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Marblehead Planning Board Narrative

5 Kimball Street, Marblehead, MA 01945

February 19, 2024

The property located at 5 Kimball Street is in the Shoreline Expanded Single Residence (SESR) Zoning District. Currently, the lot has a pre-existing non-conforming single-family dwelling .

The applicant will schedule a hearing with the Zoning Board of Appeals to address dimensional non-conformities of the new construction.

The proposed new construction includes the following:

- Demolition of existing detached garage
- Foundation for new garage footprint
- Enclosing a portion of an existing covered porch
- Interior work as shown on plans
- Exterior landscape work

(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 existing dwelling with its mixture of gabled and hipped roofs is in keeping with the architecture of other dwellings in the area.
- The new garage structure and porch enclosure will retain the character of the existing home using wood shingles that are allowed to weather and painted trim.

(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.
- The slope and grading of the site, consisting of lawn areas, planting beds along the dwelling, side property lines, and fence lining the street, and stone paths, will be adapted to the new garage.

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(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 presently or after renovation.
- The existing parking area will be relocated and a new walkway will be installed.
- There will be no impact on the ability of emergency vehicles to access the property.
- Street address numbers will remain visible and identifiable.

(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).

- As a single-family residential property, external emissions are not a concern.
- Pervious materials will be used for walking paths and for a portion of the driveway.

(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 additions and renovation to the existing structure will not change the impact on the Town services or infrastructure.
- The residential use will remain unchanged.
- The new garage structure is designed to minimize impact on the existing primary view corridors.