

July 21, 2022

Zoning Board of Appeals
Town of Marblehead
7 Widger Road
Marblehead, MA 01945

Dear Zoning Board Members,

We are the owners of 16 Hathaway Road, and we are seeking approval to renovate and repair our house which we bought in 2003. We write to introduce ourselves and explain our plans. Julie has been a lifetime Marblehead resident and I have lived in Marblehead for the past 19 years. We purchased the home with the hope that it would be our life long residence and also have three sons who have spent their entire lives growing up in this home and continue to reside with us.

Unfortunately, the house which was built in 1916, has weathered from the elements to a point where cosmetic repair is no longer possible. Some aspects need full replacement, not repair. Extreme weather conditions have created tremendous rot on the house and led to leaking. We have fears for the structural integrity of the roof and ocean facing front. These facts, combined with the fact that the third-floor bedrooms which were originally part of the attic, create a safety hazard as they do not have proper egress in the event of a fire. This has led us to propose a renovation that will address structural, cosmetic and safety concerns while creating a modern house with materials more geared to the weathering environment and remaining consistent with the surrounding neighborhood.

We have sought approval and support from all of our neighbors for our original plans and have received written approval and strong support from all except the Gray's who reside at 14 Hathaway Road. We have been through the site plan review process with the Planning Board and received approval based on plans that went through a series of revisions in an effort to address comments from the Planning Board and the Grays.

Although we have revised our plans multiple times based specifically upon the Grays input and feedback for over a year, we have not been able to satisfy them. We have also presented a modeling of their house and our proposed renovation depicting multiple shadow studies to accurately represent those impacts, as well as other perspective so that the proposed renovation is understood by all.

We understood the concerns raised by the Grays are the reduction of sunlight to the greenhouse, the view of the coastline from a second-floor window, the massing of the structure and the Gray's concerns with the impact of a construction project.

Our newly proposed drawings that have been submitted address all of these concerns.

1. Sunlight to the greenhouse March – October:

The impact of sunlight to the greenhouse will be affected by additional shadow of about 1 hour on March 21st with the shadow lessening each day until there is no affect beyond current structure as of May 15th.

2. Extension of second floor blocking current views of the coastline:

The proposed addition to this area has been reduced by approximately 4 feet at the ocean facing end of the house that reduces the impact on the view from the window other than mostly eliminating the current view of our fireplace smokestack.

3. Massing of the structure:

We have lowered the existing house by almost 3 feet. We have reduced the height of the proposed second floor from the initial design by 1.5-2 feet. We then further revised the roof line of a portion of the proposed second floor to further lower the height of the structure. We have pulled back the wall of the master bedroom on the ocean side and we have reduced the size of the room over the garage. We have also eliminated all of the gross floor area on the 3rd floor.

4. Impact of construction:

We have discussed with Jeff Whitmore our desire to have the least possible impact upon the neighborhood during construction. Jeff and his team have assured us that their experience in such locations will enable them to minimize the impact to neighbors while the improvements are being executed.

5. Shadow of our current house on their ocean side deck:

By lowering the roof of the existing home, more sunlight and open sky will be available to their current deck and patio than existing.

The houses surrounding us on all sides have had extensive work. On our right, a home was demolished and a beautiful new home built. Across the street a renovation has been ongoing for nearly 2 years. Even the Gray's themselves have been doing non-stop work to their home, inside and out and continuing today, since purchasing in 2020. We have fully supported each of these projects and hope for the same consideration in return. In fact, all our other neighbors have voiced strong support for our project and we only ask that we be afforded the same opportunity as each them.

It is our intent to create a modern, safe home that will improve the neighborhood and increase home values while having the least possible impact on our neighbors. We have sought to create a project that will be aesthetically pleasing with the intent of minimal impact on those who we value as neighbors.

Our architect will present the items above in much more detail from both a visual and descriptive perspective. We hope that the Zoning Board will support a project that is desperately needed, brings value to the neighborhood and has been significantly adjusted to meet the Gray's concerns. We appreciate your consideration.

Kind regards,



Julie and Skip Dyer