

**TOWN OF MARBLEHEAD
SITE PLAN APPROVAL APPLICATION
PLANNING BOARD**

1. Property Address: 11 Kenneth Road Marblehead, MA 01945
2. Assessor Map 157 Lot 10-0 3. Zoning District SSR-Shoreline Single Res.
4. Applicant: Jordan Chmara and Joshua Chmara
5. Applicant's Address 19 Fieldbrook Road Marblehead, MA 01945
6. Telephone Number: _____ (Daytime) _____ (Evening)
7. Email address: jichmara@gmail.com
7. Applicant's Representative Matthew Wolverton matt@lausierlaw.com
781 631 8830 x3
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) _____

Conservation Commission, obtained

Zoning Board of Appeals, to be scheduled

 May 16, 2023
(Signature of Owner) (Date)

By: Matthew Wolverton, Attorney

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name Lausier & Lausier, LLC

Address 2 Hooper Street

Marblehead, MA 01945

Phone: 781 631 8830

FOR TOWN USE ONLY

Application Received _____ Submittal Deemed Complete _____

Waivers _____

Scheduled Hearing Date _____ File Number _____

**SITE PLAN APPROVAL CHECK LIST
PLANNING BOARD**

Each Site Plan Approval Special Permit shall be accompanied by the following information:

- (1) Five (5) copies of a Site Plan which shall be a certified plot plan at a minimum scale of 1"=40' and a maximum scale of 1"=20'. The Site Plan shall contain:
 - (a) Date of Plan with all revisions noted and dated
 - (b) Title of Development/Project
 - (c) North Arrow
 - (d) Scale of Plan
 - (e) Name and Address of record Owner
 - (f) Name and Address of person preparing the Site Plan
 - (g) The names of all owners of record of adjacent properties and the map and lot number of the properties and all buildings
 - (h) Zoning District Boundaries and Flood Zone Boundaries
 - (i) Boundaries of the property and lines of existing streets, lots, easements and right of ways
 - (j) A locus map
 - (k) A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations
 - (l) Square footage of property
 - (m) Location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways
 - (n) Location and dimensions of all utilities
 - (o) Location, type and dimensions of landscaping and screening
 - (p) Location of significant site features
 - (q) Contours
- (2) Five (5) copies of dimensioned schematic drawings of all proposed buildings. Scale not to exceed 1/4"=1' nor less than 1/8"=1'.
- (3) A narrative describing the proposal

The narrative must address the following: The extent to which:

- (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).
- (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).

- (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).
- (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).
- (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).
- (4) X A completed application form
- (5) \$1,000 An application fee (the fee is calculated by taking the construction cost and multiplying by .001. *Example 350,000 construction cost x .001 = \$350 FEE*
The minimum fee is \$200 and the maximum fee is \$1000)

Applicants should refer to the Marblehead Zoning Bylaw 200-37 – Special Permit for Site Plan Approval for more detailed information on Site Plan Approval.

Narrative

Site Plan Special Permit for Approval

11 Kenneth Road Marblehead, MA 01945

The Applicant has obtained an Order of Conditions from the Conservation Commission.

The Applicant will be required to obtain a Special Permit from the Zoning Board of Appeals for Dimensional Relief.

The proposed construction, without limitation, includes in part the following:

- Interior renovations as shown on the plans;
- Partial new foundation and additions to the front and rear of the existing dwelling;
- A new front porch;
- Demolition of an existing shed;
- Demolition and removal of exterior steps;
- A new waterside deck and steps;
- Miscellaneous repairs and renovations to retaining walls;
- Miscellaneous repairs to existing foundation;
- Exterior work and landscape as shown on the Site Plan.

The plans and proposed construction meet the criteria of the Planning Board for Site Plan Approval as follows:

- (a) **The architectural and design features are in harmony with the prevailing character and scale of the 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 architectural and design features, as well as materials to be used, are intended to meet the prevailing character and scale of other buildings in the neighborhood.
 - The additions to the existing footprint have been intentionally located in areas with minimal impact.
 - The overall height of the ridge line is not increasing.
 - The existing dwelling is already in the Side Yard Set Back and the proposed additions will only encroach slightly further into the Side Yard Set Back to one side and having no impact to the existing view corridor to other side of the existing dwelling.
- (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, which is largely composed of a gently sloping grassed lawn, with retaining walls and terraced landscape beds, will remain generally unchanged.
- The existing steeply sloping section of the lawn will be flattened and a patio composed of pea stone will be installed.
- The shoreline terrain is primarily ledge with an existing wooden pier that will remain.

(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 to the ability of emergency vehicles to access the property as presently exists.
- 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.
- Water runoff will be improved due to the removal of the existing driveway and replacement with porous pavers.
- Pervious materials will be used throughout the new parking area and landscape beds.

(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 additions are designed to minimize impact on the existing primary view corridors, any impact on views will be limited to secondary views.
- The proposed renovations and additions will not increase the impact on Town services or infrastructure.

Town of Marblehead
ZBA-APPLICATION

Revision Date: 12-02-2020

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Project Address 11 Kenneth Road Map(s) / Parcel(s) 157 /10

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A	<u>11090</u>	<u>11090</u>
Area of features		
footprint of accessory building(s)	<u>49 SF</u>	<u>0 SF</u>
footprint of building	<u>1022 SF</u>	<u>2094 SF</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>314 SF</u>	<u>860 SF</u>
number of required parking spaces <u>2</u> x (9'x18' per space)	<u>324 SF</u>	<u>324 SF</u>
area of pond(s), or tidal area(s) below MHW	<u>0 SF</u>	<u>0 SF</u>
other areas (explain) _____	<u>0</u>	<u>0 SF</u>
Sum of features = B	<u>1709</u>	<u>3278 SF</u>
Net Open Area (NOA) = (A - B)	<u>9381 SF</u>	<u>7812 SF</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>49</u>	<u>0</u>
basement or cellar (area > 5' in height)	<u>623 SF</u>	<u>1472 SF</u>
1st floor (12' or less in height) NOTE:	<u>1316 SF</u>	<u>2094 SF</u>
2nd floor (12' or less in height)	<u>820 SF</u>	<u>1510 SF</u>
3rd floor (12' or less in height)	<u>0</u>	<u>0 SF</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area > 5' in height)	<u>27</u>	<u>0</u>
area under deck (if > 5' in height)	<u>0</u>	<u>637 SF</u>
roofed porch(es)	<u>294 SF</u>	<u>223 SF</u>
Gross Floor Area (GFA) = sum of the above areas	<u>3129 SF</u>	<u>5936 SF</u>

Proposed total change in GFA = (proposed GFA - existing GFA) = 2807 SF

Percent change in GFA = (proposed total change in GFA / existing GFA) x 100 = 89.71 %

Existing Open Area Ratio = (existing NOA / existing GFA) = 3.00

Proposed Open Area Ratio = (proposed NOA / proposed GFA) = 1.32

This worksheet applies to the following plan(s):

1. plan by/dated	<u>North Shore Survey</u>	<u>7-Apr-23</u>
2. plan by/dated	<u>Bosworth Architect LLC</u>	<u>22-Mar-23</u>
3. plan by/dated	_____	_____

Building Official _____ Date _____