

Project Description & Relief Requested

Isaac Dyer and Julie Duffy
16 Hathaway Road
Marblehead, MA 01945

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The applicant requests that the Zoning Board of Appeals issue a special permit under the Zoning By-Laws allowing certain additions and modifications to the pre-existing non-conforming single family dwelling. Where the existing dwelling and lot has nonconformities less than the required lot frontage, lot width, side setbacks and building ht. on the property located at 16 Hathaway Road is located in the Shoreline Single Residence (SSR) Zoning District. The increase in the GFA will be 46% and the proposed Open Area Ratio will be 1.4 for the property.

Detail of requests:

1. Basement/rear walk out
 - Reconstruct existing rear patio with deck structure above.
2. First floor
 - Removal and reconstruction of deck, hot tub and stairs on South side of property with new porch, covered porch, hot tub and stairs.
 - Infill of first floor area on first the west side of the first floor complying with the required side setbacks.
 - Modifications to create covered entry within the existing first floor footprint for the main and side entry locations.
 - Removal of existing side east side yard entry porch
3. Second floor
 - Addition of second floor living space under a gambrel roof structure springing from the existing first floor eave line over the garage and norther section of the dwelling.
 - Addition and reconstruction of gambrel dormers
4. Third floor
 - Removal of third floor living space, upper roof and existing dormers. Reconstruction of the upper roof and construction of a new gambrel dormer on the west side with the ridge ht lowered by approximately 3'.
5. General and complete restoration of the exterior including new siding, windows, trim and roofing as detailed on the Architectural plans.
6. General and complete restoration of the interior as detailed on the Architectural plans.

The increase in square footage will be 1458 s.f. (24%) of the existing GFA) and will result in the Open Space Ratio being reduced from 2.08 to 1.63 in excess of the minimum open space ratio required of 1.0. The height of the added gambrel roof addition will be 35.8', measured from the proposed low grade.