


TOWN OF MARBLEHEAD
SITE PLAN APPROVAL APPLICATION
PLANNING BOARD

1. Property Address: 84 Harbor Ave
2. Assessor Map 918 Lot 3 & 3A 3. Zoning District SESR
4. Applicant: Jerome & Holly O'Neill
5. Applicant's Address 18 Orchard Street, Marblehead, MA
6. Telephone Number: 617-434-7730 (Daytime) 978-968-5133 (Evening)
7. Email address: hollyaoneill@gmail.com
7. Applicant's Representative Paul Feldman, Tobin Shulman
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) _____
Conservation Commission - Public hearing opened 9/14/23, ongoing

Board of Appeals - Application in process

 D.B.O. JEROME & HOLLY 10/16/23
(Signature of Owner) O'NEILL (Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name Holly O'Neill
Address 18 Orchard Street
Marblehead, MA
Phone: 978-968-5133

FOR TOWN USE ONLY

Application Received _____ Submittal Deemed Complete _____
Waivers _____
Scheduled Hearing Date _____ File Number _____



Planning Board Narrative

Jerome and Holly O'Neill
84 Harbor Ave
Marblehead, MA 01945

The property located at 84 Harbor Ave is in the Shoreline Expanded Single Residence (SESR) Zoning District. The lot has a pre-existing non-conforming single-family dwelling on the lot.

The owners propose the demolition of the existing home, and the construction of a new single family home, moved back on the lot and set within the setback requirements. The foundation of the existing home will partially remain, as it is integrated with the seawall.

The project has been designed to respectfully address the neighborhood, town infrastructure and natural resources as more particularly described below.

a) The architectural and design features are in harmony with the prevailing character and scale of buildings in the neighborhood and town (such as but not limited to: building materials, screening, breaks in roof and wall lines, adequate light, air, circulation and separation between buildings).

- The architecture of the proposed home features gable roofs in keeping with the architecture of other dwellings in the area.
- The massing of home has been broken up into three sections, to reduce the overall scale of the structure, provide breaks in roof and wall lines, and provide architectural and visual interest.
- The proposed project includes natural materials that are historically and customarily used in home construction in the area, specifically a wood shingled roof, standing seam metal roof accents, cedar shingle siding and painted trim.
- The proposed home meets building setback and height restrictions, which are intended to allow for adequate light, air, and separation between buildings.

b) The character of the site is preserved (such as but not limited to: protection of historical and natural resources and existing terrain, minimization of grade changes, tree and soil removal).

- The general character of the site will be preserved and enhanced. The general slope and grading on the site will largely remain unchanged. The existing house is built within the conservation resource area, while the proposed home is sited back from the ocean toward Harbor Ave. The amount of pervious and planted area within the resource area and buffer zones will be increased. There are minor grade changes related to the driveway.

c) Vehicular and pedestrian movement within the site are convenient and safe (such as but not limited to: traffic patterns, circulation, location of driveway openings, parking, loading, access by emergency vehicles, and visibility of and identity of street address numbers).

- There are no additional traffic patterns on the property as now comprised or after the proposed new home construction.

- The driveway will be largely in the same location as the existing, with a new parking court on the upland side of the home.

d) External emissions from the site are minimized or eliminated (such as but not limited to: erosion, surface water runoff, pollution, sewage, disposal of refuse, odors, noise, glare, light and any other environmental impacts).

- The new single family dwelling will minimize emissions from the site.
- Surface water runoff from the property will be managed using best practices including rain gardens, as further detailed in the conservation application.

e) The adverse effects on abutting lots, the immediate neighborhood and the Town of Marblehead are minimized including (such as but not limited to: conflicts between residential, commercial and industrial uses, obstructions of views, increases in use of Town services and impact on Town infrastructure).

- The proposed new single family home will not change the impact on the Town services or infrastructure. There is no change in use, and the conformity to zoning requirements for the new structure will preserve slot views from the public way.

MARBLEHEAD HARBOR

NOTES

- LOCUS IS SHOWN ON MARBLEHEAD ASSESSORS MAP 918, LOT 3. PROPERTY LINE & TOPOGRAPHY per NORTH SHORE SURVEY CORP. (NSSC) ON-THE-GROUND FIELD SURVEY (March, 2023). DEED REFERENCE: (REGISTERED AT THE ESSEX COUNTY REGISTRY OF DEEDS), CERTIFICATE 96491, DOCUMENT #43498 and BOOK 41512, PAGE 213.
- THE SITE PRESENTLY INCLUDES A SINGLE-FAMILY HOUSE, OCEAN-SIDE DECK, DETACHED GARAGE, ASPHALT DRIVEWAY (with coating of peastone on top), SEAWALL, RETAINING WALLS, CONCRETE DRAINAGE GUTTERS/SWALES, WALKWAYS, PATIOS & STEPS, UTILITIES, LAWN AND LANDSCAPING.
- ELEVATIONS (shown on this plan) ARE BASED ON NAVD'88 (datum).
- LAND SUBJECT TO COASTAL STORM FLOODAGE (LSCSF) 310 CMR 10.04 "MANS LAND SUBJECT TO ANY INUNDATION CAUSED BY COASTAL STORMS UP TO AND INCLUDING THAT CAUSED BY THE 100-YEAR STORM, SURGE OF RECORD OR STORM OF RECORD, WHICHEVER IS GREATER".

VE-COASTAL ZONE WITH VELOCITY HAZARD (wave action) SPECIAL FLOOD HAZARD AREA (SFHA) IS DEFINED AS: "AREA SUBJECT TO INUNDATION BY THE ONE-PERCENT-ANNUAL-CHANCE FLOOD EVENT WITH ADDITIONAL HAZARDS DUE TO STORM-INDUCED VELOCITY WAVE ACTION" (i.e. the 100-YEAR FLOODPLAIN BOUNDARY LINE (black jagged line with open-colored shaded area as shown on the referenced panels). THE BASE FLOOD ELEVATION (BFE) ASSOCIATED WITH THIS VE-ZONE WAS DETERMINED BY FEMA'S HYDRAULIC ANALYSIS ASSUMING A WAVE HEIGHT OF 3- FEET (or greater) ON TOP OF THE STILLWATER ELEVATION (for building code purposes and determination of flood insurance rates) IS LISTED AS ELEVATION 16 (for locus using NAVD'88 datum) PER FEMA: "THE OFFICIAL BFE (for a VE ZONE) IS THE STILLWATER ELEVATION PLUS WAVE RUNUP, OR THE WAVE CREST ELEVATION, (whichever is greater)". PER FEMA: "OBSTRUCTIONS SUCH AS BUILDINGS (seawalls) BREAK THE WAVES DISSIPATING WAVE ENERGY SO THAT THE WAVE HEIGHT AND BFE'S ARE REDUCED AS YOU GO INLAND". THE VE-COASTAL ZONE (for locus) SFHA WAS DIGITIZED BY NSSC USING BEST-FIT FIXED FEATURES FROM THE ERS AERIAL MAP FEMA FIRM PANELS #2509004390 and #2509005520 DATED JULY 16, 2014. PLD IS UNAWARE OF DATA FOR SURGE OF RECORD. PLD IS UNAWARE OF DATA FOR STORM OF RECORD.

NOTE: THIS PLAN BY NO MEANS CONSTITUTES A FEMA FLOOD CERTIFICATION (or a FEMA ELEVATION CERTIFICATE FOR THE DETERMINATION OF FLOOD INSURANCE). ADDITIONAL FIELD SURVEY AND OTHER WORK WOULD BE REQUIRED BY OTHERS FOR SUCH A CERTIFICATION.

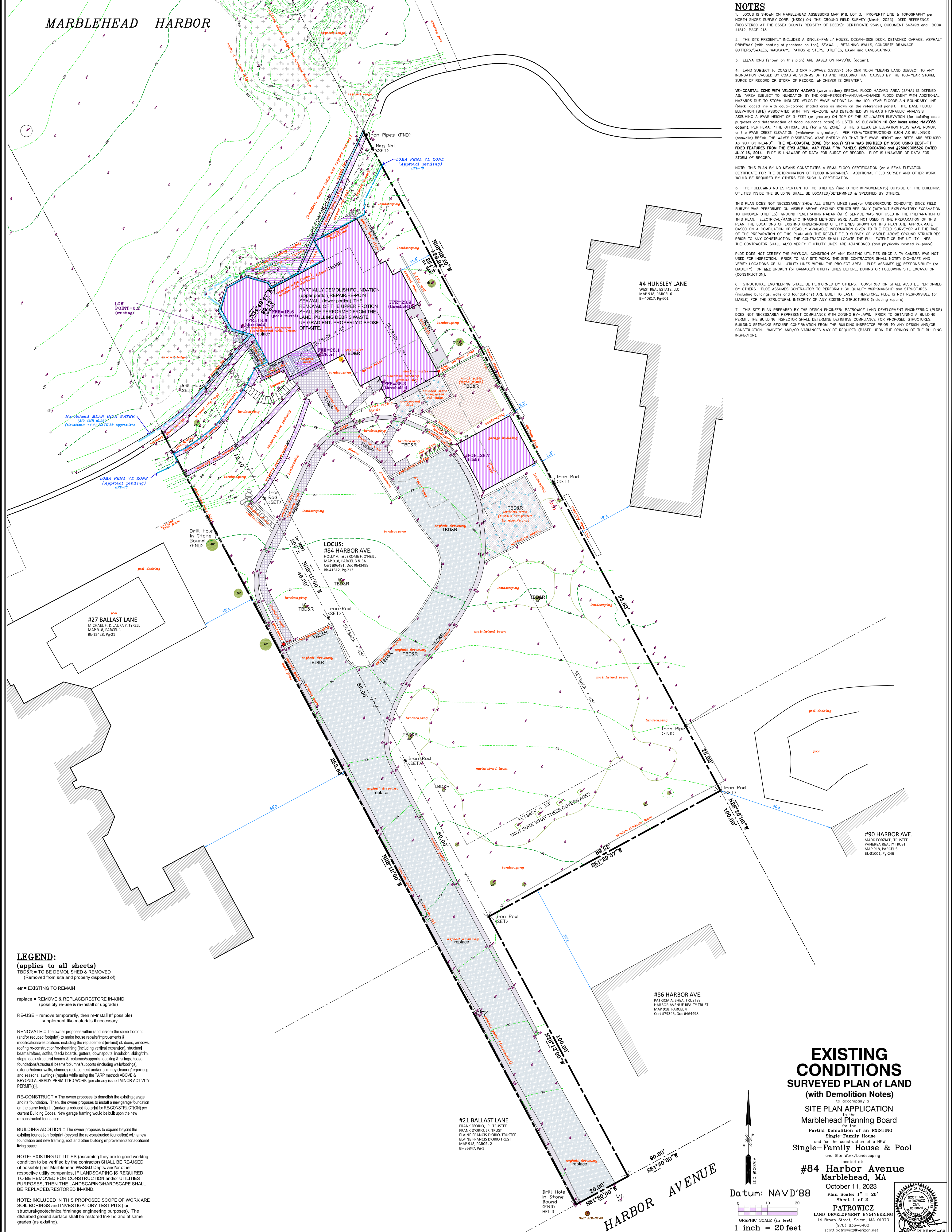
5. THE FOLLOWING NOTES PERTAIN TO THE UTILITIES (and OTHER IMPROVEMENTS) OUTSIDE OF THE BUILDINGS. UTILITIES INSIDE THE BUILDING SHALL BE LOCATED/DETERMINED & SPECIFIED BY OTHERS.

THIS PLAN DOES NOT NECESSARILY SHOW ALL UTILITY LINES (and/or UNDERGROUND CONDUITS) SINCE FIELD SURVEY WAS PERFORMED ON VISIBLE ABOVE-GROUND STRUCTURES ONLY (WITHOUT EXPLORATORY EXCAVATION TO UNCOVER UTILITIES). GROUND PENETRATING RADAR (GPR) SERVICE WAS NOT USED IN THE PREPARATION OF THIS PLAN. ELECTRICAL/MAGNETIC TRACING METHODS WERE ALSO NOT USED IN THE PREPARATION OF THIS PLAN. THE LOCATIONS OF EXISTING UNDERGROUND UTILITY LINES SHOWN ON THIS PLAN ARE APPROXIMATE, BASED ON A COMPILED OF READILY AVAILABLE INFORMATION GIVEN TO THE FIELD SURVEYOR AT THE TIME OF THE PREPARATION OF THIS PLAN AND THE RECENT FIELD SURVEY OF VISIBLE ABOVE GROUND STRUCTURES. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL LOCATE THE FULL EXTENT OF THE UTILITY LINES. THE CONTRACTOR SHALL ALSO VERIFY IF UTILITY LINES ARE ABANDONED (and physically located in-place).

PLD DOES NOT CERTIFY THE PHYSICAL CONDITION OF ANY EXISTING UTILITIES SINCE A TV CAMERA WAS NOT USED FOR INSPECTION. PRIOR TO ANY SITE WORK, THE SITE CONTRACTOR SHALL NOTIFY DIG-SAFE AND VERIFY LOCATIONS OF ALL UTILITY LINES WITHIN THE PROJECT AREA. PLD ASSUMES NO RESPONSIBILITY (or LIABILITY) FOR ANY BROKEN (or DAMAGED) UTILITY LINES BEFORE, DURING OR FOLLOWING SITE EXCAVATION (CONSTRUCTION).

6. STRUCTURAL ENGINEERING SHALL BE PERFORMED BY OTHERS. CONSTRUCTION SHALL ALSO BE PERFORMED BY OTHERS. PLD ASSUMES CONTRACTOR TO PERFORM HIGH QUALITY WORKMANSHIP and STRUCTURES (including buildings, walls and foundations) ARE BUILT TO LAST. THEREFORE, PLD IS NOT RESPONSIBLE (or LIABLE) FOR THE STRUCTURAL INTEGRITY OF ANY EXISTING STRUCTURES (including repairs).

7. THIS SITE PLAN PREPARED BY THE DESIGN ENGINEER: PATROWICZ LAND DEVELOPMENT ENGINEERING (PLD) DOES NOT NECESSARILY REPRESENT COMPLIANCE WITH ZONING BY-LAWS. PRIOR TO OBTAINING A BUILDING PERMIT, THE BUILDING INSPECTOR SHALL DETERMINE DEFINITIVE COMPLIANCE FOR PROPOSED STRUCTURES. BUILDING SETBACKS REQUIRE CONFIRMATION FROM THE BUILDING INSPECTOR PRIOR TO ANY DESIGN AND/OR CONSTRUCTION. WAIVERS AND/OR VARIANCES MAY BE REQUIRED (BASED UPON THE OPINION OF THE BUILDING INSPECTOR).



LEGEND:
(applies to all sheets)
TBD&R = TO BE DEMOLISHED & REMOVED
(Removed from site and properly disposed of)

etr = EXISTING TO REMAIN
replace = REMOVE & REPLACE/RESTORE IN-KIND
(possibly re-use & re-install or upgrade)
RE-USE = remove temporarily, then re-install (if possible)
supplement like materials if necessary

RENOVATE = The owner proposes within (and inside) the same footprint (and/or reduced footprint) to make house repairs/improvements & modifications/restorations including the replacement (in-kind) of doors, windows, roofing/re-construction/heating (including vertical expansion), structural beam/sillings, soffits, fascia boards, gutters, downspouts, insulation, siding/trim, steps, deck structural beams & columns/supports, decking & railings, house foundations/structural beams/columns/supports (including wall/footings), exterior/interior walls, chimney replacement and/or chimney cleaning/pointing and seasonal savings repairs while using the TARP method ABOVE & BEYOND ALREADY PERMITTED WORK (per already issued MINOR ACTIVITY PERMIT(S)).

RE-CONSTRUCT = The owner proposes to demolish the existing garage and its foundation. Then, the owner proposes to install a new garage foundation on the same footprint (and/or a reduced footprint for RE-CONSTRUCTION) per current Building Codes. New garage framing would be built upon the new re-constructed foundation.

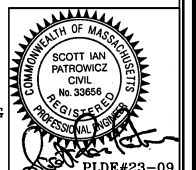
BUILDING ADDITION = The owner proposes to expand beyond the existing foundation footprint (beyond the re-constructed foundation) with a new foundation and new framing, roof and other building improvements for additional living space.

NOTE: EXISTING UTILITIES (assuming they are in good working condition to be verified by the contractor) SHALL BE RE-USED (if possible) per Marblehead W&SD Depts. and/or other respective utility companies. IF LANDSCAPING IS REQUIRED TO BE REMOVED FOR CONSTRUCTION AND/OR UTILITIES PURPOSES, THEN THE LANDSCAPING/HARDSCAPE SHALL BE REPLACED/RESTORED IN-KIND.

NOTE: INCLUDED IN THIS PROPOSED SCOPE OF WORK ARE SOIL BORINGS AND INVESTIGATORY TEST PITS (for structural/geotechnical/drainage engineering purposes). The disturbed ground surface shall be restored in-kind and at same grades (as existing).

EXISTING CONDITIONS SURVEYED PLAN of LAND (with Demolition Notes) to accompany a SITE PLAN APPLICATION to the Marblehead Planning Board for the Partial Demolition of an EXISTING Single-Family House and for the construction of a NEW Single-Family House & Pool and Site Work/Landscaping located at: #84 Harbor Avenue Marblehead, MA

October 11, 2023
Plan Scale: 1" = 20'
Sheet 1 of 2
PATROWICZ
LAND DEVELOPMENT ENGINEERING
14 Brown Street, Salem, MA 01970
(978) 836-6400
scott.patrowicz@verizon.net



Datum: NAVD'88
GRAPHIC SCALE (in feet)
1 inch = 20 feet

S:\Data\LAND PROJECTS 4\Marblehead\ONEILL #84 Harbor Avenue\23-08\dwg\2023-10-11 MPB SITEPLAN(s).dwg

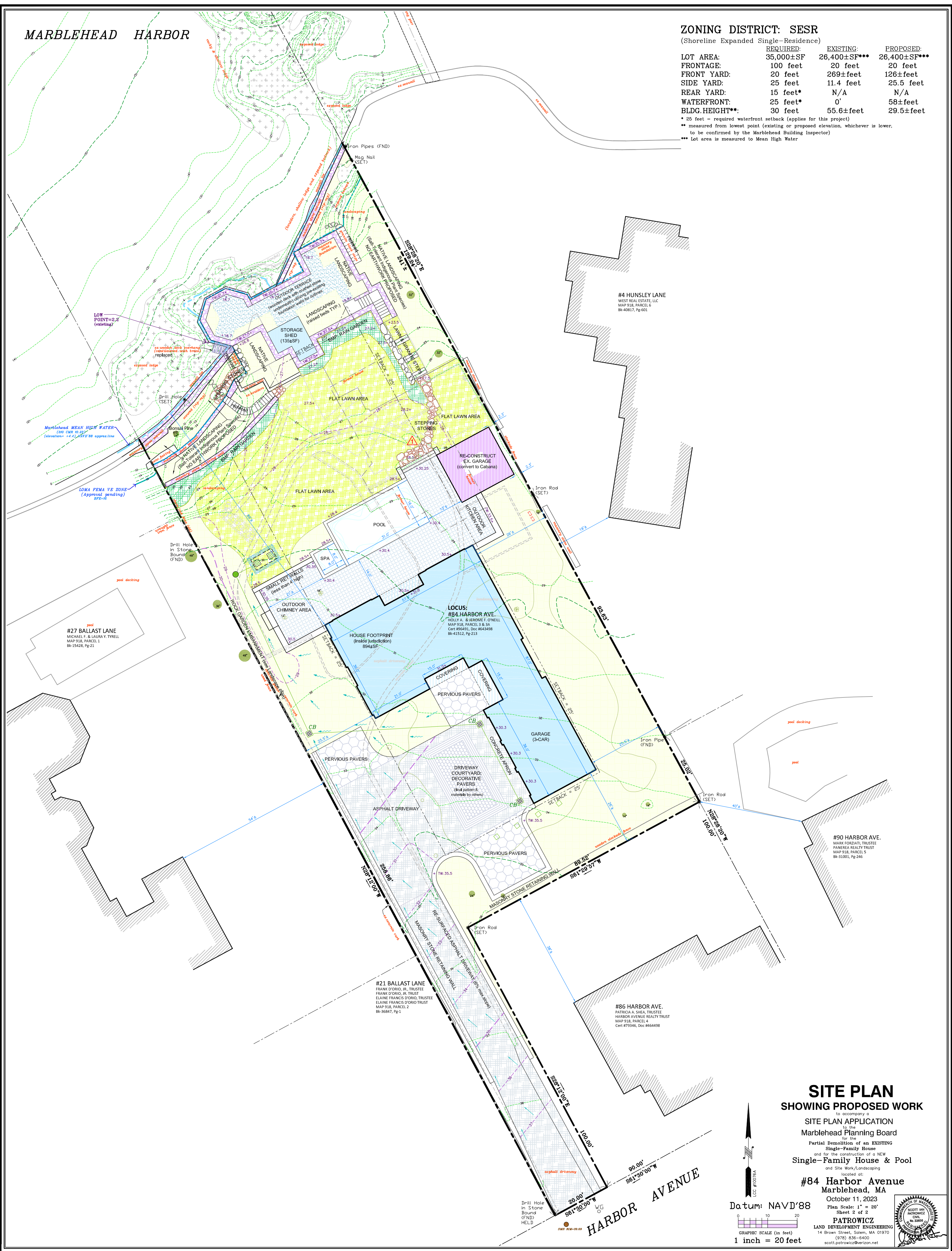
MARBLEHEAD HARBOR

ZONING DISTRICT: SESR

(Shoreline Expanded Single-Residence)

	REQUIRED:	EXISTING:	PROPOSED:
LOT AREA:	35,000±SF	26,400±SF***	26,400±SF***
FRONTAGE:	100 feet	20 feet	20 feet
FRONT YARD:	20 feet	269±feet	126±feet
SIDE YARD:	25 feet	11.4 feet	25.5 feet
REAR YARD:	15 feet*	N/A	N/A
WATERFRONT:	25 feet*	0'	58±feet
BLDG HEIGHT**:	30 feet	55.6±feet	29.5±feet

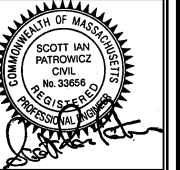
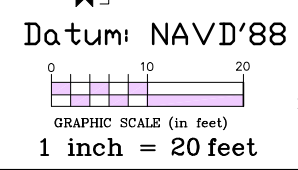
* 25 feet = required waterfront setback (applies for this project)
 ** measured from lowest point (existing or proposed elevation, whichever is lower, to be confirmed by the Marblehead Building Inspector)
 *** Lot area is measured to Mean High Water



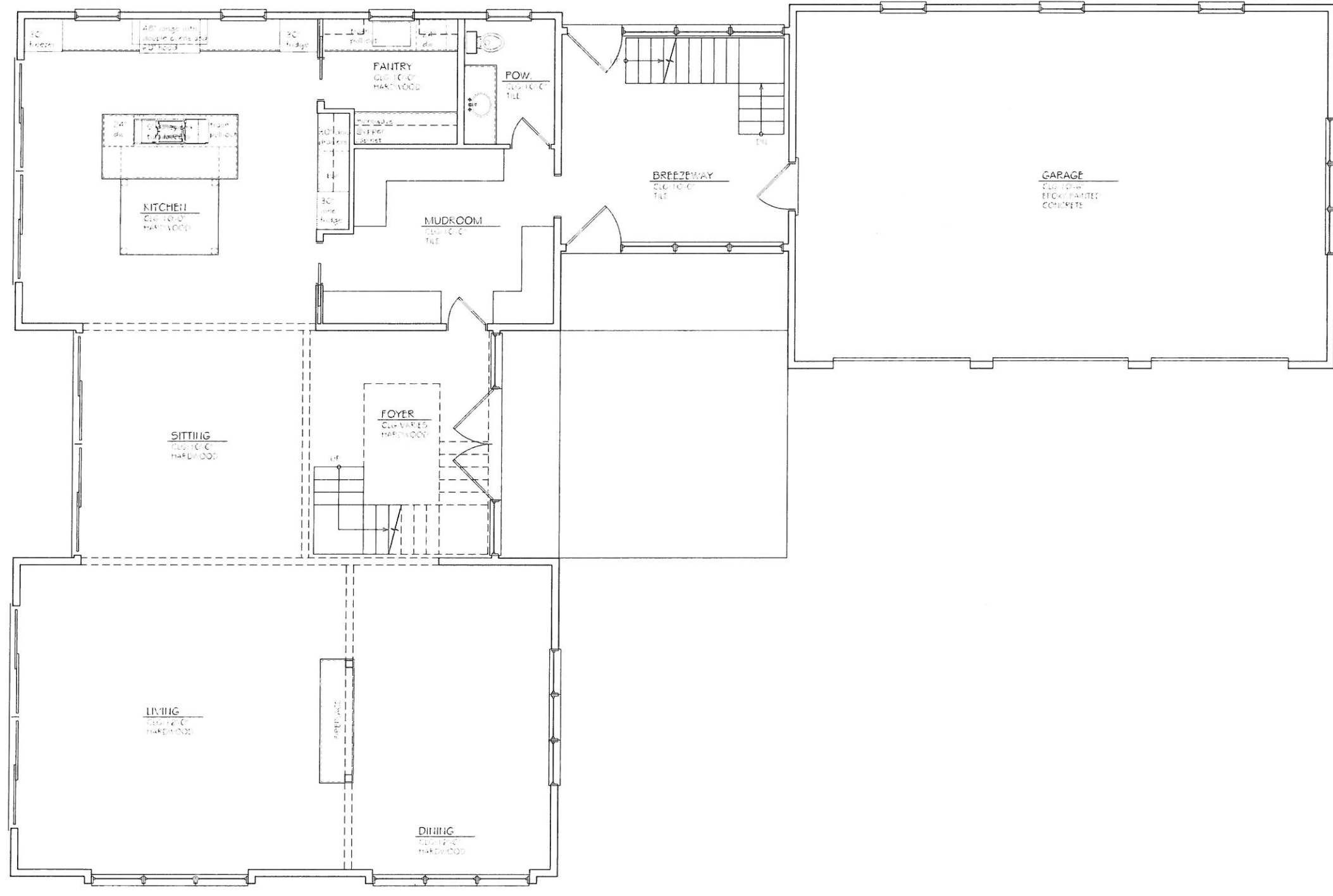
SITE PLAN
 SHOWING PROPOSED WORK

to accompany a
SITE PLAN APPLICATION
 to the
 Marblehead Planning Board
 for the
 Partial Demolition of an EXISTING
 Single-Family House
 and for the construction of a NEW
Single-Family House & Pool
 and Site Work/Landscaping
 located at:
#84 Harbor Avenue
 Marblehead, MA

October 11, 2023
 Plan Scale: 1" = 20'
 Sheet 2 of 2
PATROWICZ
 LAND DEVELOPMENT ENGINEERING
 14 Brown Street, Salem, MA 01970
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A2.4

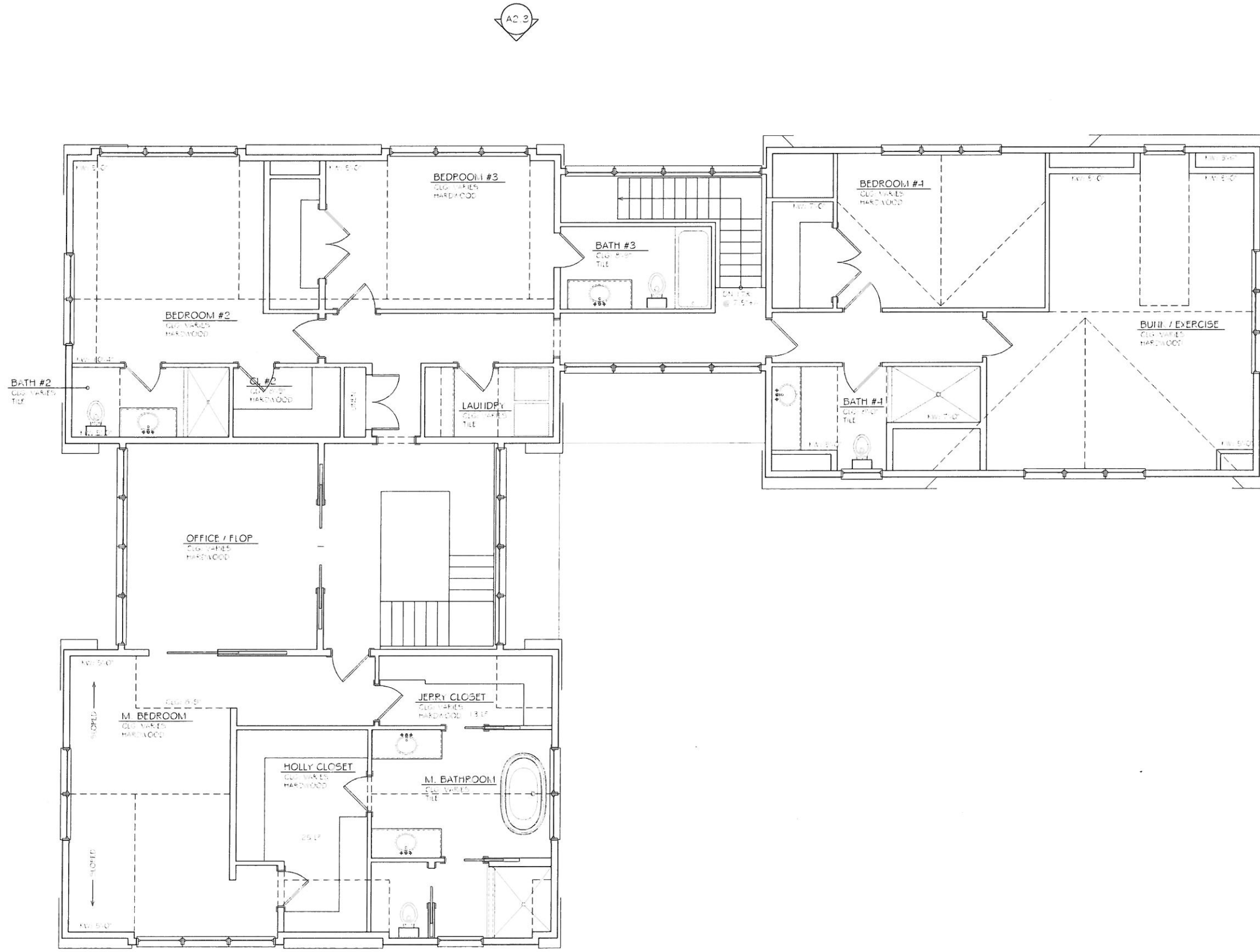
A2.3

A2.2

A2.1

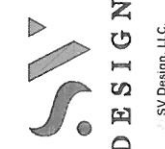
PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 SCALE: 1/4" = 1'-0"

 SV DESIGN <small>SV Design, LLC</small>	Proposed Renovations and Additions to O'Neill Residence 84 Harbor Ave, Marblehead, MA		126 D - 4th Street, Beverly, Massachusetts 01915 www.svdesign.com (978) 997-2346	
	Scale: 1/8" = 1'-0" Drawn By: T. Shulman Date: 10/16/2023	Checked By: T. Shulman Project #:	PROPOSED FIRST FLOOR PLAN	
Revisions		A1.1		



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



 SV DESIGN, LLC	Project Renovations and Additions to O'Neill Residence 84 Harbor Ave, Marblehead, MA		240 Eastern Street, Beverly, MA 01915 978.677.2136 svdesign.com
	SVP DESIGN	Date: 10/16/2023	
PROPOSED SECOND FLOOR PLAN		Scale: 1/8" = 1'-0" Drawn By: T. Shulman Date: 10/16/2023	
Revisions		Checked By: T. Shulman	
# Description		Project #	
1		A1.2	

MAXIMUM HEIGHT
58'-10"

T.O. SECOND
41'-8 3/4"

T.O. FIRST
31'-0"

LOW POINT PRE-CONSTRUCTION
28'-10"



PROPOSED GARAGE ELEVATION
SCALE: 1/8" = 1'-0"

Revisions

No.	Description	Date

PROPOSED GARAGE
ELEVATION

Scale: 1/8" = 1'-0"
Drawn By: T. Shulman
Date: 10/16/2023
Checked By: T. Shulman
Project #

Proposed Renovations and Additions to
O'Neill Residence
84 Harbor Ave, Marblehead, MA
1902072325
www.svdesign.com
SV DESIGN
270 Elm Street, Beverly Hills, CA 90212



A2.1



SV DESIGN, LLC

Proposed Renovations and Additions to
O'Neill Residence

84 Harbor Ave, Marblehead, MA

SV DESIGN
 129 Duxbury Street, Beverly Hills, CA 90210
 www.svdesignllc.com 1945737374

**PROPOSED STREET
 ELEVATION**

Scale 1/8" = 1'-0"
 Drawn By: T. Shulman
 Date: 10/16/2023
 Checked By: T. Shulman
 Project #

Revisions

#	Description	Date	By

A2.2

MAXIMUM HEIGHT
58'-10"

T.O. SECOND
41'-8 3/4"

T.O. FIRST
31'-0"

LOW POINT PRE-CONSTRUCTION
28'-10"



29'-5 1/2" PROPOSED BUILDING HEIGHT
30'-0" MAXIMUM ALLOWED BY ZONING

PROPOSED SIDE ELEVATION
SCALE: 1/8" = 1'-0"

Revisions

#	Description	Date	By

PROPOSED SIDE ELEVATION

Scale: 1/8" = 1'-0"
Drawn By: T. Shulman
Date: 10/16/2023
Checked By: T. Shulman
Project

Proposed Renovations and Additions to

O'Neill Residence
84 Harbor Ave, Marblehead, MA

SV DESIGN
116 Dwyer Street, Beverly, MA 01915
www.svdesignllc.com 1-781-927-3116



© SV Design, LLC.

A2.3

MAXIMUM HEIGHT
58'-10"

T.O. SECOND
41'-8 3/4"

T.O. FIRST
31'-0"

LOW POINT PRE-CONSTRUCTION
28'-10"



PROPOSED OCEAN ELEVATION



Proposed Renovations and Additions to
O'Neill Residence
 84 Harbor Ave, Marblehead, MA
 SV DESIGN
 174 Duffin Street, Beverly, Massachusetts 01915 | www.svdesignllc.com | (978) 657-3746

PROPOSED OCEAN ELEVATION

Scale: 1/8" = 1'-0"
 Drawn By: T. Shulman
 Date: 10/16/2023
 Checked By: T. Shulman
 Project #:

Revisions

#	Description	Date	By

A2.4

