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July 31, 2023

Planning Board

Mary Alley Municipal Building
7 Widger Road
Marblehead, MA 01945

RE: Site Plan Application – **11 Kenneth Road**

Zone: **Shoreline Single Residence**

REVISED PROJECT NARRATIVE

Dear Board,

This narrative is to summarize the modifications to our original application heard in June.

The project has been scaled back considerably from our previous presentation in June. The intent was done so to preserve the view corridors of the concerned neighbors who voiced concern at our meeting. At this present time my client has met with the abutting neighbors and has their verbal approval of the diagram represented in our current application.

Specific areas of change are as follows.

Second floor. Probably the largest impact to view corridor is eliminating a portion of the second-floor additions. The change minimizes the floor area such that we went from three bedrooms to just a primary bedroom suite on the second floor. The chamfered orientation of the primary bedroom is to take advantage of the best views which are down the harbor and are represented in our revised diagram.

First Floor. The changes include a reduced front porch area now relating to the thinner second floor design. The porch will be an elegant addition to the house, and provide a nice, covered entry for sitting, shelter and storage of deliverables.

We are asking for the 8'-0" extension of the garage to the front yard as we would like to park one car in the garage. The gained space from the existing garage on the water side provides finish space with water views and access to the proposed deck.



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My client would like access to the deck from the street side of the property. The deck will be accessed from the side of the garage and done in a post & cable railing system to preserve views. The stairs from the deck to the lower patio are consistent with our previous application.

The main floor was reduced but maintains the 45-degree chamfer to the kitchen area providing views down the harbor.

Basement. The basement has been reduced in size. We have a need to use the basement for bedrooms as the second floor has become the primary bedroom suite. The lower level meets the approved footprint from the Conservation Commission and will provide direct access to the rear yard patio spaces.

Exterior. Our new proposal eliminates the Cupola as a design entity; therefore, all additions will be from existing ridge height or lower.

The character of the house is a shingle style look with the use of stone, shingles, shingle flares, metal roof accents, and traditional looking windows. This character is appropriate for a coastal neighborhood and personally feel it's a very attractive final product.

As a pure comparison to the diagram that was previously approved our current diagram is still larger. The areas that are causing our diagram to be greater than the once approved are found with a larger front porch, extended garage, and area under decks greater than 5'-0" in height. My client has taken great effort to meet with the neighbors impacted by our proposal, and to verify they will not be in opposition to this proposed diagram. This diagram in the floor plan is at times slightly larger than the one approved, but most of that area is in the chamfered forms creating my client's goal of looking down the harbor in the main spaces of their new home.

Thank you,

Craig Bosworth N.C.A.R.B.
Bosworth Architect LLC