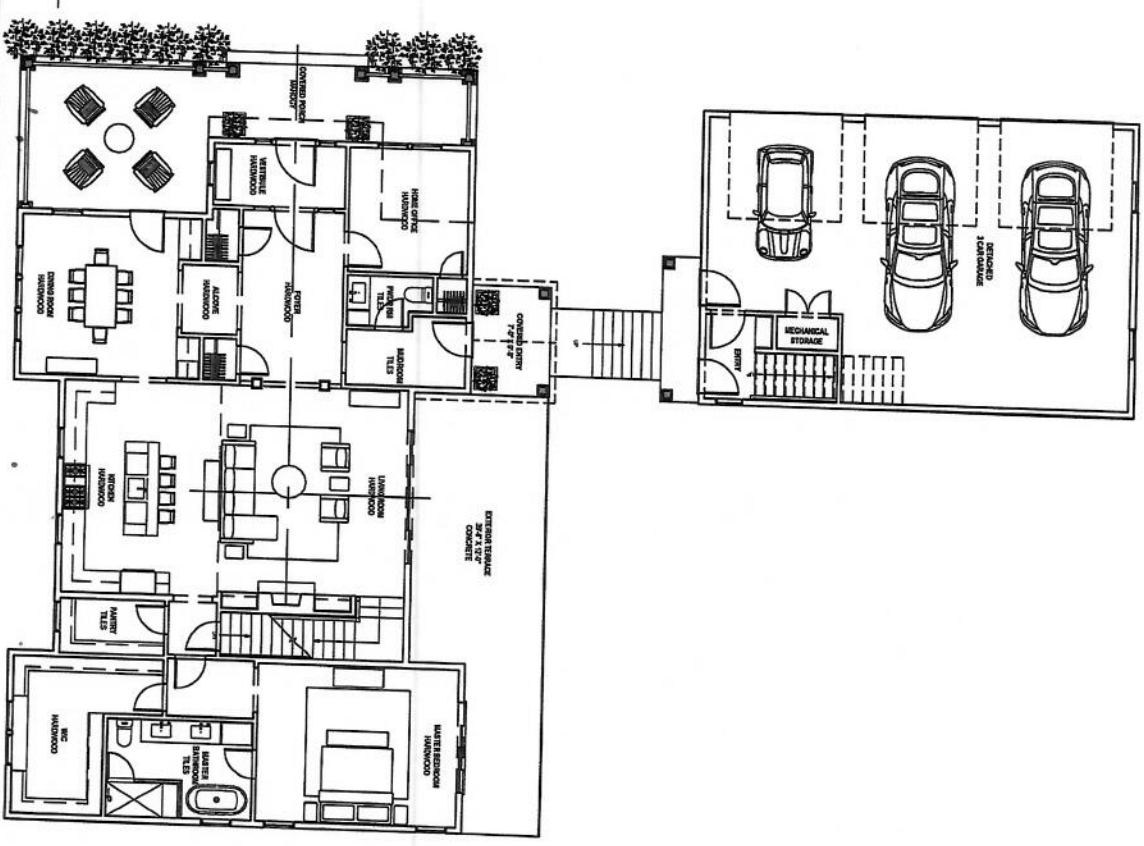
PROFESSIONAL LAND SURVEYOR



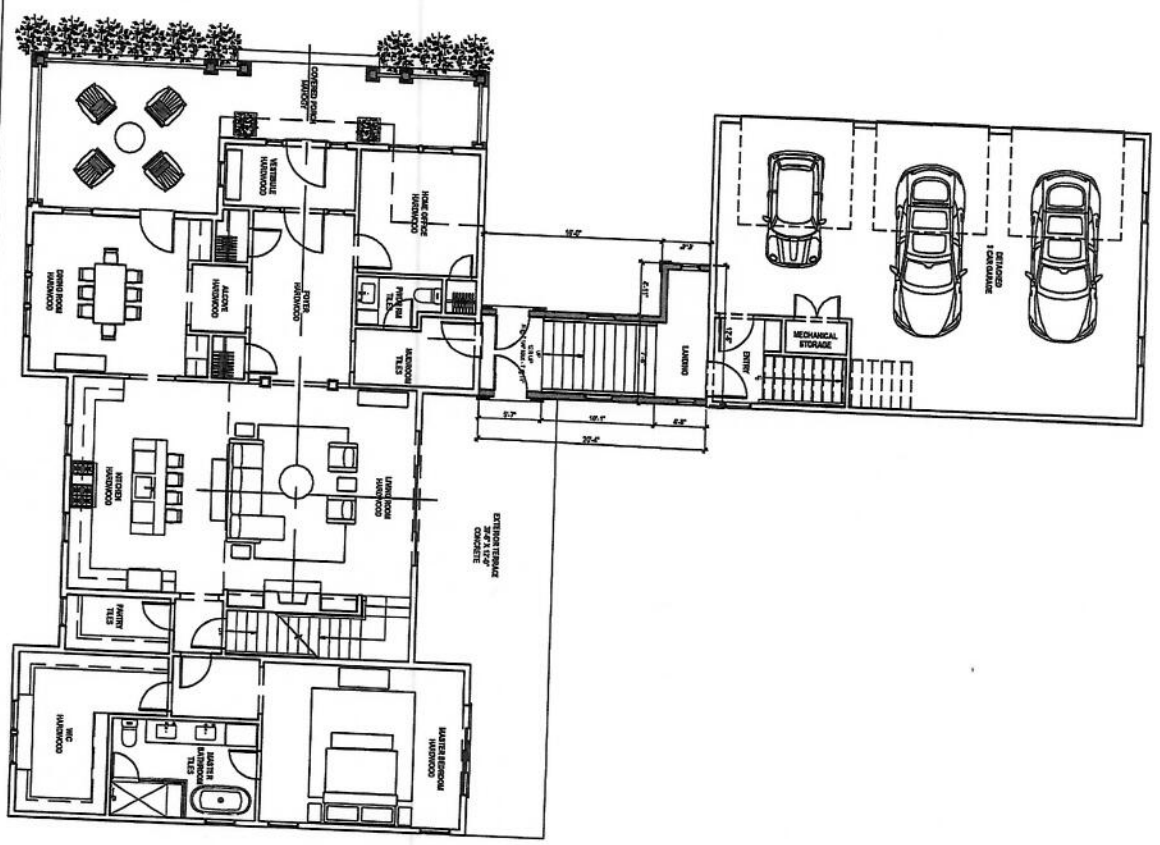




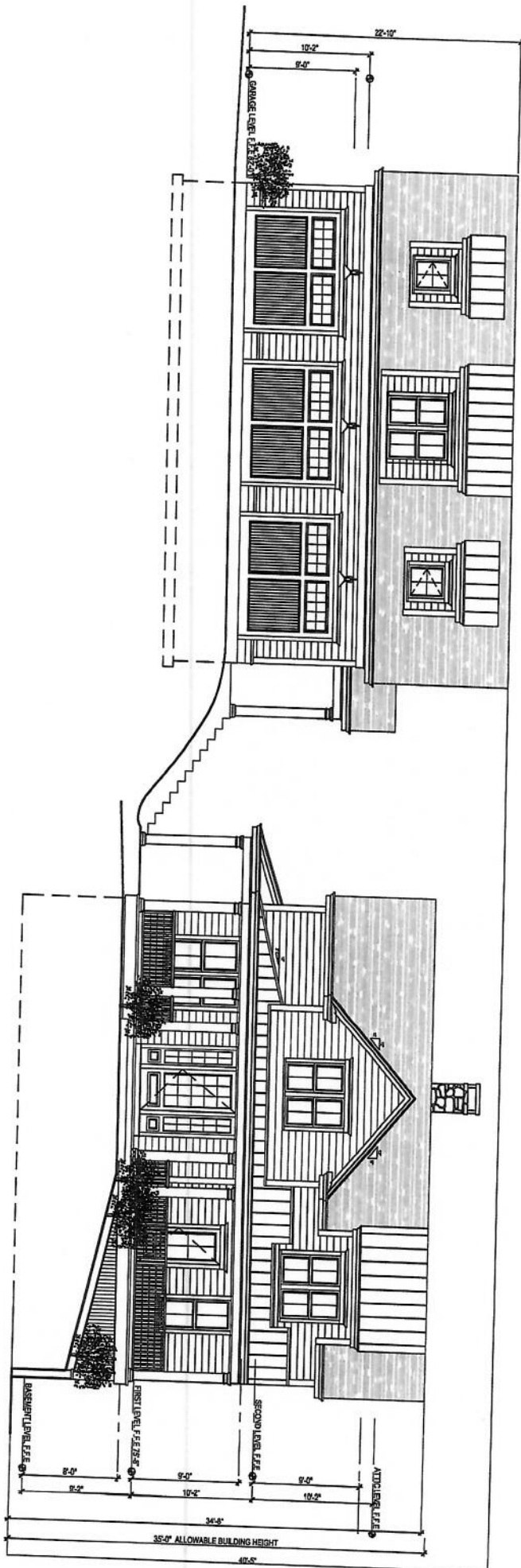
**01 EXISTING FIRST LEVEL PLAN**  
 3/32" = 1'-0"



**01 PROPOSED FIRST LEVEL PLAN**  
 3/32" = 1'-0"







01 EXISTING FRONT ELEVATION  
1/8" = 1'-0"

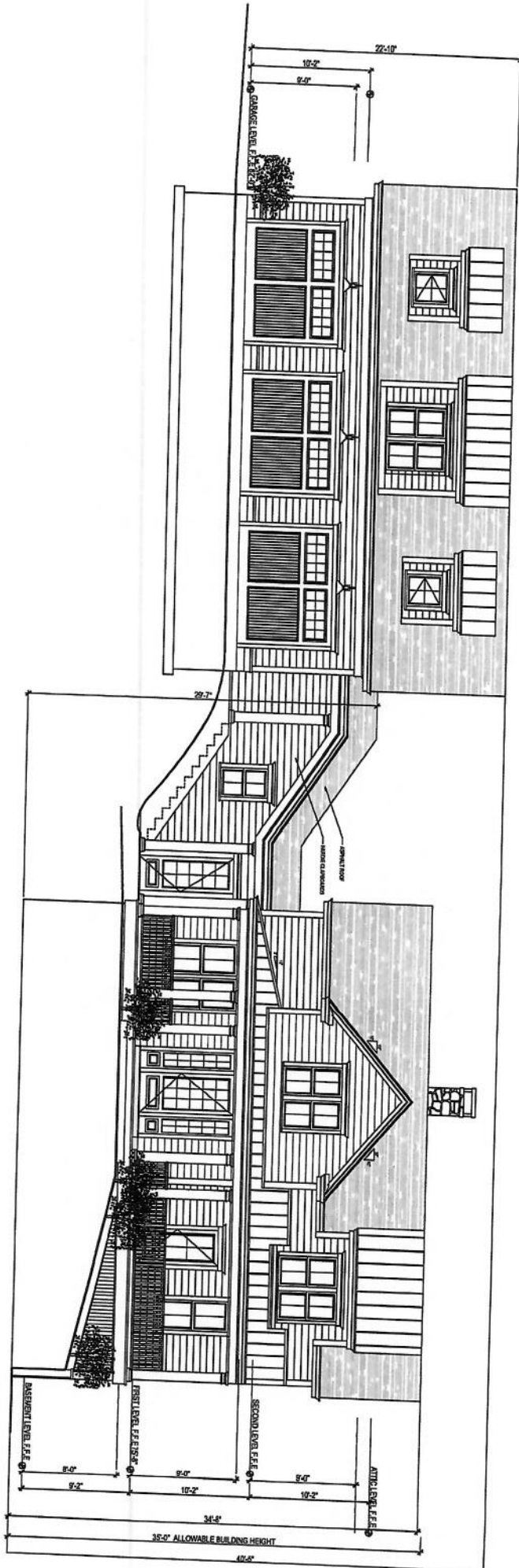
**PITMAN & WARDLEY**  
ARCHITECTS  
ARCHITECTURE & DESIGN  
30 CHURCH STREET, SUITE 200  
MARBLEHEAD, MA 01945

**PROJECT INFORMATION**  
**SINGLE FAMILY RESIDENCE**  
197 BEACON STREET  
MARBLEHEAD, MA 01945

**DRAWING INFORMATION**  
**MARBLEHEAD ZONING BOARD**  
DRAWINGS ISSUED MAY 4, 2022

**EX. 1**  
ARCHITECTURAL

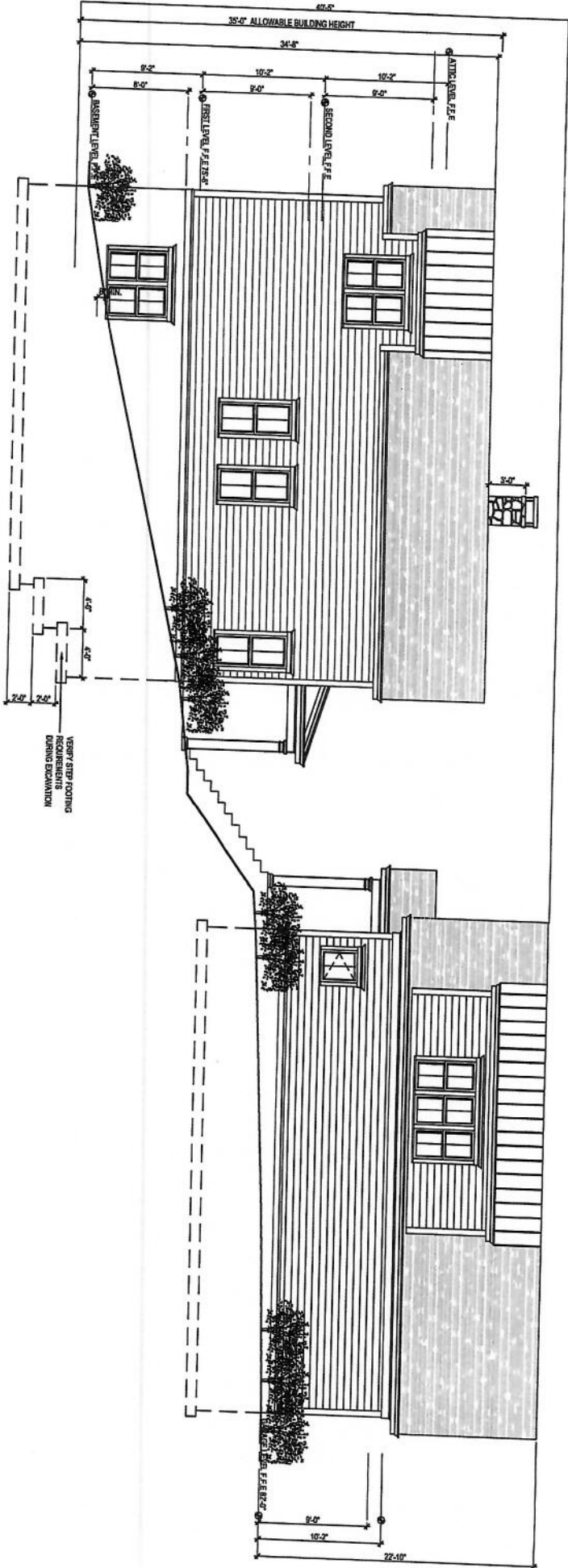
PROPOSED FRONT ELEVATION  
1/8" = 1'-0"



**PROJECT INFORMATION**  
**SINGLE FAMILY RESIDENCE**  
197 BEACON STREET  
MARBLEHEAD, MA 01945

ARCHITECTURAL  
A2.1

**EXISTING BACK ELEVATION**  
**1/8" = 1'-0"**



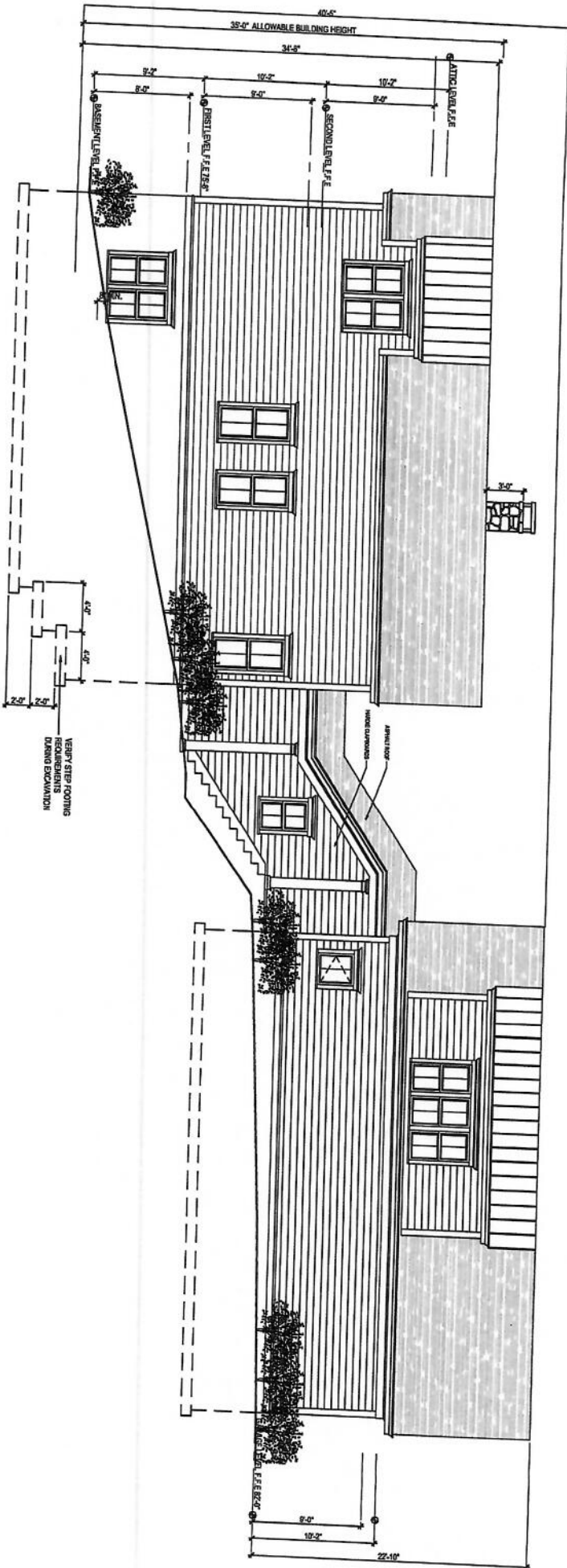
**PITMAN & WARDLEY**  
ARCHITECTS  
200 NORTH 32nd STREET, SUITE 100  
PHILADELPHIA, PA 19104  
215-591-1100 ext. 2000 [www.pitmanwardley.com](http://www.pitmanwardley.com)

**PROJECT INFORMATION**  
**SINGLE FAMILY RESIDENCE**  
197 BEACON STREET  
MARBLEHEAD, MA 01945

**DRAWING INFORMATION**  
**MARBLEHEAD ZONING BOARD**  
**DRAWINGS ISSUED MAY 4, 2022**

## EX2.2

### ARCHITECTURAL



# 01 PROPOSED BACK ELEVATION 1/8" = 1'-0"

**PITMAN & WARDLEY**  
ARCHITECTURE & DESIGN  
197 BEACON STREET  
MARBLEHEAD, MA 01945

**PROJECT INFORMATION**  
**SINGLE FAMILY RESIDENCE**  
197 BEACON STREET  
MARBLEHEAD, MA 01945

**DRAWING INFORMATION**  
**MARBLEHEAD ZONING BOARD**  
DRAWINGS ISSUED MAY 4, 2022

**A2.2**  
**ARCHITECTURAL**

# BEACON STREET SINGLE FAMILY RESIDENCE

197 BEACON STREET  
MARBLEHEAD, MA, 01945

MARBLEHEAD ZONING BOARD OF APPEALS  
DRAWINGS ISSUED MAY 4, 2022



## PROJECT TEAM

ARCHITECT:  
PITMAN & WARDLEY ASSOCIATES, LLC  
32 CHURCH STREET  
SALEM, MA 01970  
978-744-8982  
PROJECT OWNER:  
RALPH KNOHR  
197 BEACON STREET  
MARBLEHEAD, MA, 01945  
CIVIL ENGINEER:  
HANCOCK ASSOCIATES  
185 CENTRE STREET  
DANVERS, MA 01923  
978-777-3500

## SQUARE FOOTAGE CALCULATIONS:

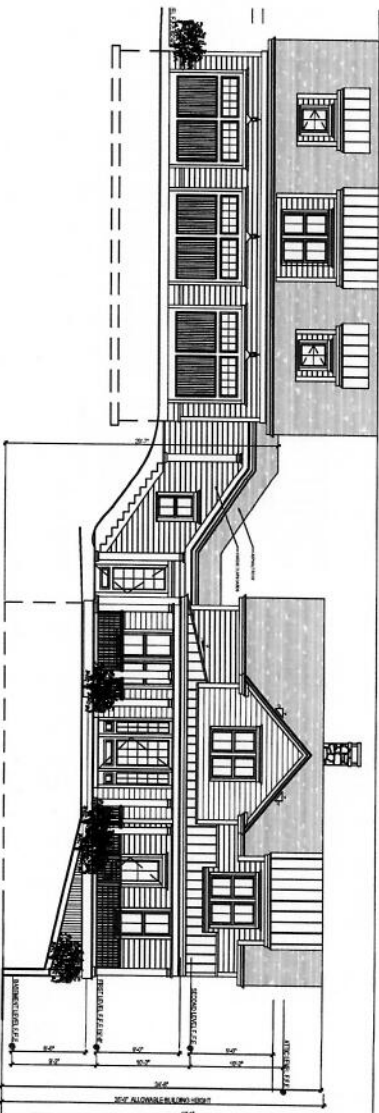
### EXISTING SQUARE FOOTAGE CALCULATIONS

GARAGE:  
GARAGE FIRST LEVEL: 1,005 SQFT  
GARAGE SECOND LEVEL: 814 SQFT  
GARAGE TOTAL: 1,821 SQFT

MAIN HOUSE:  
BASEMENT: 2,194 SQFT  
FIRST LEVEL: 2,194 SQFT  
SECOND LEVEL: 2,149 SQFT  
MAIN HOUSE TOTAL: 6,477 SQFT

### PROPOSED SQUARE FOOTAGE CALCULATIONS:

MAIN HOUSE:  
BASEMENT: 2,194 SQFT  
FIRST LEVEL: 3,308 SQFT  
SECOND LEVEL: 2,260 SQFT (814 GARAGE 2ND LEVEL INC.)  
MAIN HOUSE TOTAL: 8,465 SQFT



PITMAN & WARDLEY  
ASSOCIATES  
ARCHITECTURE & DESIGN  
20 GERRIST STREET, 18A, 007  
PHONE: 781-952-1111  
WWW.PITMANWARDLEY.COM

PROJECT INFORMATION  
SINGLE FAMILY RESIDENCE  
197 BEACON STREET  
MARBLEHEAD, MA 01945

DRAWING INFORMATION  
MARBLEHEAD ZONING BOARD  
DRAWINGS ISSUED MAY 4, 2022

A0.0  
ARCHITECTURAL

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD 83)

E. ALAN & MARY L. FREEMAN  
DEED BOOK 6839, PAGE 486  
PLAN 108 OF 1981

E. ALAN & MARY L. FREEMAN  
DEED BOOK 6839, PAGE 486  
PLAN 108 OF 1981

LOUIS A. MAYLE, JR. & DAWN M. MAYLE  
DEED BOOK 30427, PAGE 27  
PLAN 252 OF 1979

**ASSESSORS:**  
PARCEL ID 174-3-0

**REFERENCES:**

DEED BOOK 39279, PAGE 529  
PLAN BOOK 2611, PAGE 329

**RECORD OWNER:**

RALPH J. KHOURI, II

**ZONING:**  
SINGLE RESIDENCE (SR)

**NOTE:**  
BUILDING OFFSETS SHOWN HEREON ARE TO THE CONCRETE FOUNDATION.

**DIMENSIONAL REQUIREMENTS**

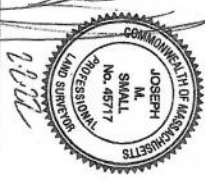
ZONE: SR - SINGLE RESIDENCE

FRONT YARD 20'  
SIDE YARD 15'  
REAR YARD 15'

I CERTIFY TO THE MARBLEHEAD BUILDING INSPECTION DEPARTMENT THAT THE FOUNDATIONS SHOWN HEREON ARE LOCATED ON THE GROUND AS SHOWN.

**WHITTIER ROAD**  
(PRIVATE-VARIABLE WIDTH)

PROFESSIONAL LAND SURVEYOR



**FOUNDATION AS-BUILT PLOT PLAN**  
OF LAND AT

2 WHITTIER ROAD, MARBLEHEAD, MA  
PREPARED FOR: RALPH KHOURI

**HANCOCK**

Survey Associates, Inc.  
185 CENTRE STREET, DANVERS, MA. 01923  
VOICE (978) 777-3050, FAX (978) 774-7816

© 1999 Survey Associates, Inc. All Rights Reserved. 24382-01-30-2012 Log File 02 2012 - 10:00 am

SCALE: 1" = 20'



JOB NO. 24382

DATE: 02/21/22

CHK. BY: [Signature]

- LEGEND**
- IRON ROD (FD)
  - FOUND BITUMINOUS BERM
  - EDGE OF PAVEMENT
  - EDGE OF PAVEMENT

1 SCHOONER RIDGE REALTY TRUST  
DEED BOOK 25065, PAGE 453  
PLAN 252 OF 1979

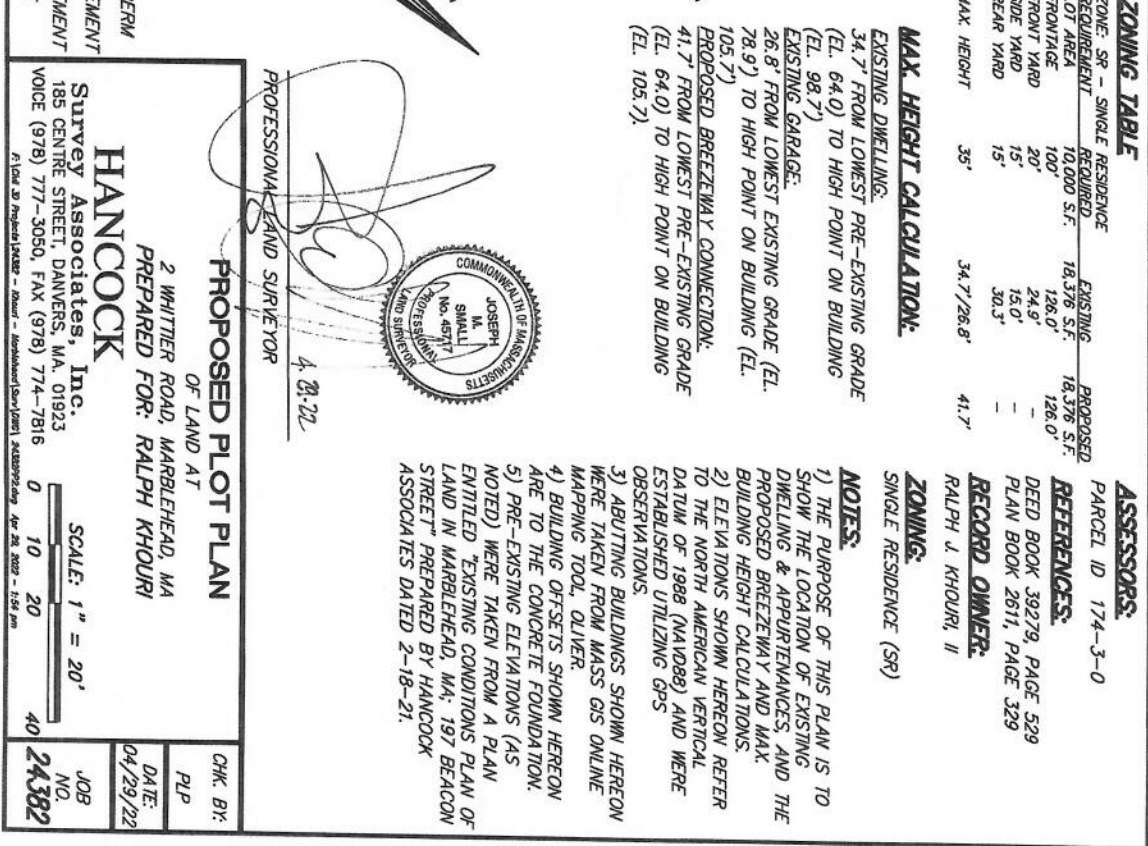
LOT AREA 18,376±S.F. (CALCULATED)

EXISTING CONCRETE GARAGE FOUNDATION

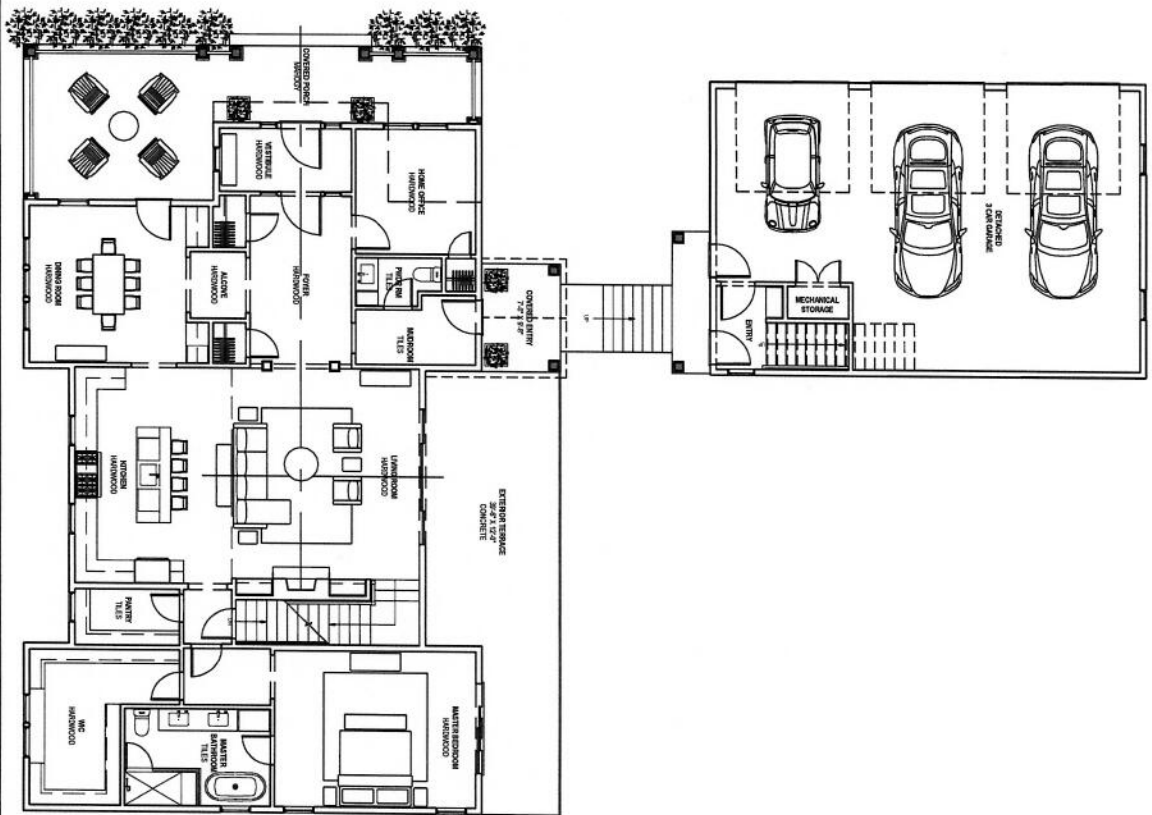
EXISTING CONCRETE #2

**BEACON STREET**  
(PUBLIC-VARIABLE WIDTH)

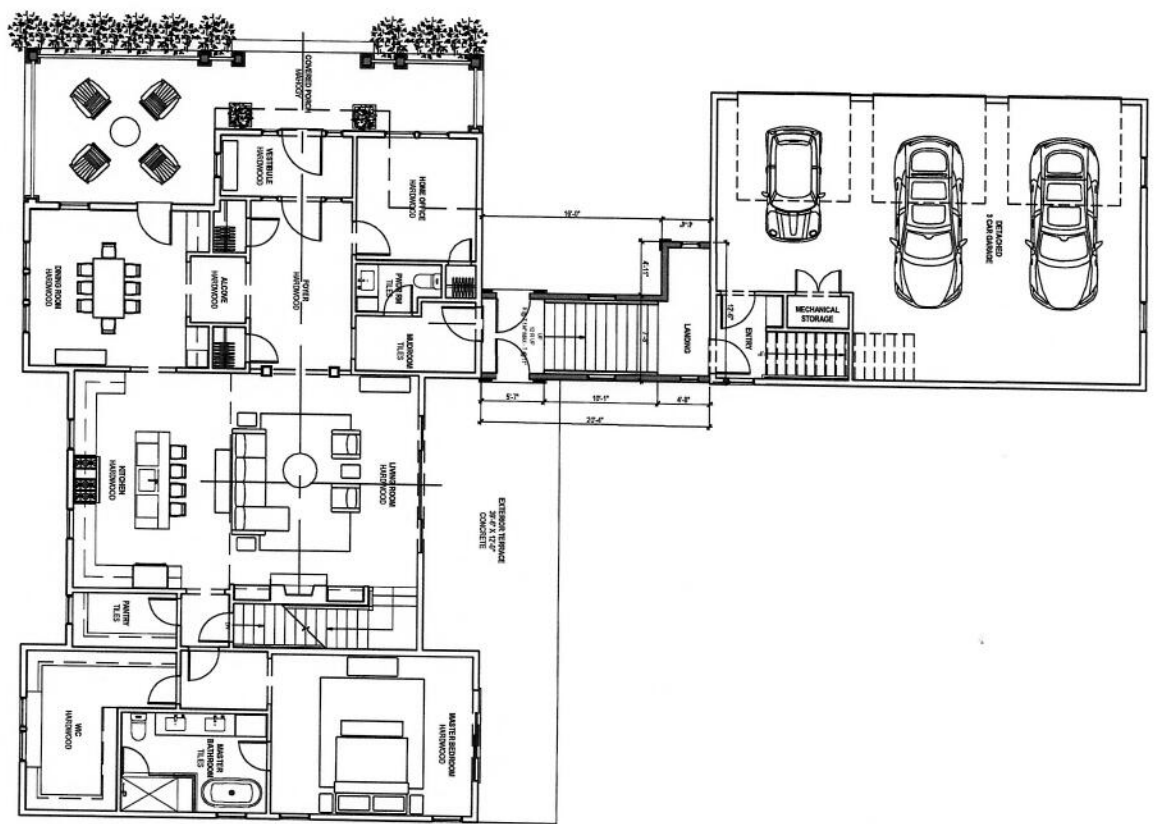


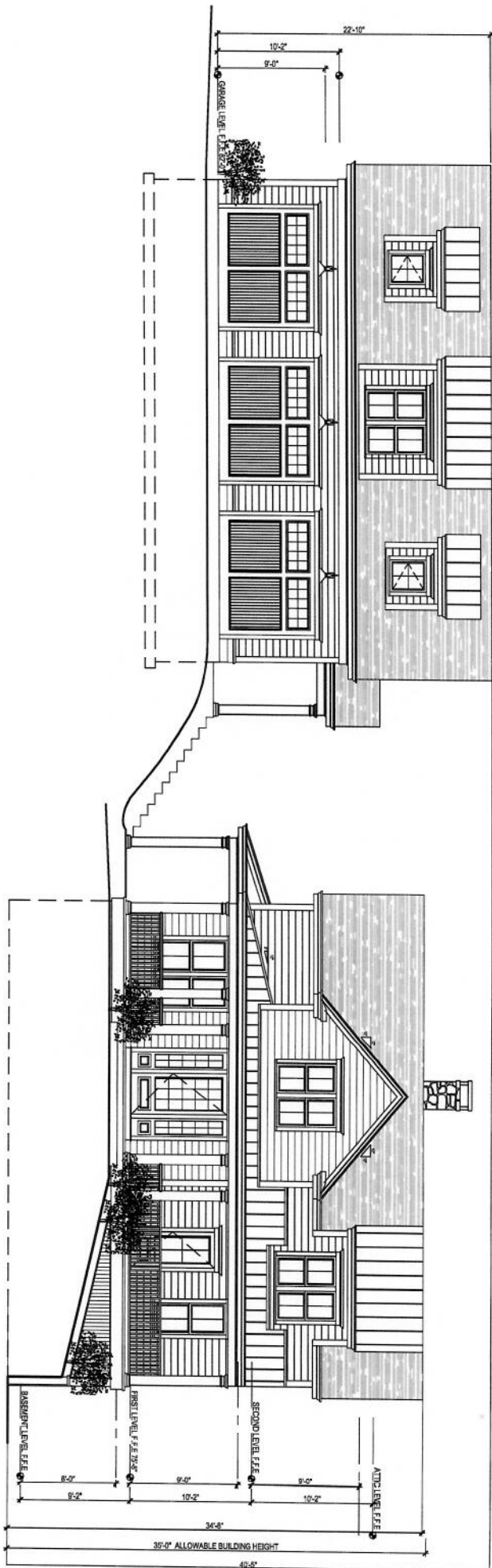


**01 EXISTING FIRST LEVEL PLAN**  
 3/32" = 1'-0"



**01**  
**PROPOSED FIRST LEVEL PLAN**  
 3/32" = 1'-0"





# 01 EXISTING FRONT ELEVATION

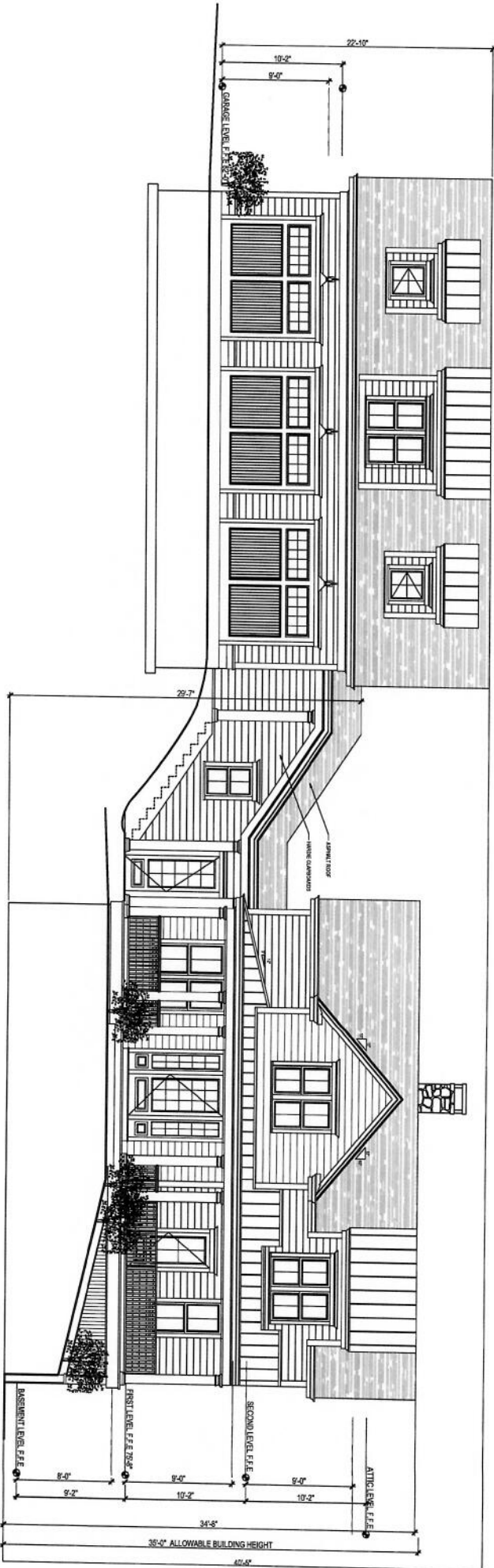
1/8" = 1'-0"

PITMAN & WARDLEY  
ARCHITECTURAL  
ARCHITECTURE & DESIGN  
200 NORTH ST. STE. 100  
BOSTON, MA 02111  
PHONE: 617.552.1000  
WWW.PITMANWARDLEY.COM

PROJECT INFORMATION  
SINGLE FAMILY RESIDENCE  
197 BEACON STREET  
MARBLEHEAD, MA 01945

DRAWING INFORMATION  
MARBLEHEAD ZONING BOARD  
DRAWINGS ISSUED MAY 4, 2022

EX2.1  
ARCHITECTURAL



# 01 PROPOSED FRONT ELEVATION 1/8" = 1'-0"

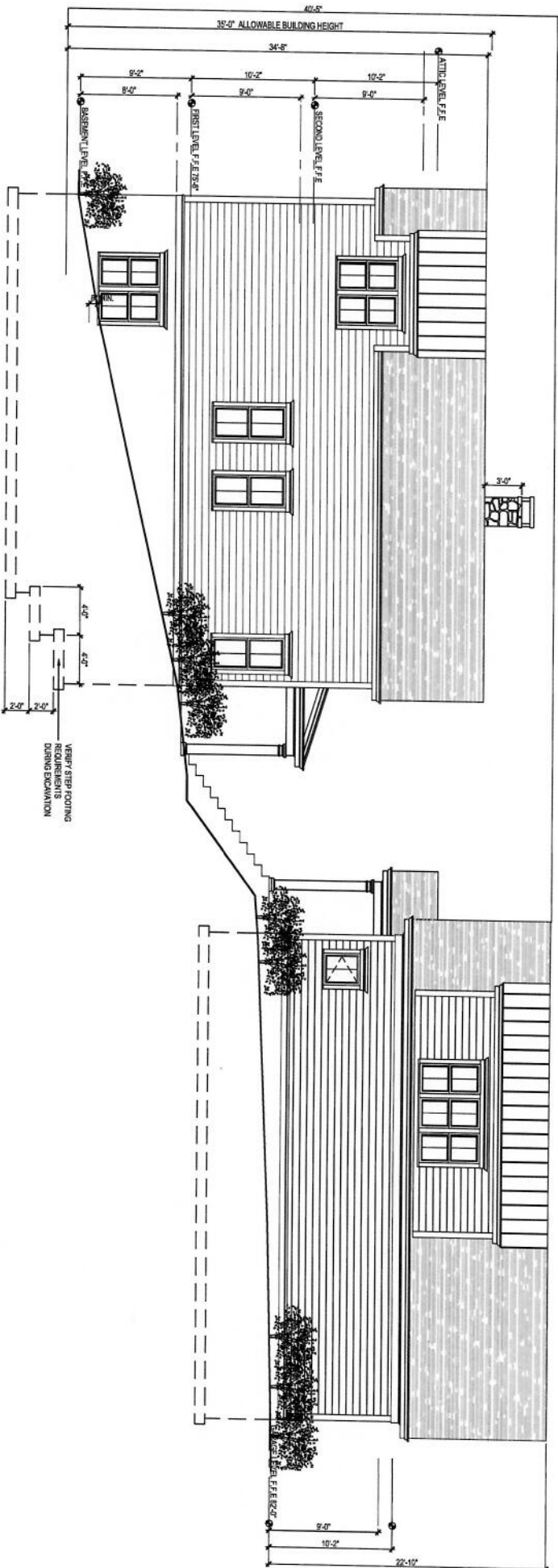
PITMAN & WARDLEY  
ARCHITECTURAL DESIGN  
1200 WEST 10TH STREET  
DENVER, CO 80202  
www.pitmanwardley.com

PROJECT INFORMATION  
SINGLE FAMILY RESIDENCE  
197 BEACON STREET  
MARBLEHEAD, MA 01945

DRAWING INFORMATION  
MARBLEHEAD ZONING BOARD  
DRAWINGS ISSUED MAY 4, 2022

A2.1  
ARCHITECTURAL

**EXISTING BACK ELEVATION**  
**1/8" = 1'-0"**



**PITMAN & WARDLEY**  
ASSOCIATES  
ARCHITECTURE & DESIGN  
22 GURCH STREET, MA 01870  
Tel: 617-411-9832    [www.pitmanwardley.com](http://www.pitmanwardley.com)

**PROJECT INFORMATION**  
**SINGLE FAMILY RESIDENCE**  
197 BEACON STREET  
MARBLEHEAD, MA 01945

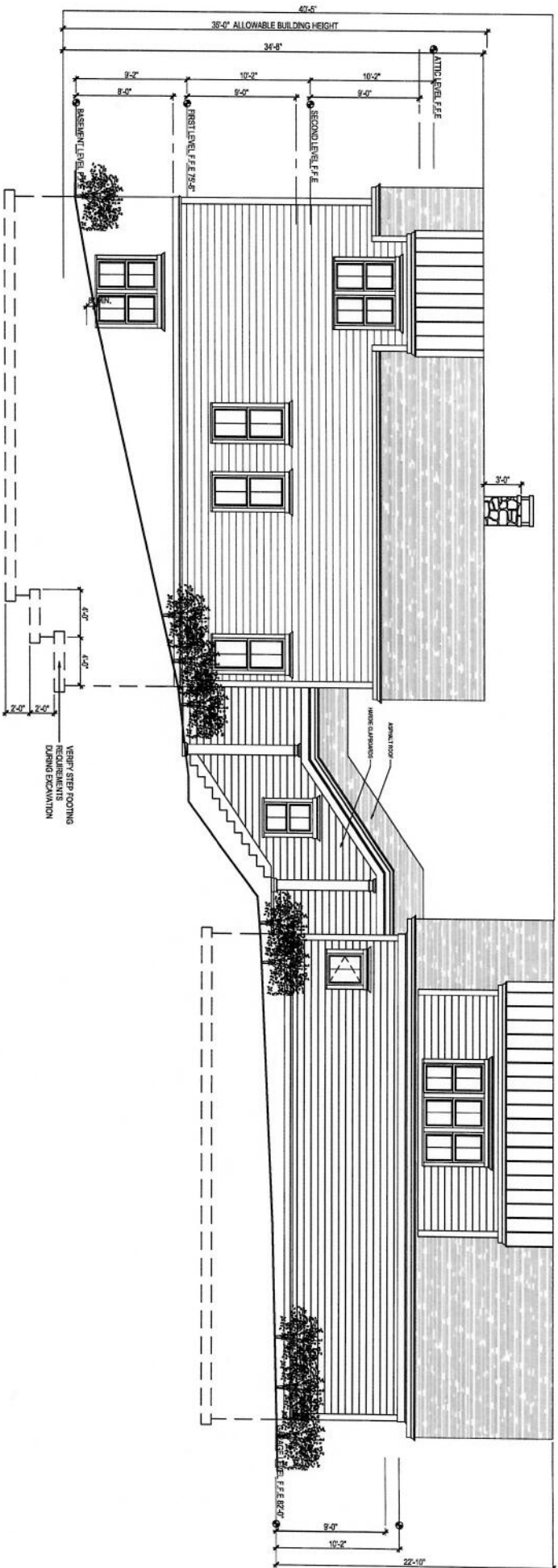
DRAWING INFORMATION  
MARBLEHEAD ZONING BOARD  
DRAWINGS ISSUED MAY 4, 2022

## EX2.2

### ARCHITECTURAL



**PROPOSED BACK ELEVATION**  
**1/8" = 1'-0"**



**PROJECT INFORMATION**  
**SINGLE FAMILY RESIDENCE**  
197 BEACON STREET  
MARBLEHEAD, MA 01945

**DRAWING INFORMATION**  
**ZONING BOARD**  
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## A2.2 ARCHITECTURAL