



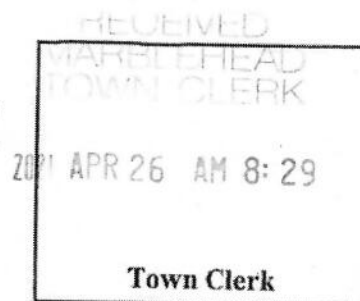
TOWN SEAL
tel: 781-631-1529

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 5 Robert Road, Marblehead, MA 01945

Assessor Map(s) 59 Parcel Number(s) 1

OWNER INFORMATION

Signature Allison J. Peiser date March 10, 2021

Name (printed) Allison Peiser

Address 3 Story Terrace, Marblehead, MA 01945

Phone Numbers: home 617-895-7572 work 781-631-9300

E-mail allisonjulia@gmail.com fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Michael McCloskey date 4/20/21

Name (printed) Michael McCloskey

Address 57 BRIAR HILL DR LYNN, 01902

Phone Numbers: home 617-463-3233 work N/A

E-mail Michael.McCloskey@bham.com fax N/A

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

This application is a proposed 2 story addition of 3,096 sf to an existing single family, 2 story residence of 1848 sf. The existing 2 story residence is 22'-1" high. No additional height is proposed. A portion of the existing garage is located in the Eastern side yard setback. A second story living space is proposed over the existing garage footprint. Zoning relief is requested for an addition on the West side of the building extending 6' into the West side-yard setback. The addition exceeds the 10% rule.

- 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 Building Department at the scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3)

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

[Signature]
4-23-21

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

Page 2 of 3

Project Address 5 Robert Rd, Marblehead, MA 01945

Date 4-21-21

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 5 ROBERTS RD.

Map(s) / Parcel(s) 55-1

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 _____ 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

12,670.

12,670.

375.

0

527.

1785

103

109.

324.

324.

0

0

0

0

1374.

2218

11,296.

10,452

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

375

0

470

1255

485

1785

472

1545

0

0

0

0

0

0

0

0

46

250.

46

109

1848

4944

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

= 3,096

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

= 167 %

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

= 6.1

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

= 2.1

This worksheet applies 1. plan by/dated Nº SHORE SURVEY APRIL 1, 2021
 to the following plan(s): 2. plan by/dated MICHAEL McCLOSKEY ARCHITECT 4/21/21
 3. plan by/dated _____

Building Official [Signature]

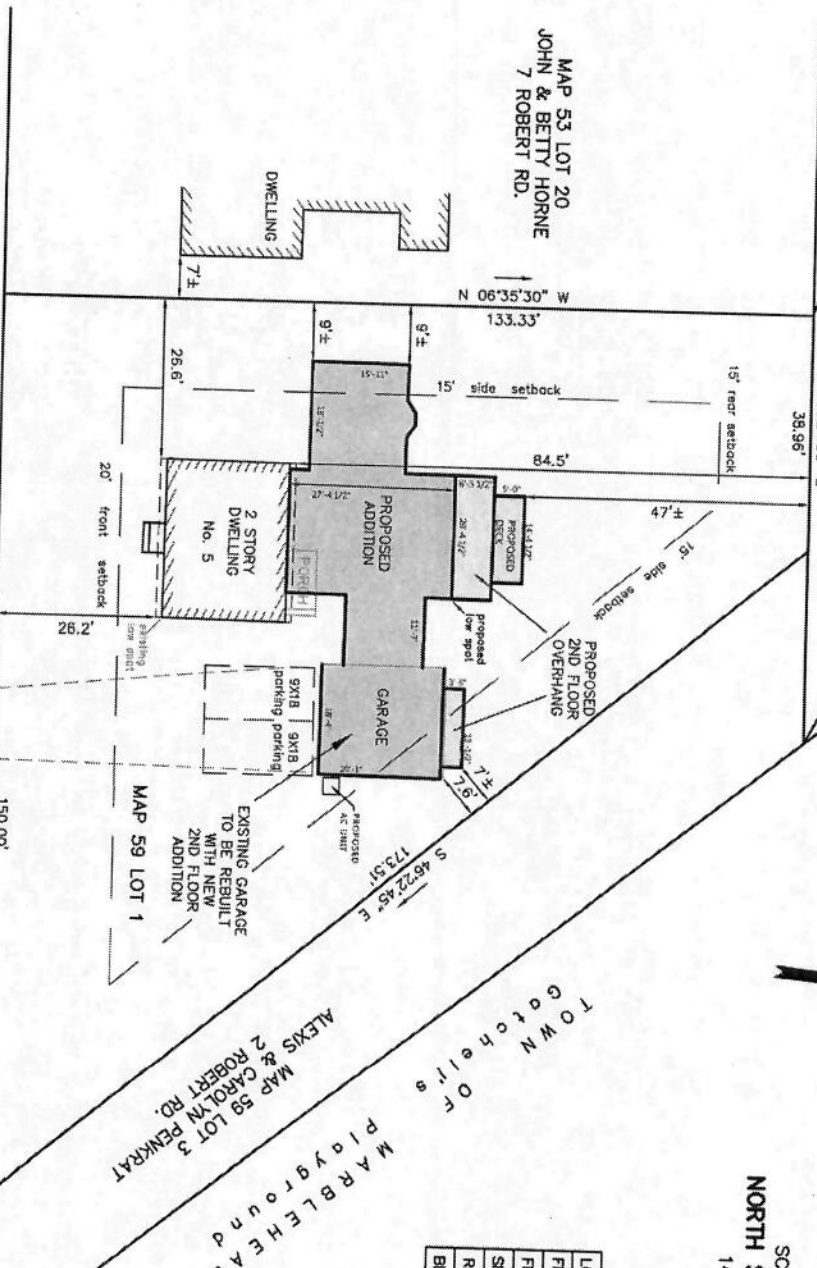
Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

Date 4-21-2021

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

ROBERT ROAD

S 83°24'30" W
150.00'



MAP 53 LOT 5
WILLIAM & MARY DOW
7 WARWICK TER.

MAP 53 LOT 20
JOHN & BETTY HORNE
7 ROBERT RD.

MAP 59 LOT 1
EXISTING GARAGE
TO BE REBUILT
WITH NEW
2ND FLOOR
ADDITION

* THE PROPOSED BUILDING HEIGHT IS HIGHER
BECAUSE OF A NEW LOW SPOT. THE RIDGE
HEIGHT WILL NOT BE HIGHER.



Reviewed by
Building Department
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Of Appeals

ZONING BOARD OF APPEALS PLAN

5 ROBERT ROAD
MARBLEHEAD

PROPERTY OF
ALLISON PEISER

SCALE: 1"=20' APRIL 1, 2021
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. - SALEM, MA
(978) 744-4800

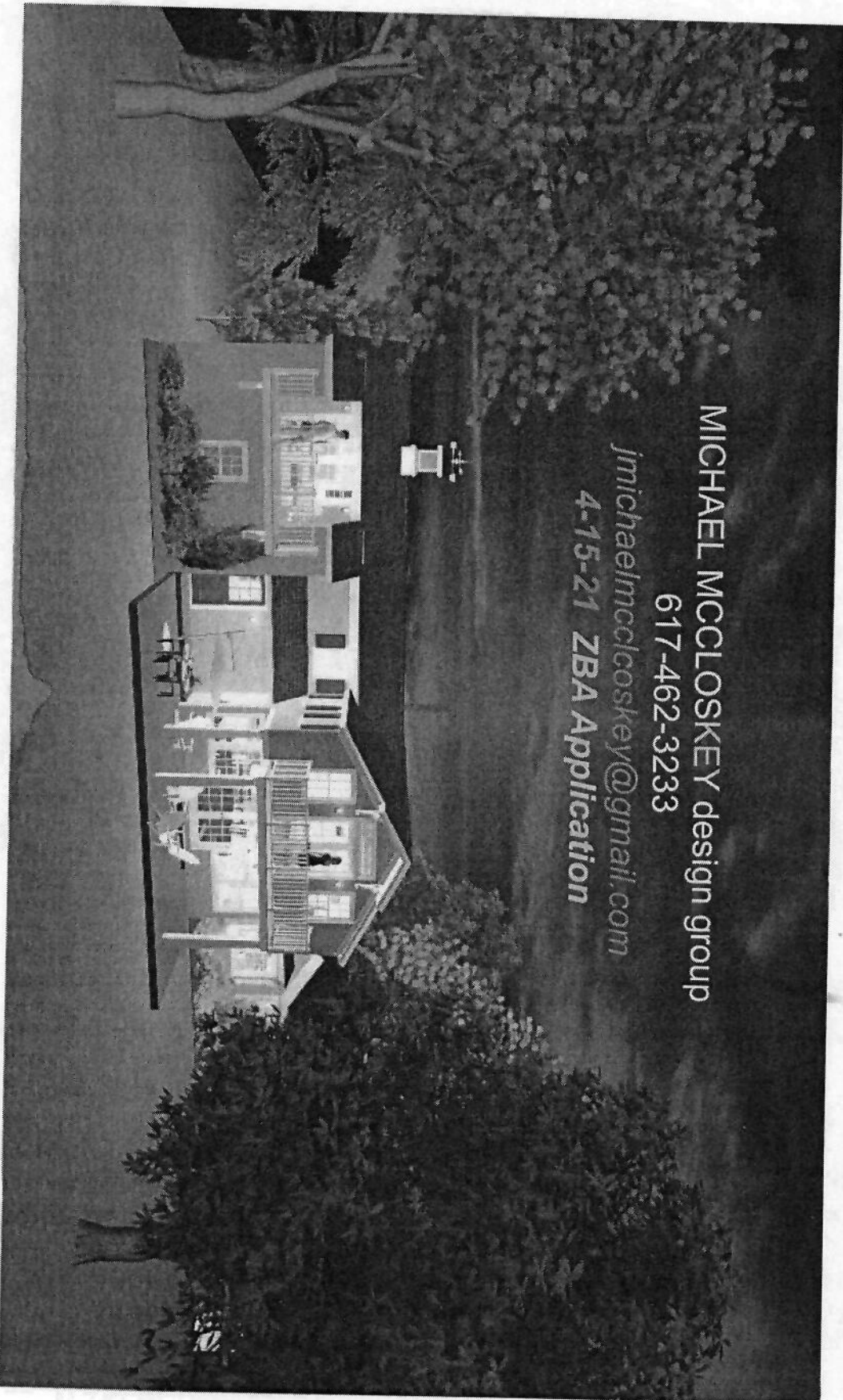
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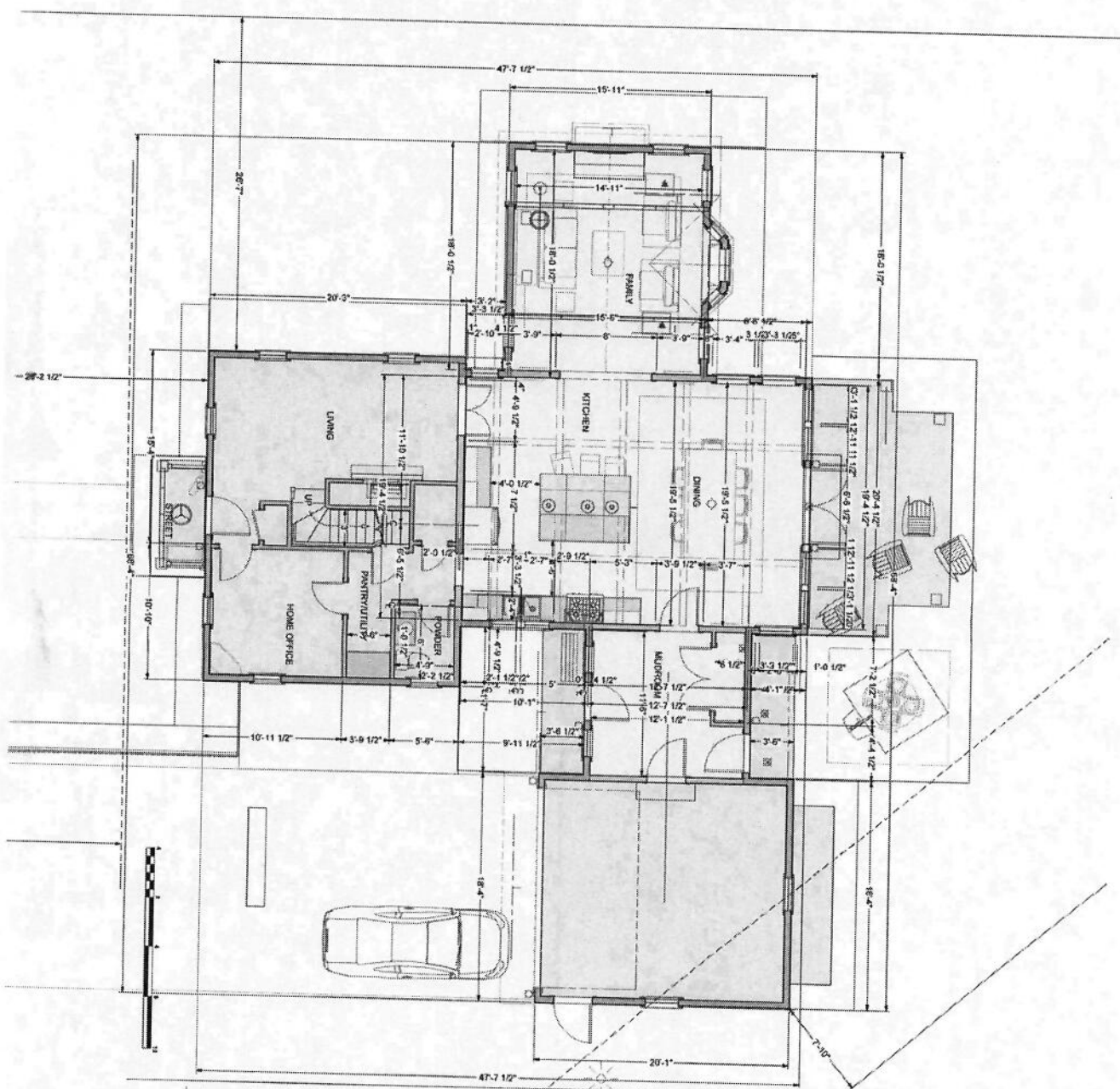
ZONING DISTRICT - SINGLE RESIDENCE

LOT AREA	REQUIRED	EXISTING	PROPOSED
10000	12,670±	12,670±	
FRONTAGE	100	150.00'	150.00'
FRONT	20	26.2'	26.2'
SIDE	15	26.6'	7±
REAR	15	84.5'	47±
BLDG HEIGHT	35	22.1±	*22.8±

PEISER residence
5 Robert Road
Marblehead
Reviewed by
Building Department
For Zoning Board
Of Appeals

MICHAEL MCCLOSKEY design group
617-462-3233
jmichaelmccloskey@gmail.com
4-15-21 ZBA Application





M
MICK & KIL MCKINLEY
ARCHITECTS
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
303.733.1111

PROJECT
PETER RESIDENCE
5 ROBERT ROAD
MARBLEHEAD, MA

DRAWING
FIRST FLOOR PLAN

DATE
4/21/21

SCALE
1/4"=1'-0"

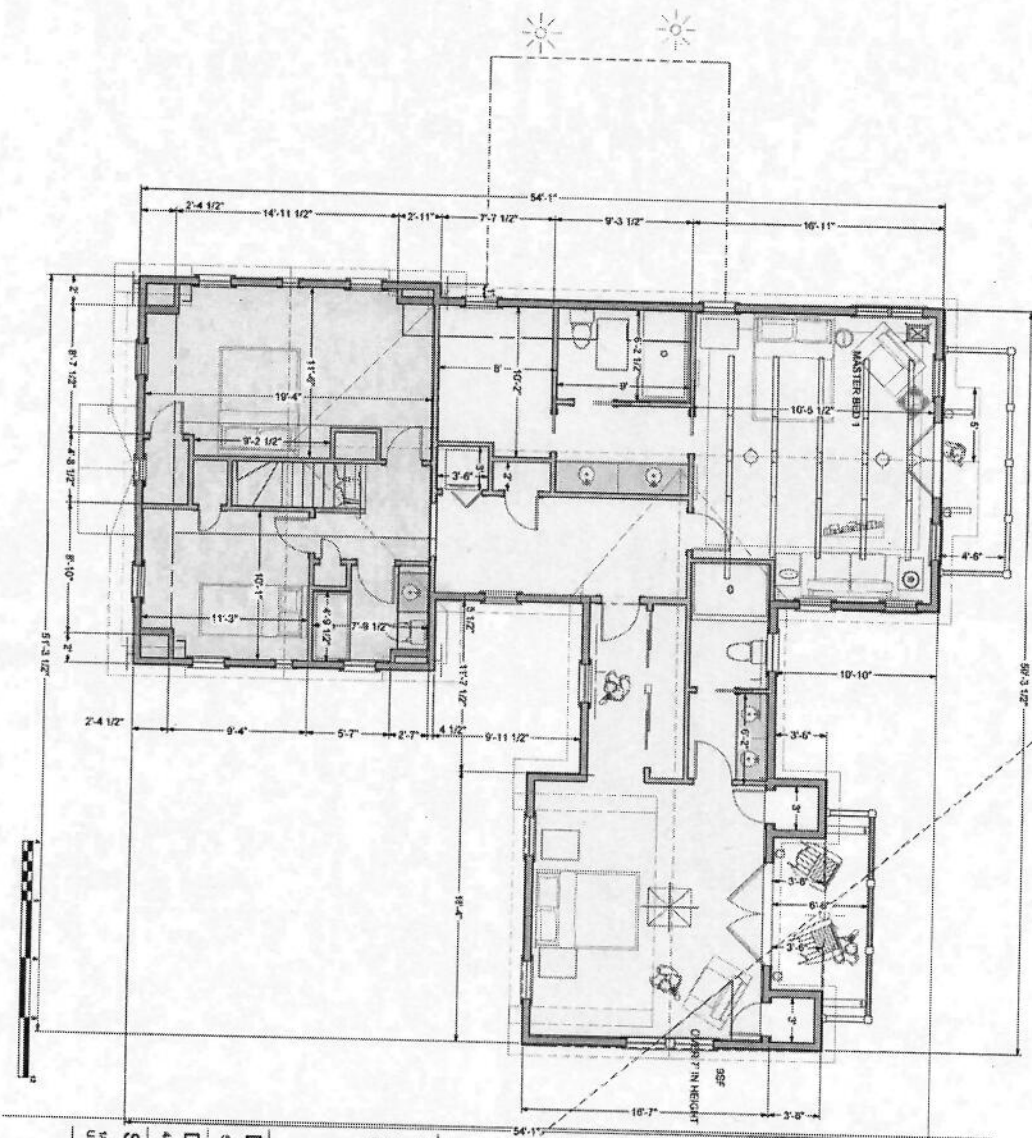
UNLESS OTHERWISE NOTED

A-1

Reviewed by
Building Department
For Zoning Board
Of Appeals

FIRST FL

E



MICHAEL MCCLOSKEY
Architect/Engineer, Inc. - Professional Seal
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
404.525.1111

PROJECT
PELIER RESIDENCE
5 ROBERT ROAD
MARBLEHEAD, MA

DRAWING
SECOND FLOOR PLAN

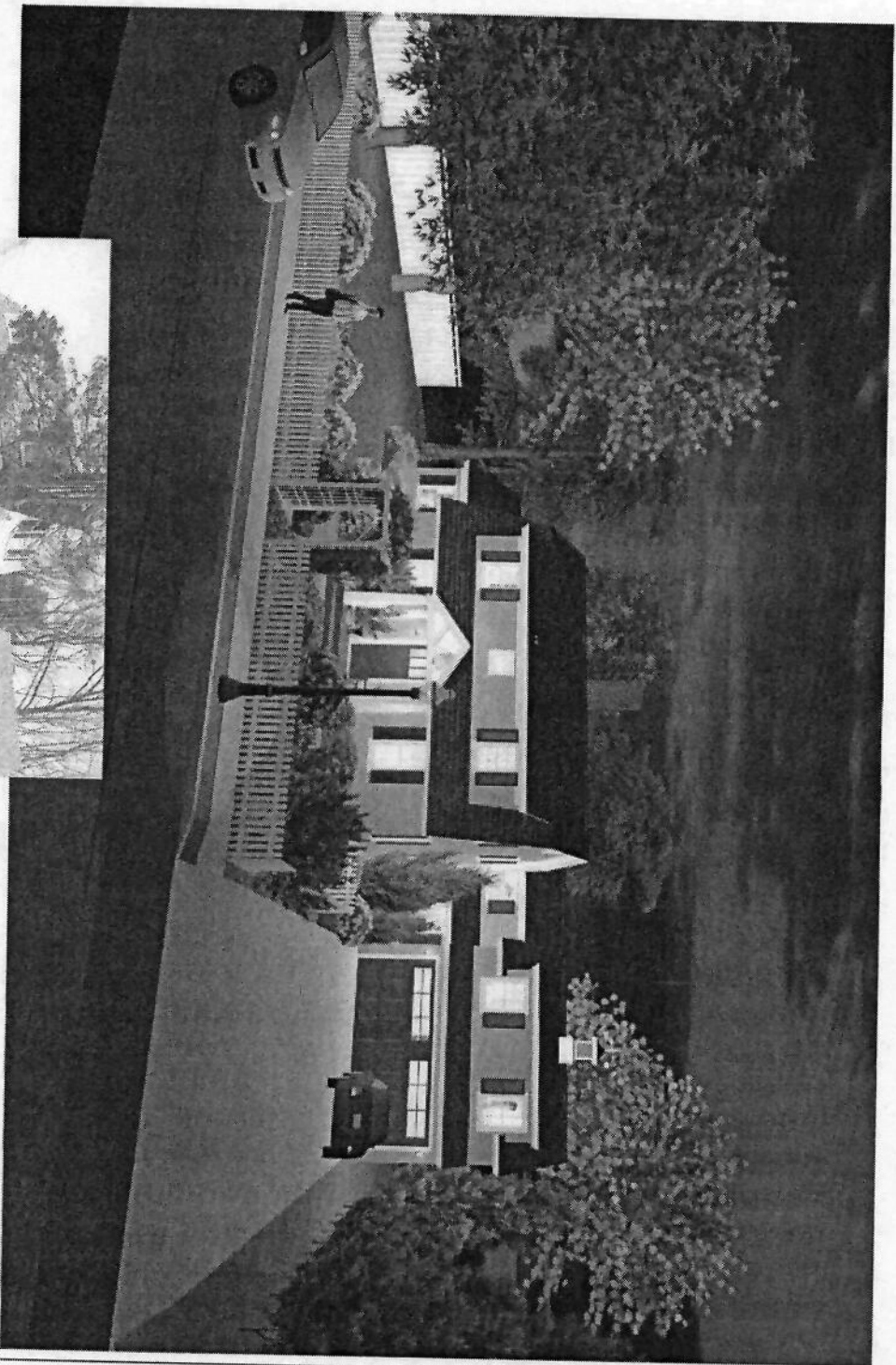
DATE
4/21/21

SCALE
1/8" = 1'-0"

UNLESS OTHERWISE NOTED

A-2

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Of Appeals



PROJECT

PEISER RESIDENCE
5 ROBERT ROAD
MARBLEHEAD, MA

DRAWING

MODEL VIEW

DATE

4/21/21

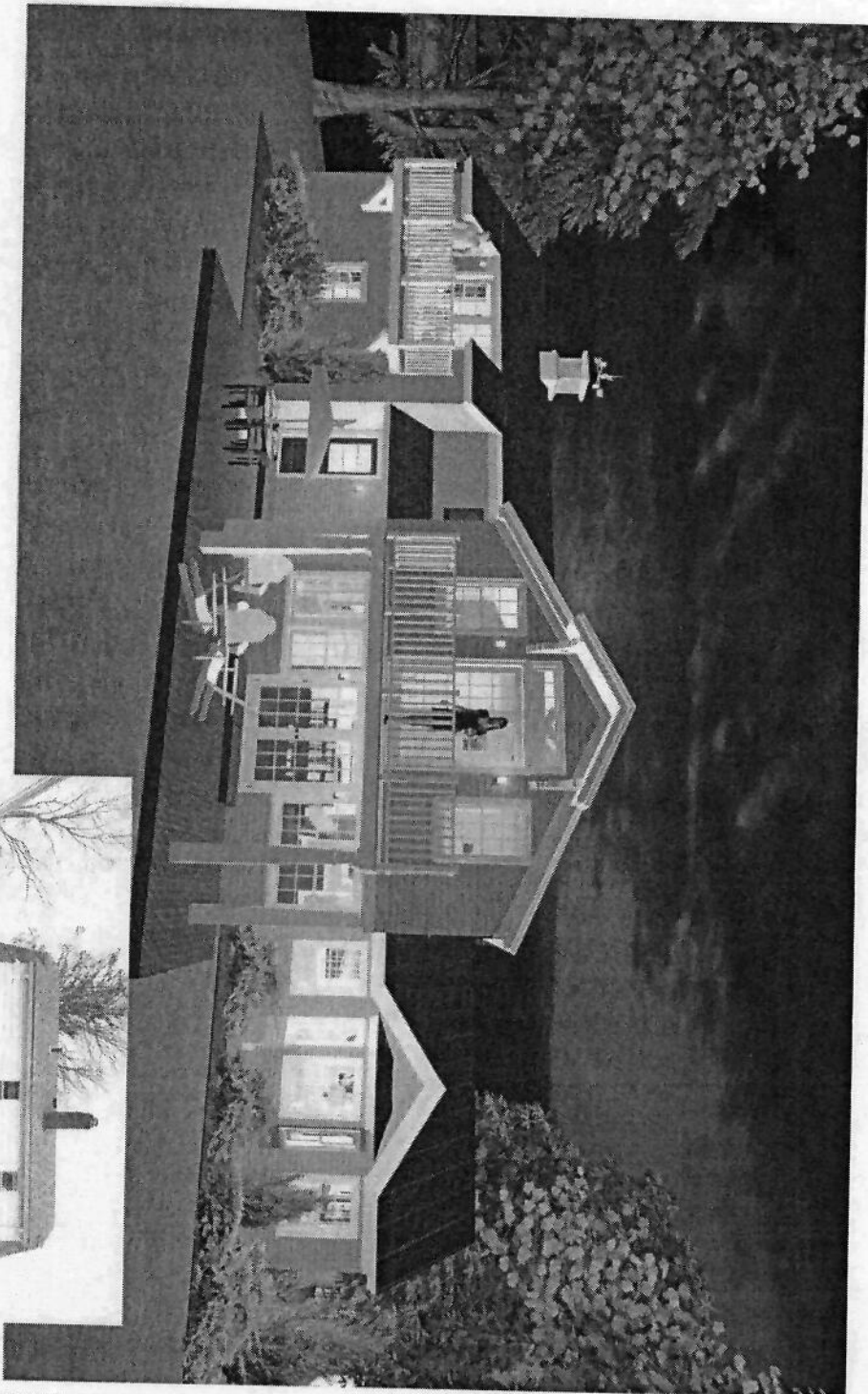
SCALE

1/4"=1'-0"
UNLESS OTHERWISE NOTED

A-3



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Of Appeals



PROJECT

PEISER RESIDENCE
5 ROBERT ROAD
MARBLEHEAD, MA

DRAWING

MODEL VIEW

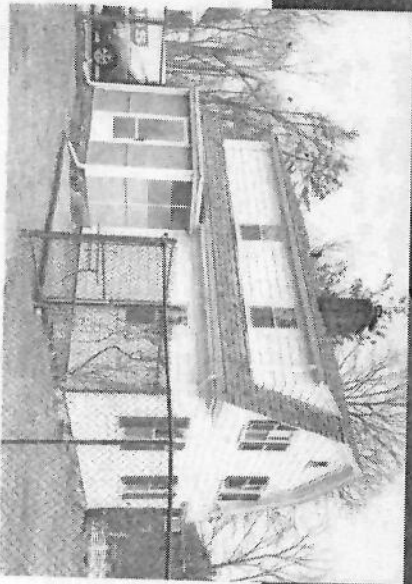
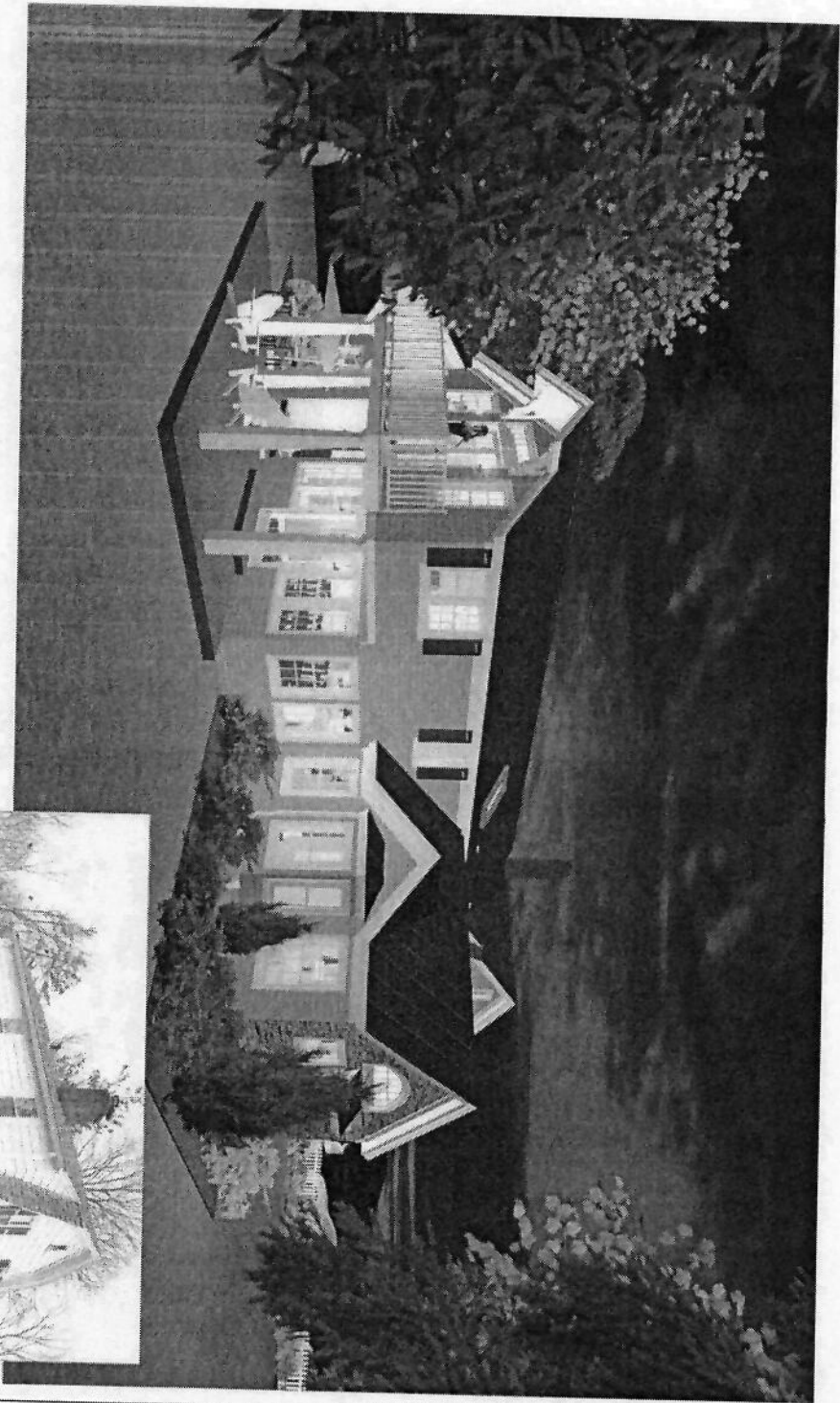
DATE

4/21/21

SCALE

1/4" = 1'-0"
UNLESS OTHER WISE NOTED

A-4





MICHAEL MCCLOSKEY

 ARCHITECTURE INTERIOR DESIGN

 E. MCCLOSKEY@MICHAELMCCLOSKEY.COM

 978-483-2233

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 For Zoning Board
 Of Appeals

PROJECT

PEISER RESIDENCE
 5 ROBERT ROAD
 RAMBLEHEAD, MA

DRAWING

MODEL VIEW

DATE

4/21/21

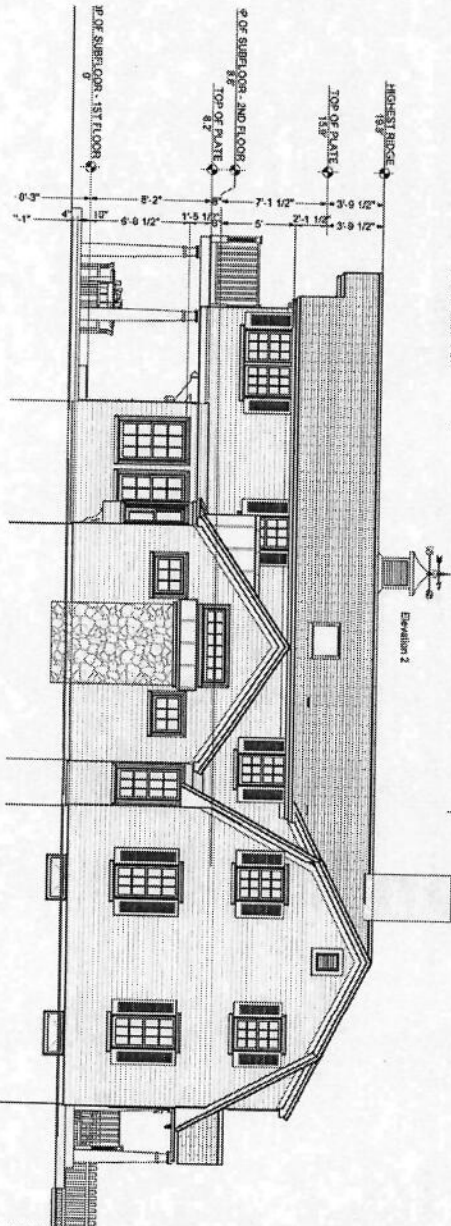
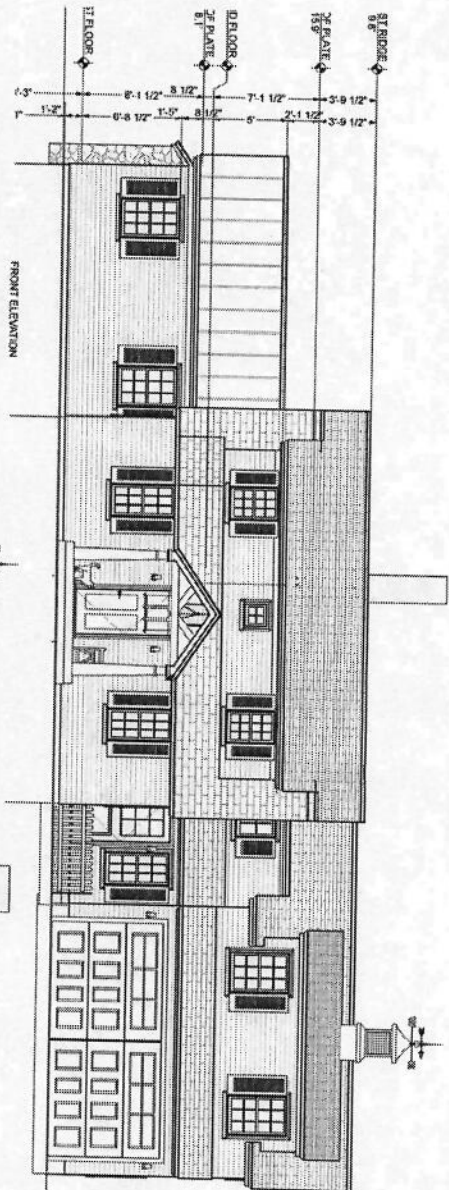
SCALE

1/4"=1'-0"
 UNLESS OTHERWISE NOTED

A-5

Reviewed by
Building Department
For Zoning Board
Of Appeals

MICHAEL MCCLOSKEY
ARCHITECTURAL, INTERIOR DESIGN
& LANDSCAPE ARCHITECTURE, INC.
P.O. BOX 400, NEWTON, MA 02459



PROJECT
PETER RESIDENCE
5 ROBERT ROAD
MARBLEHEAD, MA

DRAWING
EXTERIOR ELEVATIONS

DATE
4/2/21

SCALE
1/4"=1'-0"

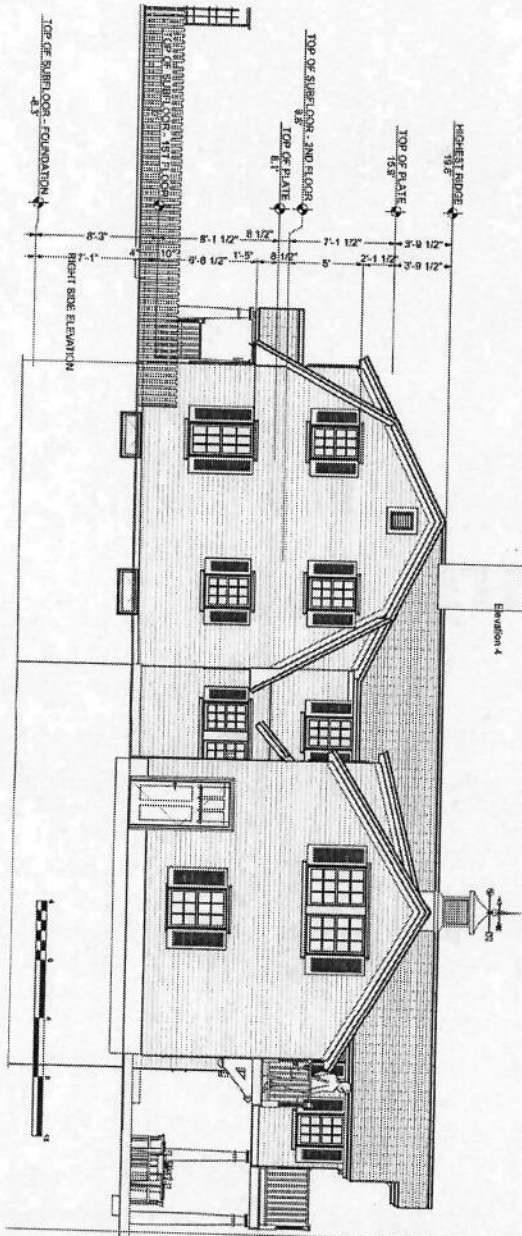
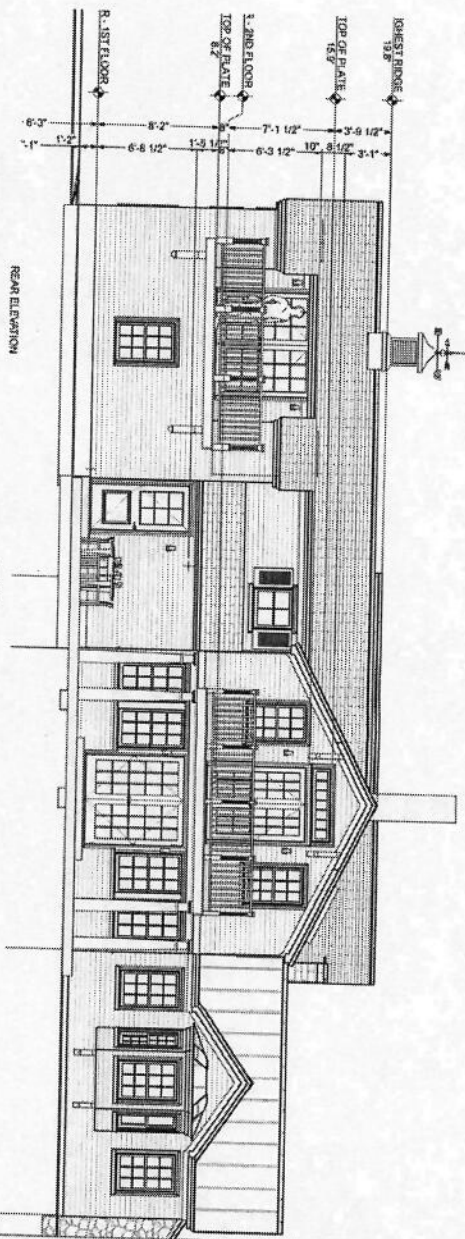
UNLESS OTHERWISE NOTED

A-6

E

Reviewed by
Building Department
For Zoning Board
Or Appeals

M
MICHAEL MCCLOSKEY
1000 W. 10TH ST. - SUITE 100
ANN ARBOR, MI 48106
734.761.4444



PROJECT
PRINER RESIDENCE
2 ROBERT ROAD
MANLYFIELD, MA

DRAWING
EXTERIOR ELEVATIONS

DATE
4/21/21

SCALE
1/4"=1'-0"

UNLESS OTHERWISE NOTED

A-7

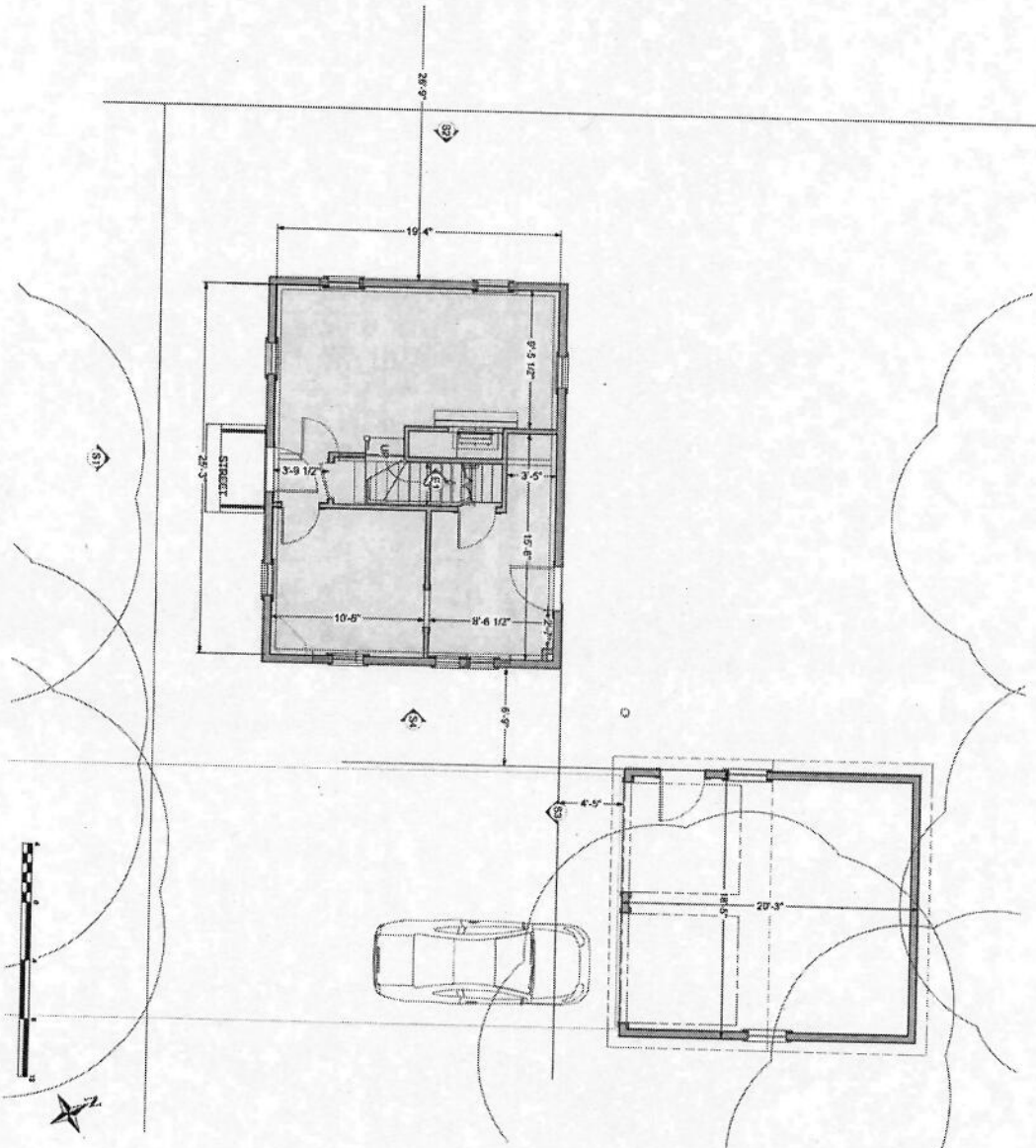
Cross Section 5

E

FIRST FL

Reviewed by
Building Department
For Zoning Board
Of Appeals

M
MICHAEL MCCOY
ARCHITECT
2000 BROADWAY, SUITE 200
NEW YORK, NY 10004
TEL: 212-691-1000



PROJECT
FISHER RESIDENCE
5 ROBERT ROAD
MANHATTEN, NY

DRAWING
FIRST FLOOR PLAN

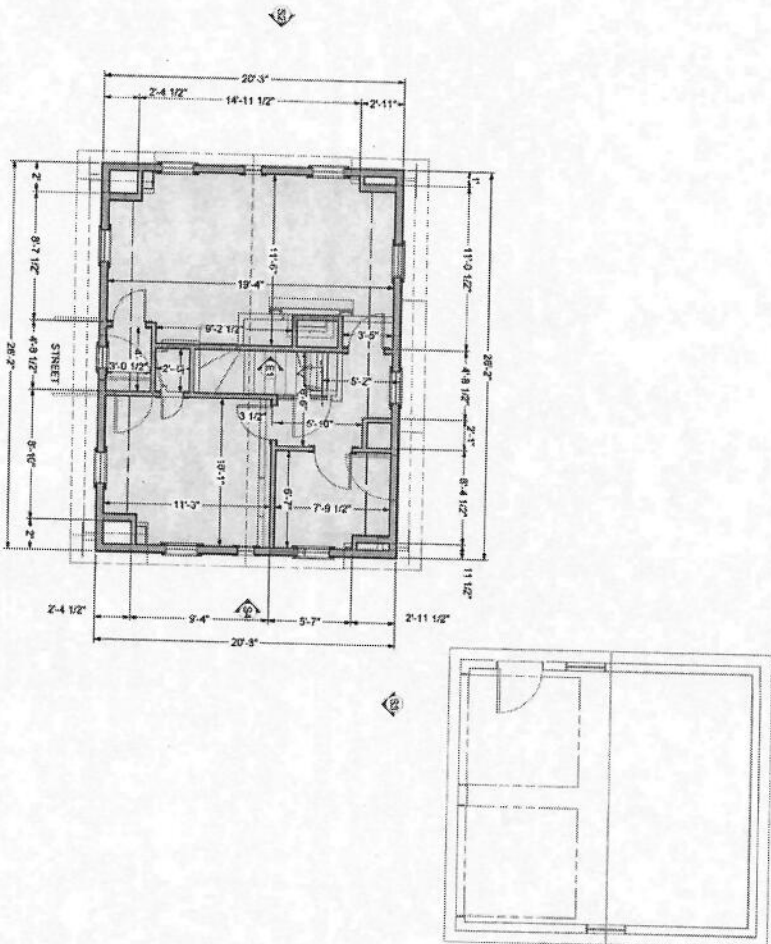
DATE
4/21/21

SCALE
1/4" = 1'-0"
UNLESS OTHERWISE NOTED

EX-1

M
MICHAEL MCCORMICK
ARCHITECTURAL ARCHITECTURE
500 WEST 12TH AVENUE, SUITE 1000
DENVER, CO 80202
TEL: 303.733.1300

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PROJECT

PIERRE RESIDENCE
5 ROBERT ROAD
MABLEHEAD, MA

DRAWING

SECOND FLOOR PLAN

DATE

04/12/21

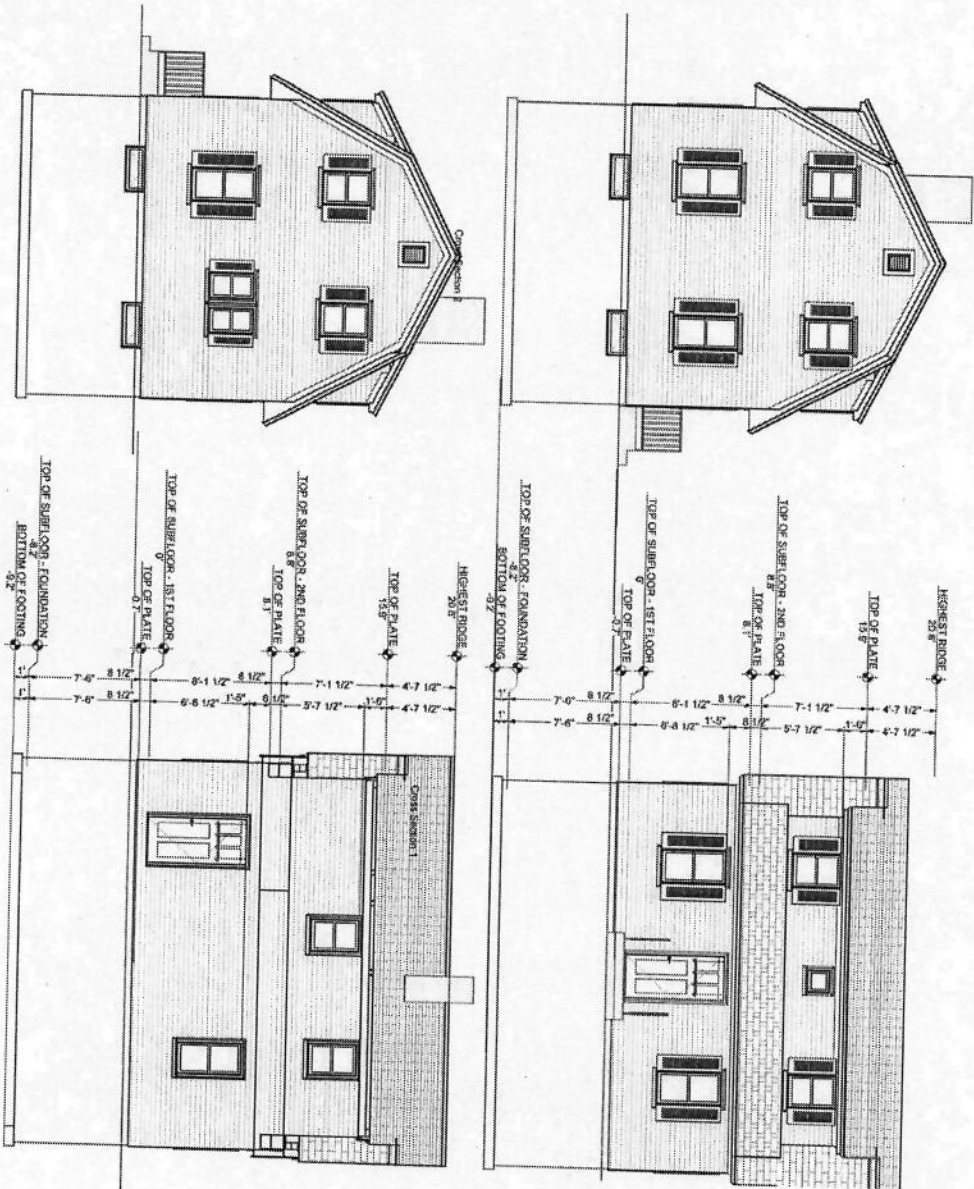
SCALE

1/8"=1'-0"
UNLESS OTHERWISE NOTED

EX-2

Reviewed by
Building Department
For Zoning Board
Of Appeals

M
MICHAEL McCLOSKEY
ARCHITECT
1000 STATE STREET, SUITE 200
BOSTON, MA 02116
TEL: 617-552-1000



PROJECT
FISHER RESIDENCE
5 ROBERT ROAD
MARTIN DHEAD, MA

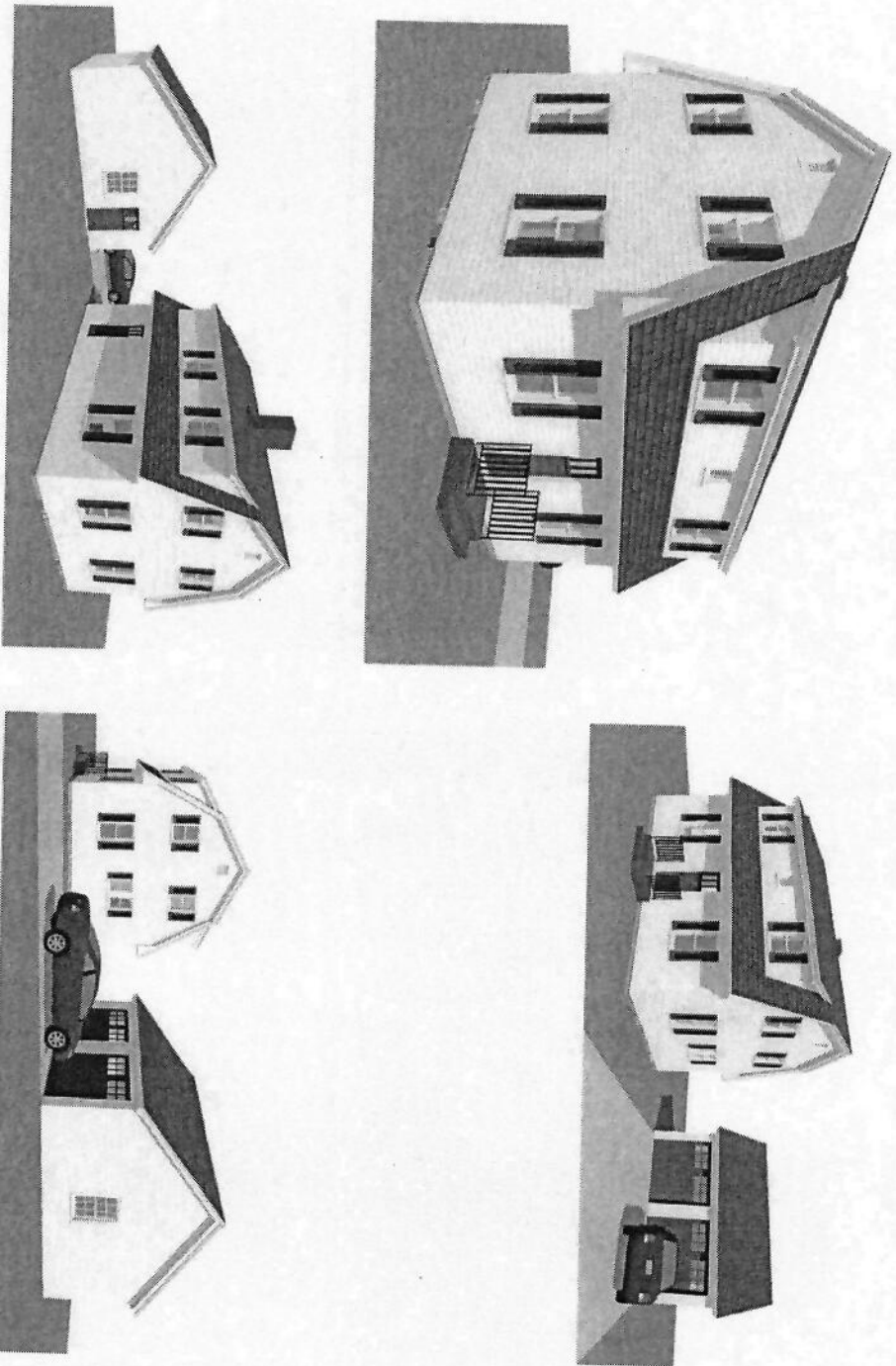
DRAWING
EXTERIOR ELEVATIONS

DATE
4/21/21

SCALE
1/4"=1'-0"

UNLESS OTHERWISE NOTED

EX-3



Reviewed by
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For Zoning Board
Of Appeals

PROJECT

PEISER RESIDENCE
5 ROBERT ROAD
MARBLEHEAD, MA

DRAWING

MODELS

DATE

4/21/21

SCALE

1/4"=1'-0"
UNLESS OTHERWISE NOTED

EX-5