

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

1. Property Address: 9 Roydon Road
2. Assessor Map 177 Lot 1      3. Zoning District Shoreline Single Residence
4. Applicant: Ryan and Christina O'Conor
5. Applicant's Address 9 Roydon Road, Marblehead, MA 01945
6. Telephone Number: 781-223-8810 (Daytime) \_\_\_\_\_ (Evening)
7. Email address: roconor@gmail.com
7. Applicant's Representative Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) \_\_\_\_\_

Zoning Board of Appeals-Scheduled

Conservation-Scheduled

  
\_\_\_\_\_  
(Signature of Ownes Representative)

November 18, 2021  
\_\_\_\_\_  
(Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to  
Name Ryan O'Conor

Address 9 Roydon Road

Marblehead, MA 01945

Phone: 781-223-8810

**FOR TOWN USE ONLY**

Application Received \_\_\_\_\_ Submittal Deemed Complete \_\_\_\_\_

Waivers \_\_\_\_\_

Scheduled Hearing Date \_\_\_\_\_ File Number \_\_\_\_\_

**Town of Marblehead**  
**ZBA-APPLICATION**  
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 9 Royden Road Map(s) / Parcel(s) 177/1

**NET OPEN AREA (NOA)**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Lot area = A	7,900 sf	7,900 sf
Area of features		
footprint of accessory building(s)	79 sf	0 sf
footprint of building	1,501 sf	2,448 sf
footprint of deck(s), porch(es), step(s), bulkhead(s)	1,514 sf	1,375
number of required parking spaces <u>2</u> x (9' x 18' per space)	324 sf	324 sf
area of pond(s), or tidal area(s) below MHW	N/A	N/A
other areas (explain) _____		
<b>Sum of features = B</b>	3,418 sf	4,147 sf
<b>Net Open Area (NOA) = (A - B)</b>	4,482 sf	3,753 sf

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	79 sf	0 sf
basement or cellar (area >5' in height)	0 sf	0 sf
1st floor (12' or less in height) <small>NOTE: [for heights exceeding</small>	1,501 sf	2,448 sf
2nd floor (12' or less in height) <small>12' see definition</small>	485 sf	1,077 sf
3rd floor (12' or less in height) <small>of STORY §200-7]</small>	N/A	N/A
4th floor (12' or less in height)	N/A	N/A
attic (area >5' in height)	N/A	N/A
area under deck (if >5' in height)	486 sf	486 sf
roofed porch(es)		
<b>Gross Floor Area (GFA) = sum of the above areas</b>	2,551 sf	4,011

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 1,460 sf

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 57.23 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 1.76

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = .94

This worksheet applies 1. plan by/dated Walter Jacob, Architects LTD-11/17/2021  
 to the following plan(s): 2. plan by/dated North Shore Survey Corporation-9/27/2021  
 3. plan by/dated \_\_\_\_\_

Building Official \_\_\_\_\_ Date \_\_\_\_\_

NARRATIVE

Ryan and Christina O' Connor

9 Roydon Road

Application is for a Site Plan Special Permit to construct an addition to the existing single family dwelling located at 9 Roydon Road which is within the Shoreline Single Residence District.

The lot contains 7,900 squares feet which is less than the required lot area but is in conformity with the surrounding neighborhood.

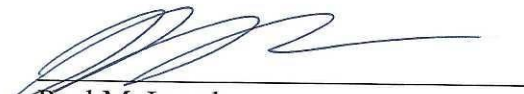
The existing dwelling containing 2,551 square feet of gross floor area which includes 486 square feet of area under the deck.

The proposal is adding an attached garage and two small additions to the first floor which will increase the footprint by 947 square feet and a second floor addition of 592 square feet.

The proposed addition to the second floor will reduce the height of the dwelling by approximately 2.5 feet.

A Notice of Intent has been filed with the Conservation Commission and an application for a Special Permit will be filed with the Zoning Board of Appeals.

Respectfully submitted  
Ryan and Christina O, Connor  
By their Attorney



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Paul M. Lynch

Walter Jacob Architects LTD  
 3 Pleasant Street  
 Marblehead, MA 01945  
 781.631.7440

**PROJECT TEAM**










**CLIENT**  
 Christina Zimmermann and Ryan O'Connor  
 9 Royden Road  
 Marblehead, MA 01945

**ARCHITECT**  
 Walter Jacob Architects LTD.  
 3 Pleasant Street  
 Marblehead, MA 01945  
 T: 781-631-7440  
 F: 781-631-7441  
 E: walter@architectwaj.com

**ZONING INFORMATION**

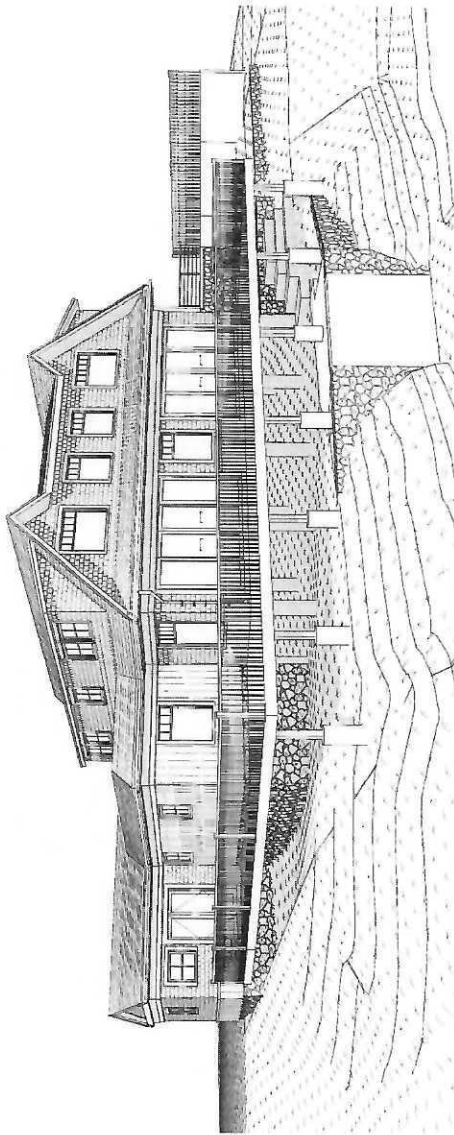
Zoning District: SSR

**SYMBOLS**

- ROOM**  
100
-  ROOM/AREA DESIGNATION
-  WINDOW TAG
-  EXTERIOR ELEVATION REFERENCE
-  NORTH ARROW
-  DOOR AND DOOR DIMENSION (WIDTH & HEIGHT)
-  NEW WALL
-  EXISTING WALL TO REMAIN
-  WALL TO BE DEMOLISHED
-  DIMENSION STRING

**DRAWING INDEX**

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-	Survey
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X.4	Existing Attic Level Plan
A.4	Proposed Attic Level Plan
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A.5	Proposed Roof Plan
X.6	Existing Elevations
A.6	Proposed Elevations
X.7	Existing Elevations
A.7	Proposed Elevations



Private Residence



Architects LTD  
Pleasant Street  
Marblehead, MA 01945  
781.631.7440

Existing Conditions Photographs  
11.17.21 Marblehead Planning Board

Private Residence

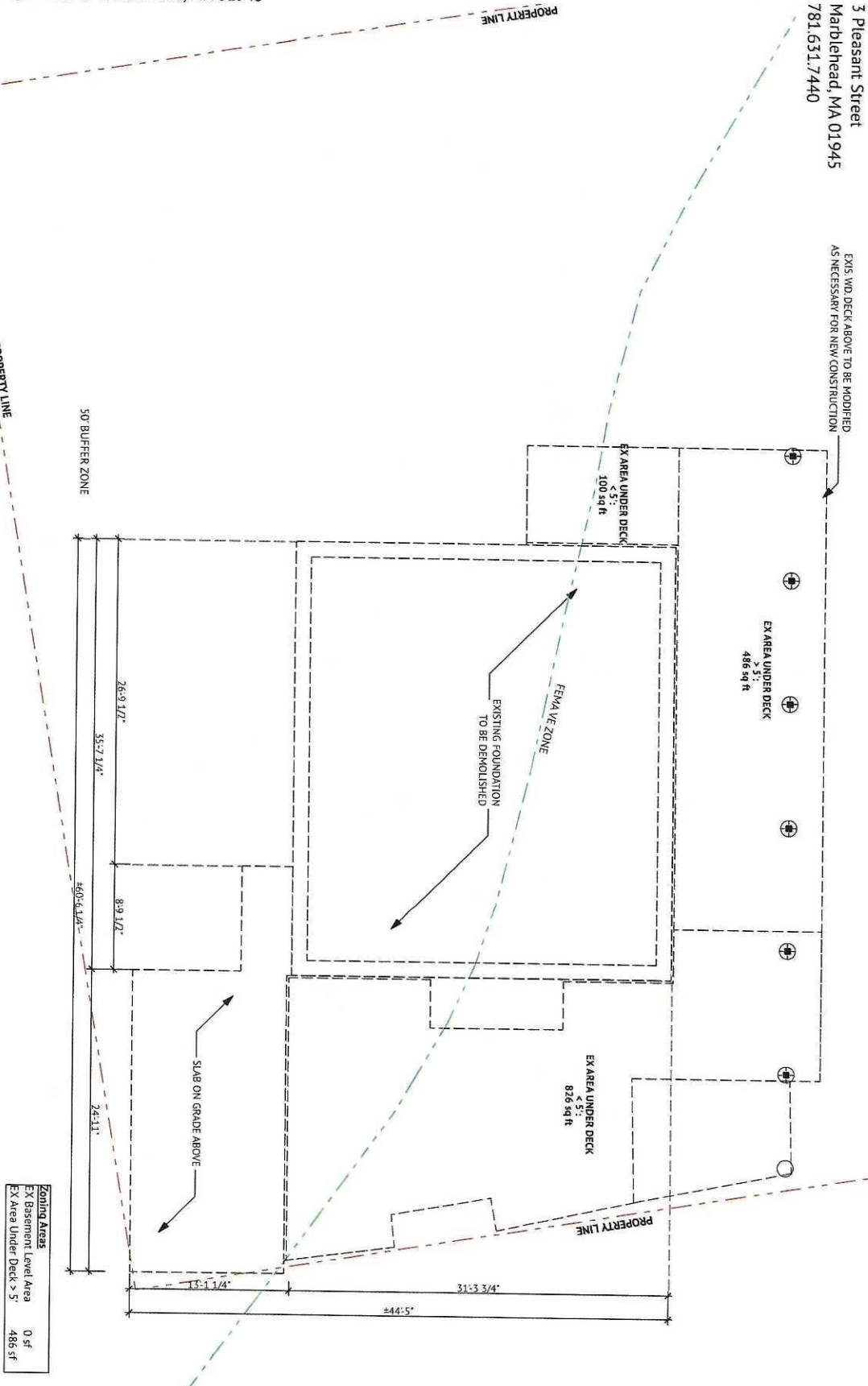
9 Royden Road Marblehead, MA 01945

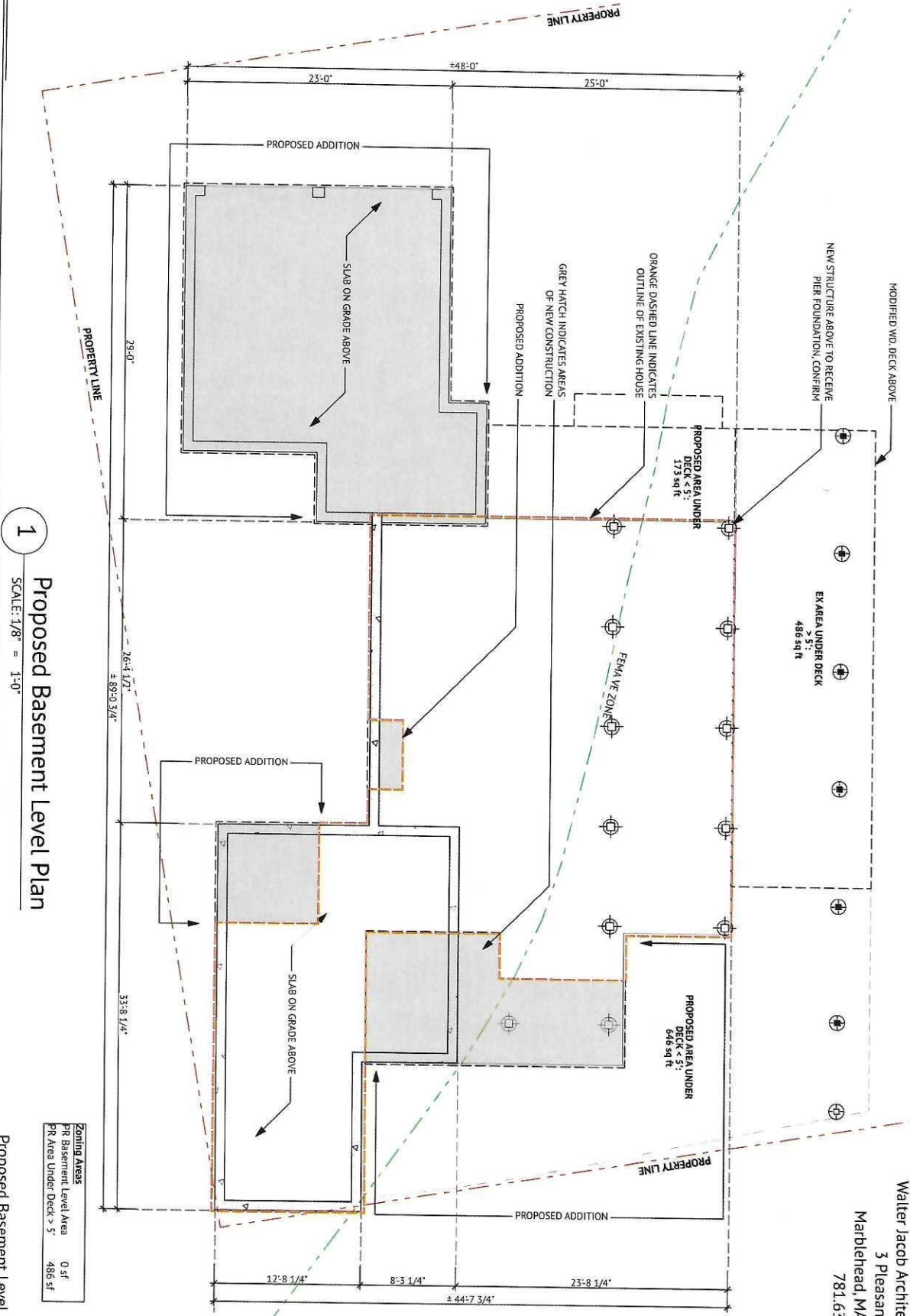
9 Roydon Road Marblehead, MA 01945

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3 Pleasant Street  
Marblehead, MA 01945  
781.631.7440

Existing Basement Level Plan  
11.15.21 Marblehead Planning Board

1 Existing Basement Level Plan  
SCALE: 1/8" = 1'-0"





1  
**Proposed Basement Level Plan**  
 SCALE: 1/8" = 1'-0"

Zoning Areas	
PR Basement Level Area	0 sf
PR Area Under Deck > 5'	486 sf

Proposed Basement Level Plan  
 11.17.21 Marblehead Planning Board

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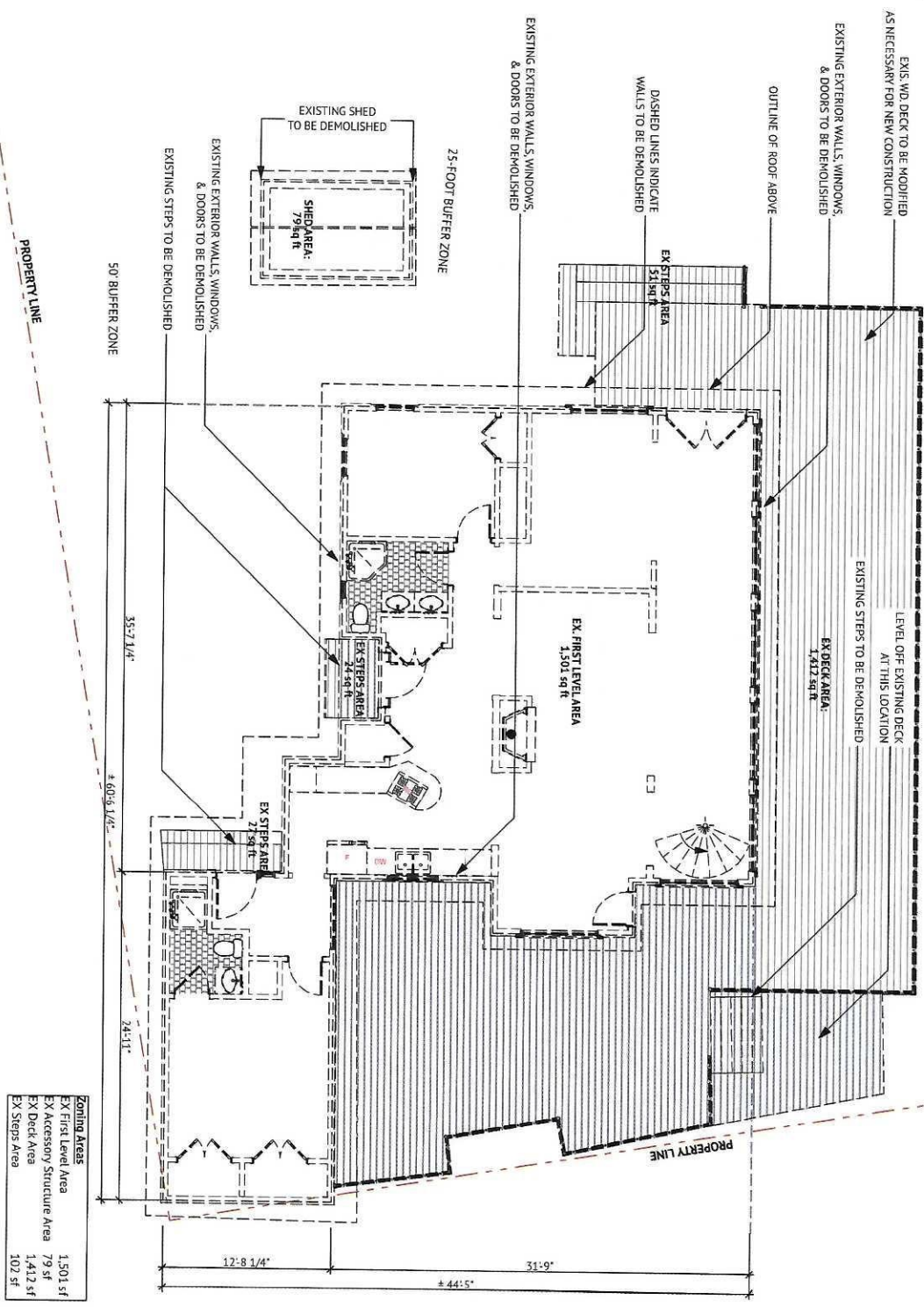
9 Royden Road Marblehead, MA 01945

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Existing First Level Plan  
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1

Existing First Level Plan  
SCALE: 1/8" = 1'-0"



Zoning Areas	
EX First Level Area	1,501 sf
EX Accessory Structure Area	79 sf
EX Deck Area	1,412 sf
EX Steps Area	107 sf





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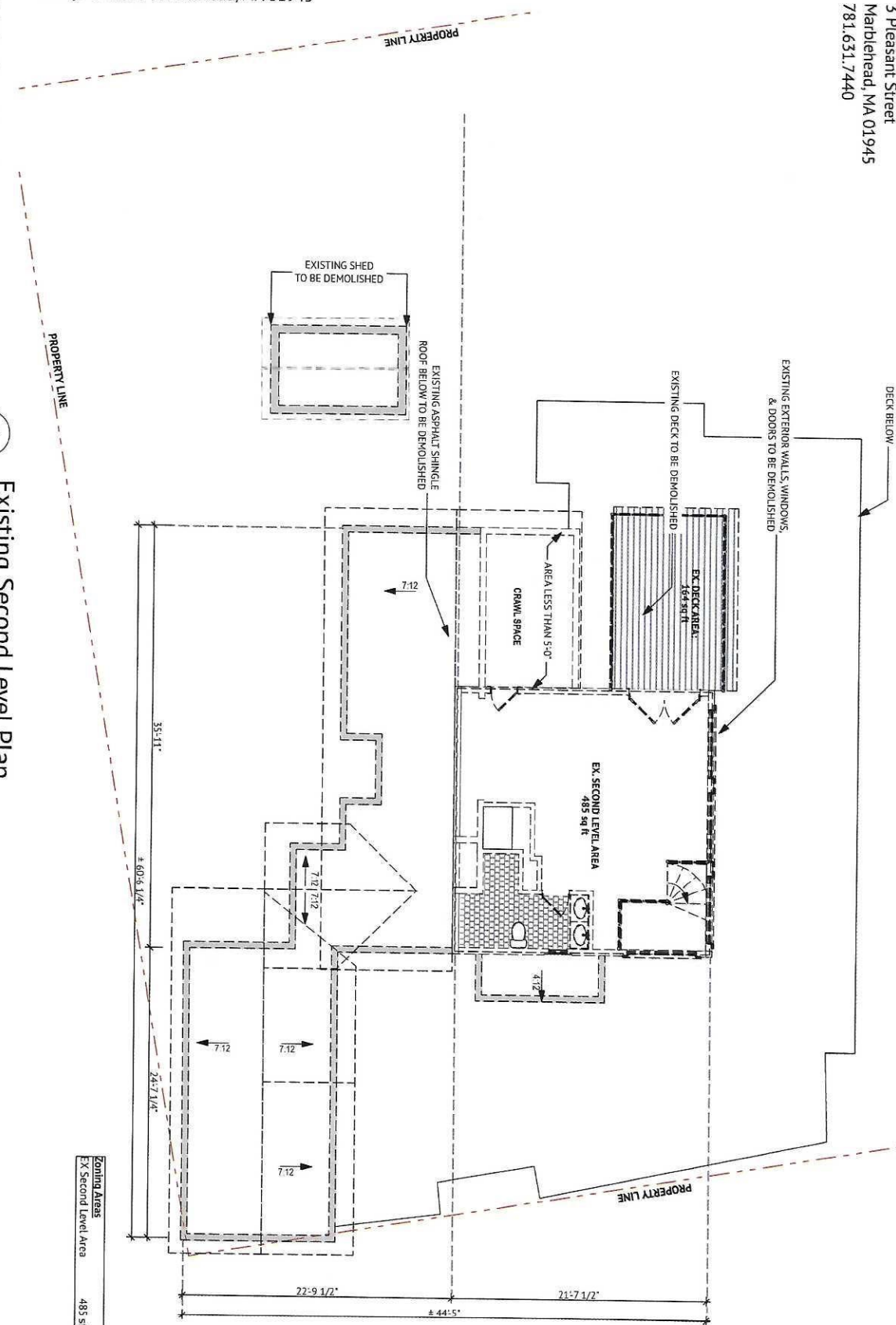
Existing Second Level Plan  
11.15.21 Marblehead Planning Board

1

Existing Second Level Plan

SCALE: 1/8" = 1'-0"

Zoning Areas  
EX Second Level Area  
485 sf



1

# Proposed Second Level Plan

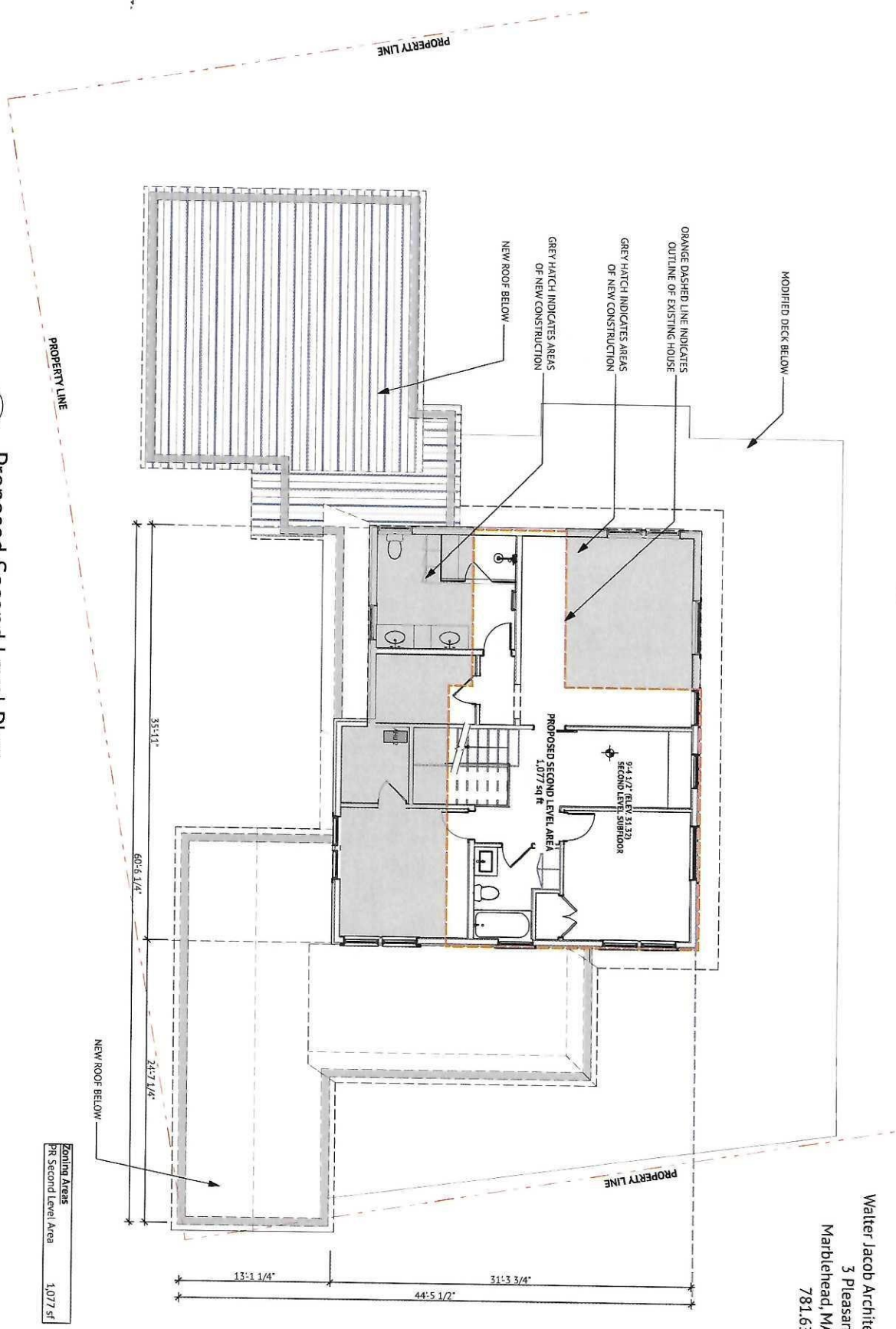
SCALE: 1/8" = 1'-0"

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Proposed Second Level Plan

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Zoning Areas	
PR Second Level Area	1,077 sq. ft.

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9 Royden Road Marblehead, MA 01945

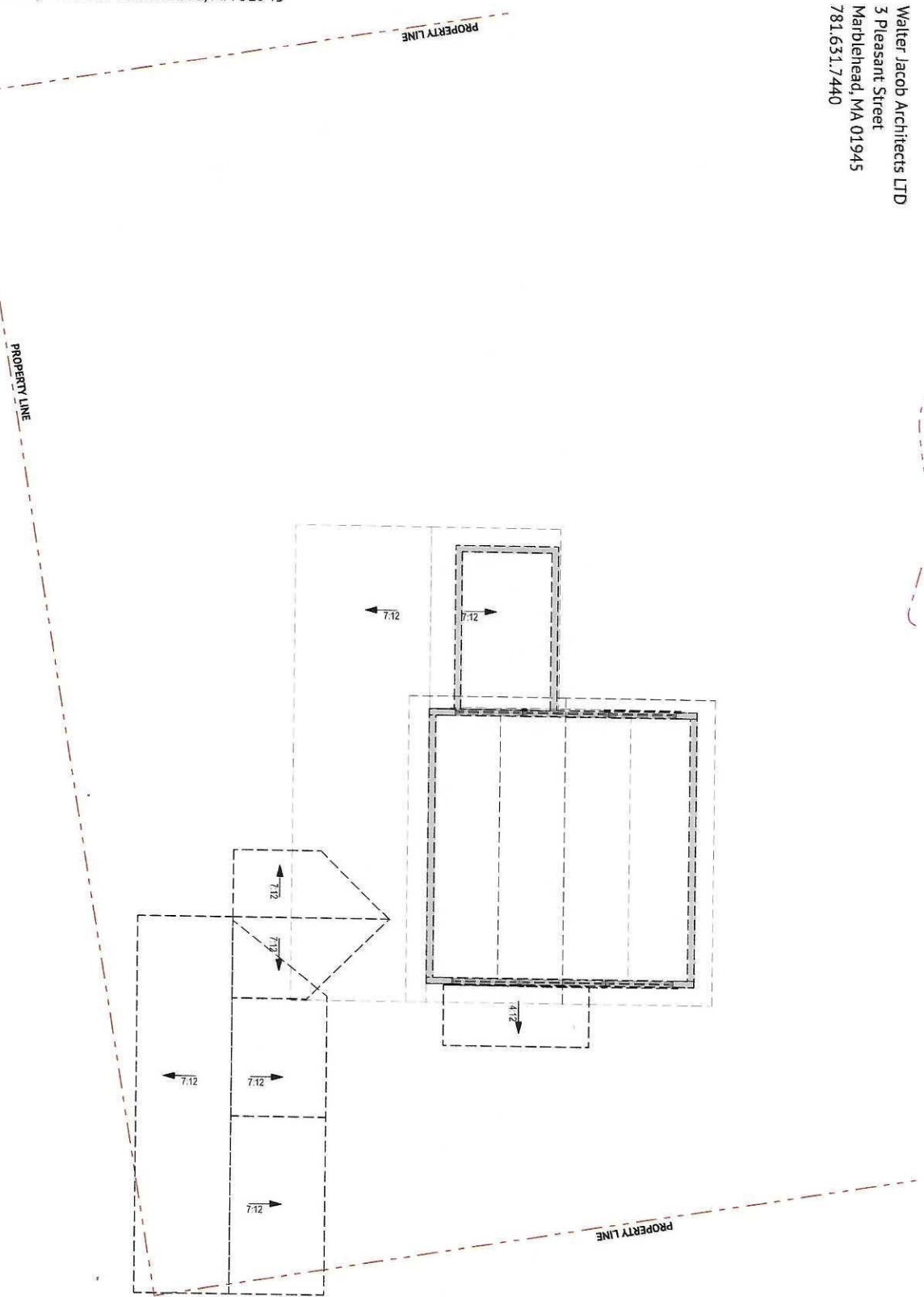
Walter Jacob Architects LTD  
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Existing Attic Level Plan  
11.15.21 Marblehead Planning Board

1

Existing Attic Level Plan

SCALE: 1/8" = 1'-0"

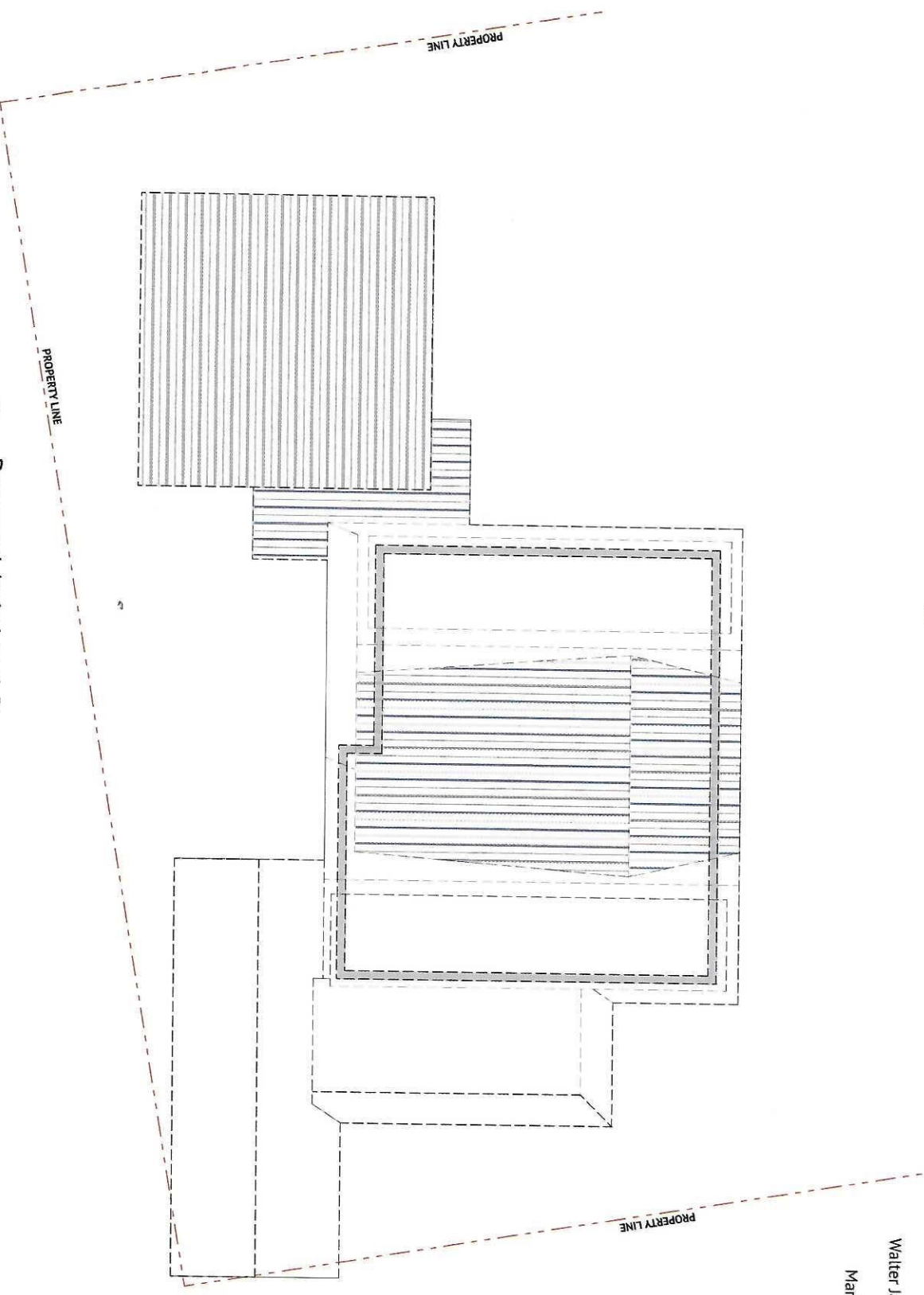


1

# Proposed Attic Level Plan

SCALE: 1/8" = 1'-0"

Proposed Attic Level Plan  
11.17.21 Marblehead Planning Board



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1

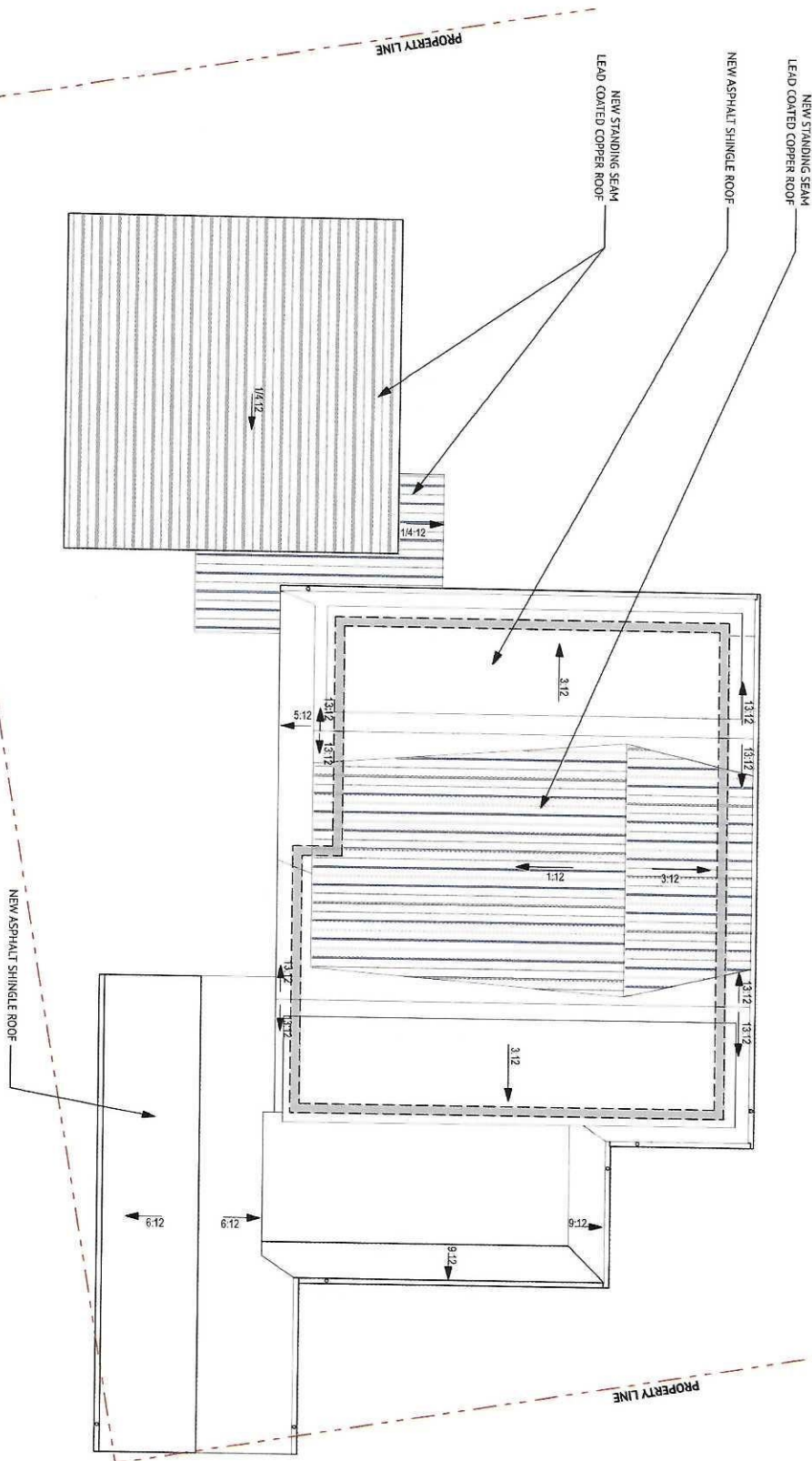
# Proposed Roof Plan

SCALE: 1/8" = 1'-0"

Proposed Roof Plan  
11.17.21 Marblehead Planning Board

Private Residence

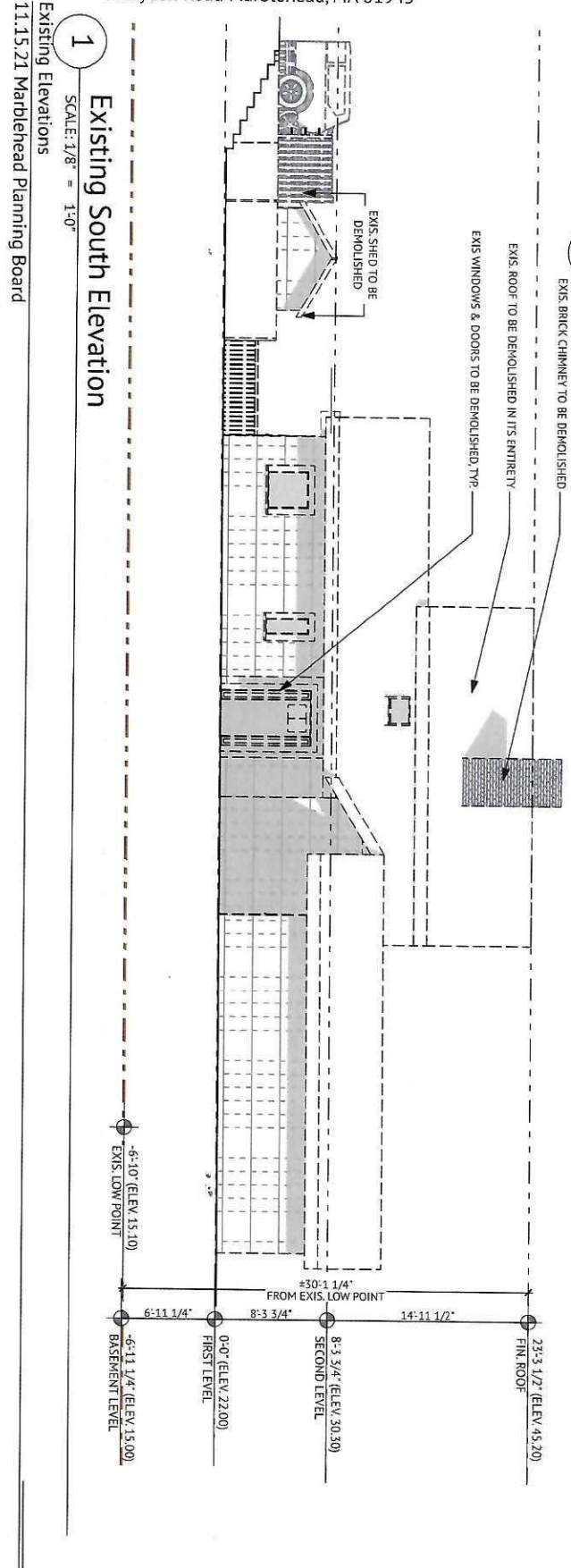
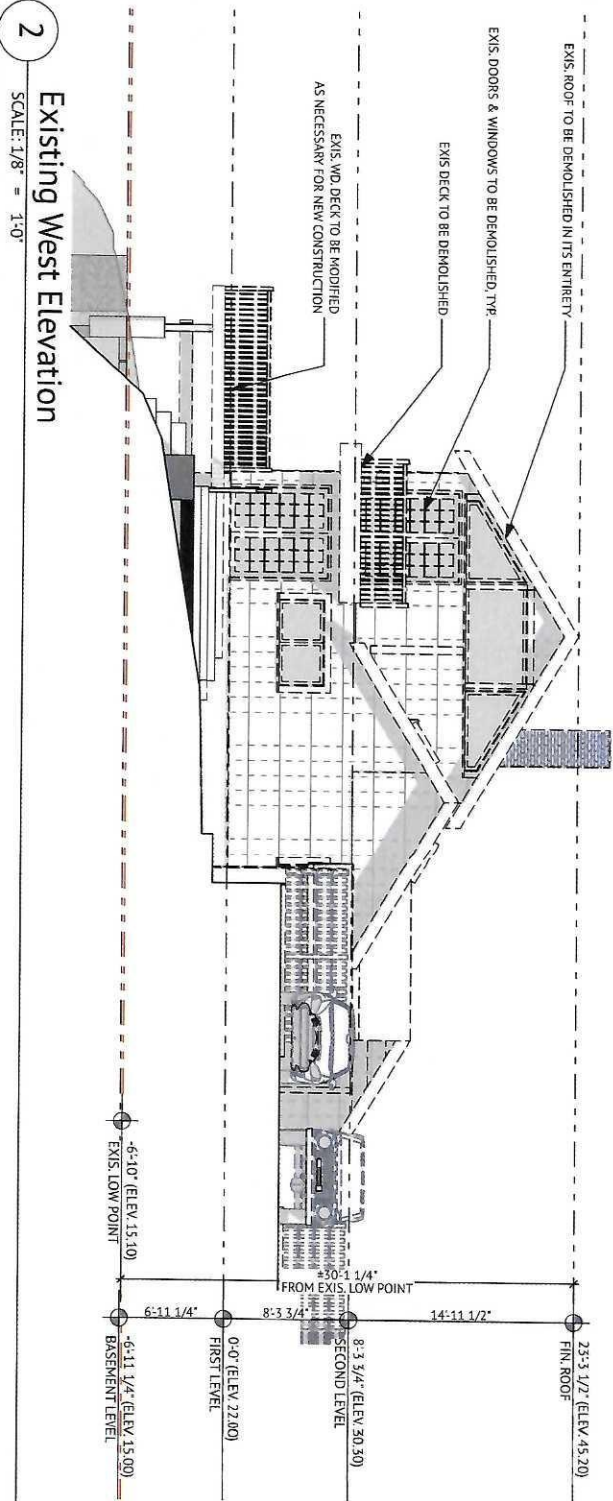
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9 Royden Road Marblehead, MA 01945

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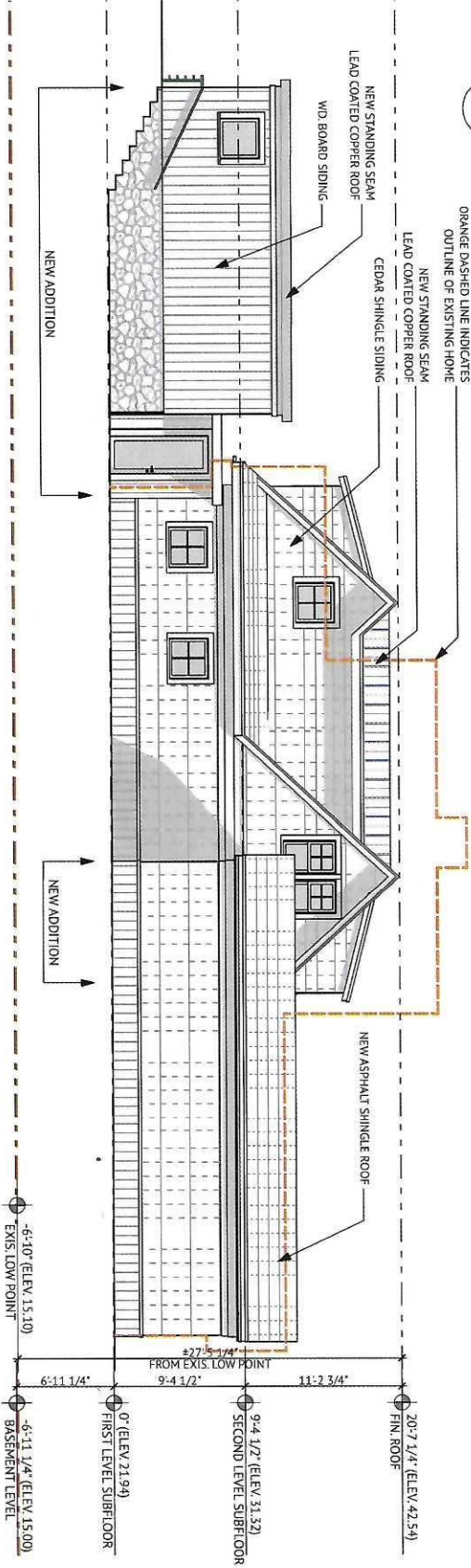




1

**Proposed South Elevation**

SCALE: 1/8" = 1'-0"



Proposed Elevations  
11.17.21 Marblehead Planning Board

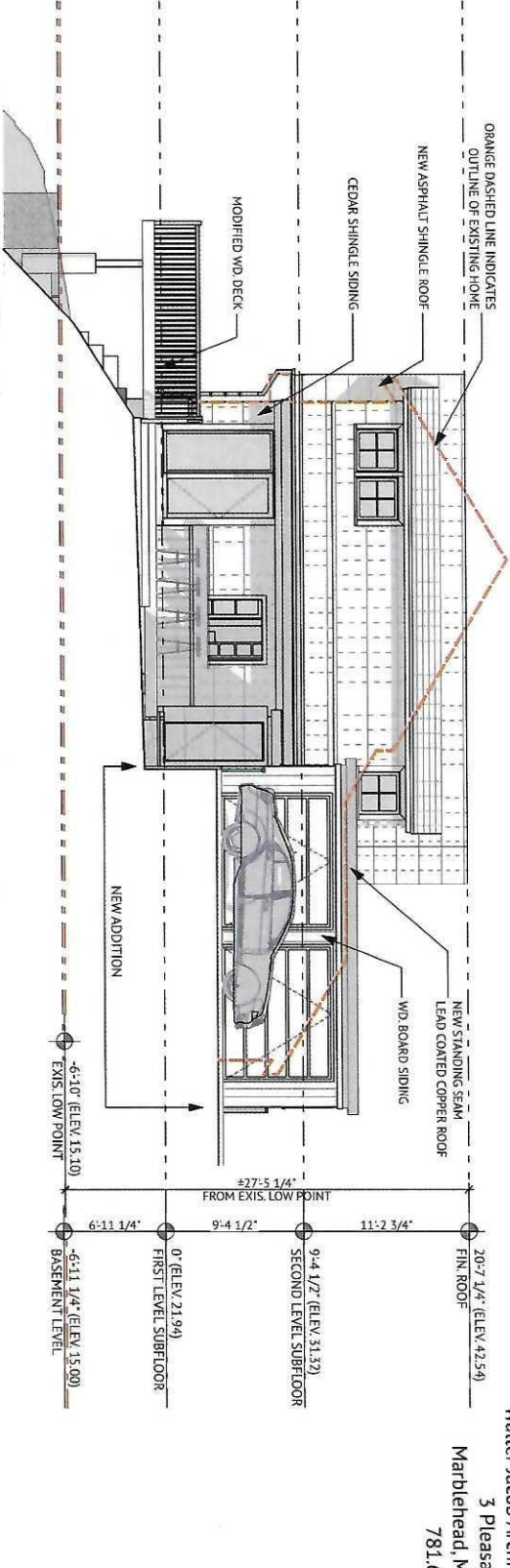
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2

**Proposed West Elevation**

SCALE: 1/8" = 1'-0"



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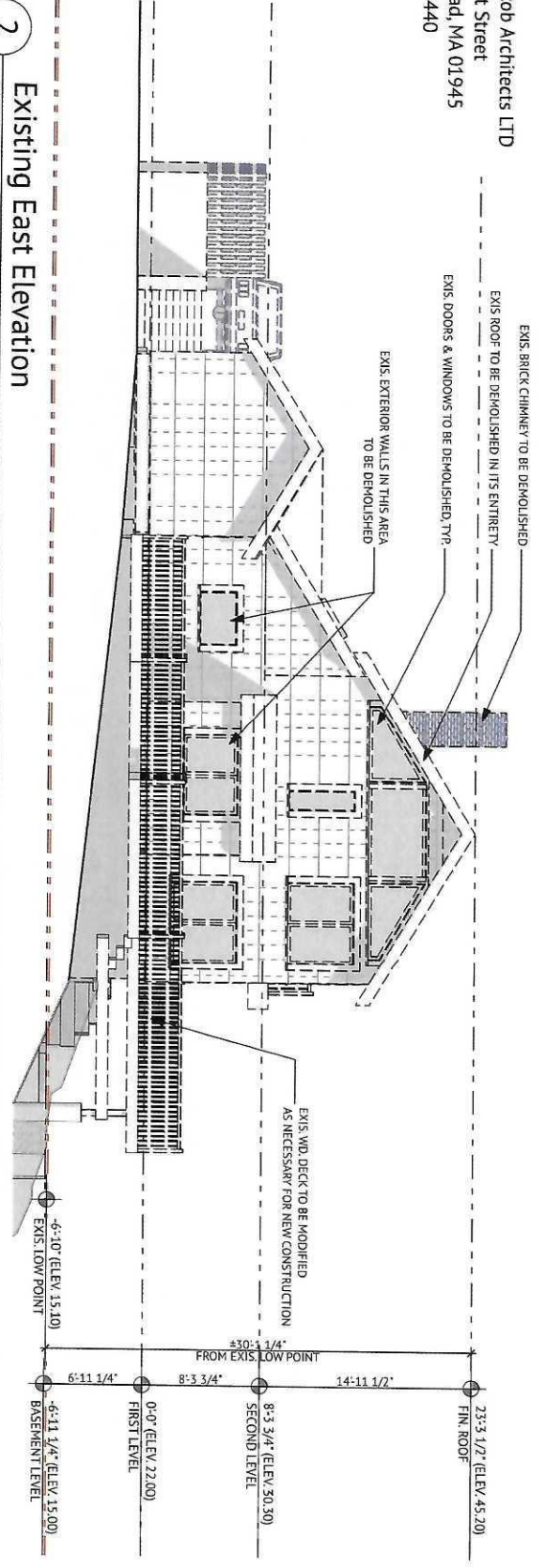
A.6

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781.631.7440

9 Royden Road Marblehead, MA 01945

2 Existing East Elevation

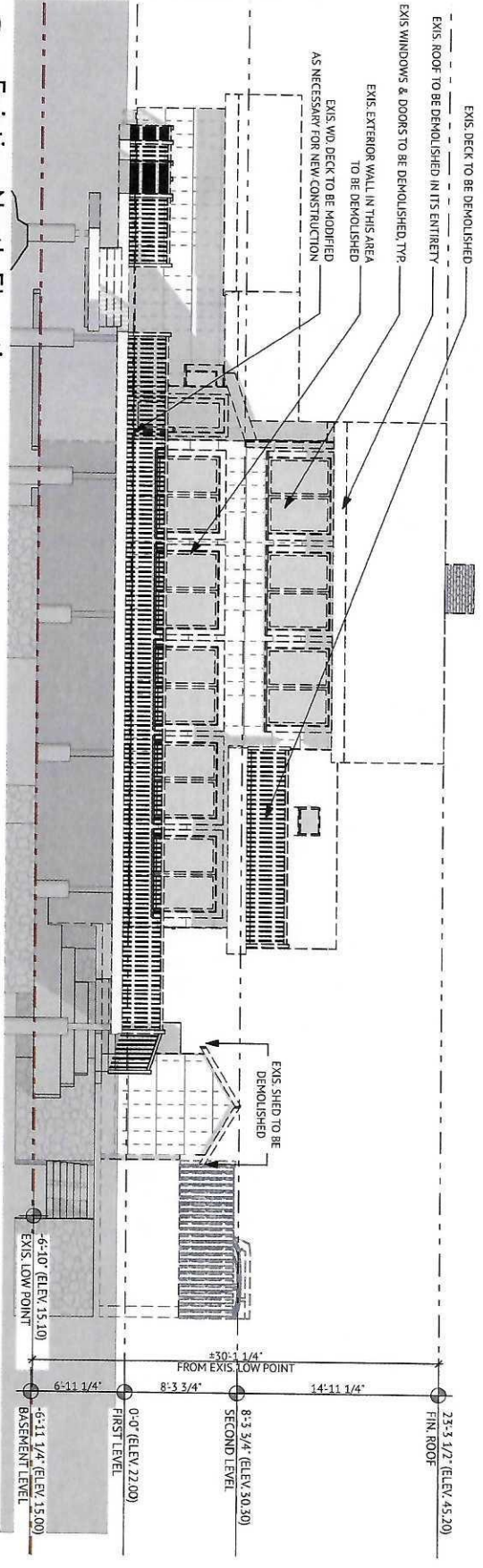
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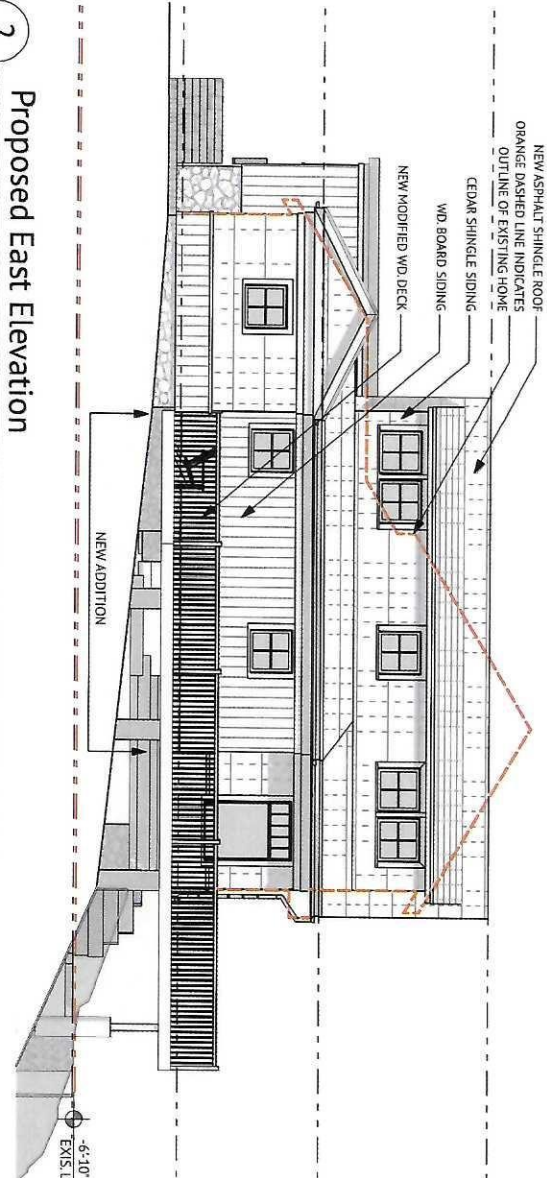


1 Existing North Elevation

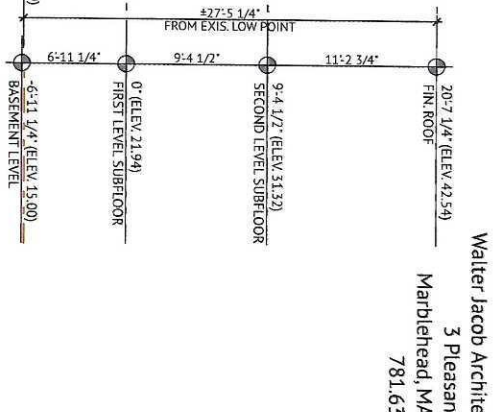
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Existing Elevations  
11.15.21 Marblehead Planning Board

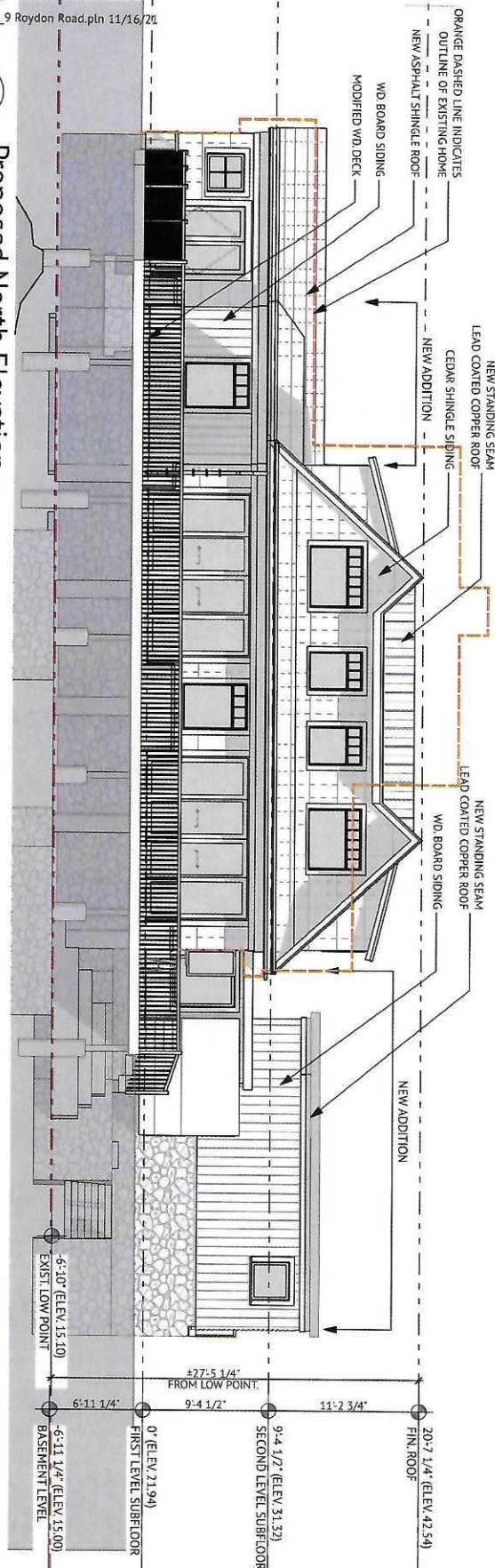




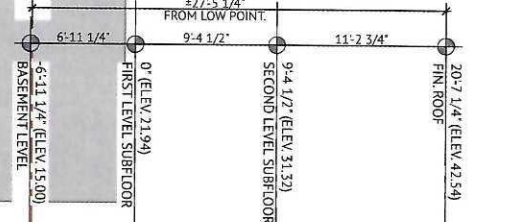
2 Proposed East Elevation  
SCALE: 1/8" = 1'-0"



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1 Proposed North Elevation  
SCALE: 1/8" = 1'-0"



Private Residence

Proposed Elevations  
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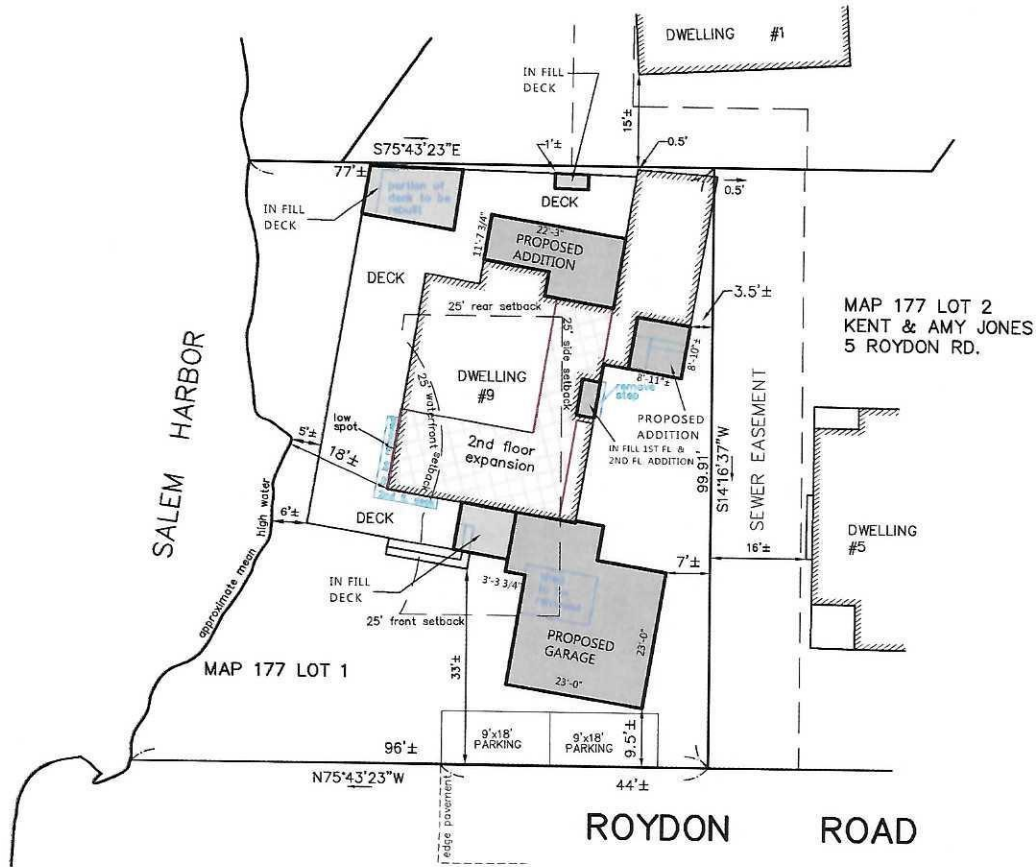
ZONING DISTRICT - SHORELINE SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000	7900	7900
FRONTAGE	100'	44'±	44'±
FRONT	25'*	33'±	9.5'±
SIDE	25'	0	0
REAR	25'*	0.5'	0.5'
BLDG HEIGHT	30'	30.0'	27.5'



\*LINES MOST PERPENDICULAR TO THE SHORELINE.

MAP 177 LOT 6  
MONA & KEITH HERSEY  
1 HARBOR SPRAY LN.



THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY.



ZONING BOARD OF APPEALS PLAN  
9 ROYDON ROAD  
MARBLEHEAD

PROPERTY OF  
**RYAN & CHRISTINA O'CONOR**

SCALE 1" = 20' SEPTEMBER 27, 2021  
NORTH SHORE SURVEY CORPORATION  
14 BROWN ST. - SALEM, MA

978-744-4800

#604