



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

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ZBA APPLICATION PAGE 1 of 3

Town Clerk

Project Address 1 WESTLIDGE ROAD
Assessor Map(s) 102 Parcel Number(s) 27

OWNER INFORMATION

Signature _____ date _____ Reviewed by
Building Department
Name (printed) CHRIS & HORA COHLETT For Zoning Board
Of Appeals
Address 1 WESTLIDGE RD.
Phone Numbers: home 516.647.0513 work _____
E-mail HORA.COHLETT@GMAIL.COM fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 2.3.21
Name (printed) TAPROOT DESIGN / JERONICA JOHNSON
Address 37 BIRCH ST. MARBLEHEAD
Phone Numbers: home N/A work 781.864.2304
E-mail JERONICA@TAPROOT-DESIGN.COM fax N/A

PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary)

SEE ATTACHED

- Please schedule a Zoning / Application review with the Building Department by calling 781-631-2220.
- Obtain the Town Clerk's stamp and submit 12 copies of each of the following to the Town Engineer's Office:
 - the signed and stamped application (3 pages);
 - current survey plan (not older than 90 days) as prepared by a Registered Professional Land Surveyor;
 - the project design plans as required;
 - check for the applicable fee payable to the Town of Marblehead.
- Any relevant permit(s) that were previously issued must be available for review by the Board of Appeals at the scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature]
2. Town Clerk's stamp (upper right corner)

View Bylaws - (Chapter 200, Zoning) - online at: www.marblehead.org/

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 1 WEST LUDLOW ROAD Map(s) / Parcel(s) 102/27

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU
CURRENT USE (explain) SINGLE-FAMILY DWELLING

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes ☒ No ☐ (explain) _____

PROPOSED CHANGE OF USE

No ☒ Yes ☐ (explain) _____

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes ☐ No ☒

EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)

- ☐ Lot Area - Less than required (§200-7 and Table 2)
- ☐ Lot Width - Less than required (§200-7)
- ☐ Frontage - Less than required (§200-7 and Table 2)
- ☐ Front Yard Setback - Less than required (Table 2)
- ☐ Rear Yard Setback - Less than required (Table 2)
- ☐ Side Yard Setback - Less than required (Table 2)
- ☐ Height - Exceeds maximum allowed (§200-7 and Table 2)
- ☐ Open Area - Less than required (§200-7, §200-15.B(2) and Table 2)
- ☐ Parking - Less than required; undersized; tandem (§200-17 to §200-21) (circle all that apply)
- ☐ Other Non-conformities (explain) _____
- ☐ No Existing Dimensional Non-conformities

NEW DIMENSIONAL NON-CONFORMITIES (check all that apply)

- ☐ Lot Area - Less than required (§200-7 and Table 2)
- ☐ Lot Width - Less than required (§200-7)
- ☐ Frontage - Less than required (§200-7 and Table 2)
- ☐ Front Yard Setback - Less than required (Table 2)
- ☒ Rear Yard Setback - Less than required (Table 2)
- ☐ Side Yard Setback - Less than required (Table 2)
- ☐ Height - Exceeds maximum allowed (§200-7 and Table 2)
- ☐ Open Area - Less than required (§200-7, §200-15.B(2) and Table 2)
- ☐ Parking - Less than required; undersized; tandem (§200-17 to §200-21) (circle all that apply)
- ☐ Exceeds 10% Expansion Limits for Non-conforming Building (§200-30.D)
- ☐ Other Non-conformities (explain) _____
- ☐ No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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For Zoning Board
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DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))

Yes ☒ No ☐ (explain) _____

Building Official [Signature]

Date 2.3.21

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 1 WESTLUNGE ROAD

Map(s) / Parcel(s) 102/27

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

Area of features

footprint of accessory building(s)

footprint of building

footprint of deck(s), porch(es), step(s), bulkhead(s)

number of required parking spaces _____ x (9' x 18' per space)

area of pond(s), or tidal area(s) below MHW

other areas (explain) _____

Sum of features = B

Net Open Area (NOA) = (A - B)

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area >5' in height)

1st floor (12' or less in height) NOTE: [for heights exceeding

2nd floor (12' or less in height) 12' see definition

3rd floor (12' or less in height) of STORY §200-7]

4th floor (12' or less in height)

attic (area >5' in height)

area under deck (if >5' in height)

roofed porch(es)

Gross Floor Area (GFA) = sum of the above areas

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

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

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

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)

This worksheet applies 1. plan by/dated _____
 to the following plan(s): 2. plan by/dated _____
 3. plan by/dated _____

Building Official _____

Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

Date 2.3.21

ZONING BOARD OF APPEALS

Reviewed by
Building Department
For Zoning Board
Of Appeals

Applicant: Chris & Nora Connerty

Address: 1 Westledge Road (Map 102, Parcel 27)

District: Single Residence

Relief: We are requesting a Special Permit to construct a single-story addition to a single-family dwelling that currently meets all previously modified and approved Zoning Dimensional Requirements.

The proposed addition would exceed the modified 20' rear setback by 11.0' +/-.

With a net increase of 176 sf, the proposed structure would increase the overall GFA by 3.17% and decrease the Open Area Ratio from 1.33 to 1.27.

Proposal: The proposal before the board includes the removal of an existing breakfast nook along the rear of the home, along with two large landings and step, and a single-story addition created by extending the right side and rear exterior walls, enclosing the right rear corner. The addition will allow for an expanded kitchen with an eating area large enough for the entire family and include new windows that allow a view to the children's play area.



ZONING DISTRICT - SINGLE RESIDENCE

LOT AREA	REQUIRED	EXISTING	PROPOSED
10000	100	200.51'	200.51'
FRONTAGE	100	200.51'	200.51'
FRONT	*15/10	16'±	16'±
SIDE	15	16'±	16'±
REAR	*20	20'±	9'±
BLDG HEIGHT	35	33.9'±	33.9'±

*SPECIAL PERMIT GRANTED BY THE ZONING BOARD OF APPEALS TO ALLOW A FRONT YARD SETBACK OF 15' FOR DWELLINGS AND 10' FOR PORCHES. THE REAR YARD SETBACK WAS INCREASED TO 20'.

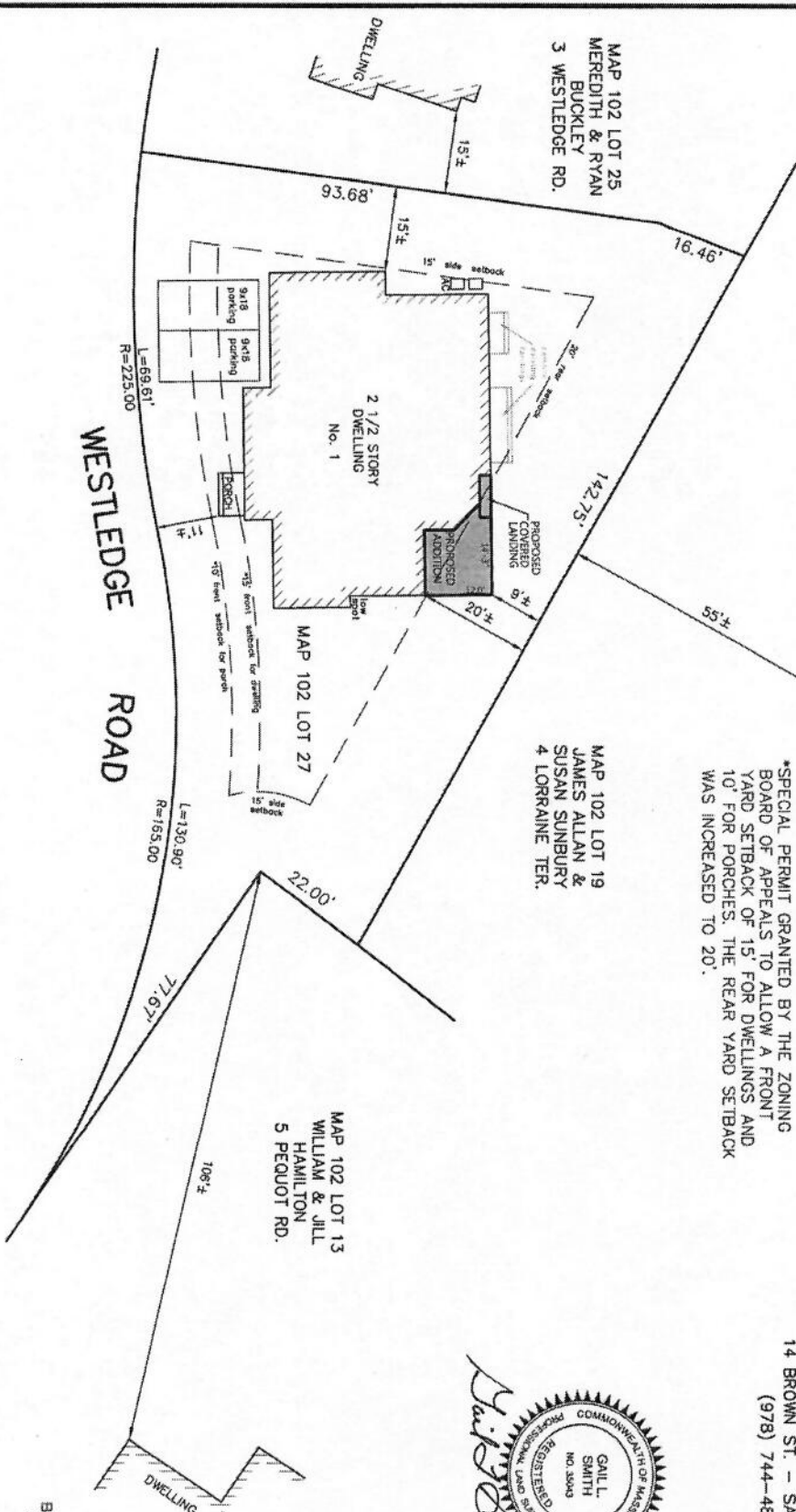
ZONING BOARD OF APPEALS PLAN

1 WESTLEDGE ROAD
MARBLEHEAD

PROPERTY OF
NORA CONNERTY

SCALE 1"=20'
DECEMBER 2, 2020
NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA
(978) 744-4800 # 5081



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CONNERTY RESIDENCE
1 WESTLEDGE ROAD
MARBLEHEAD, MASSACHUSETTS

TAPROOT
DESIGN
INC.

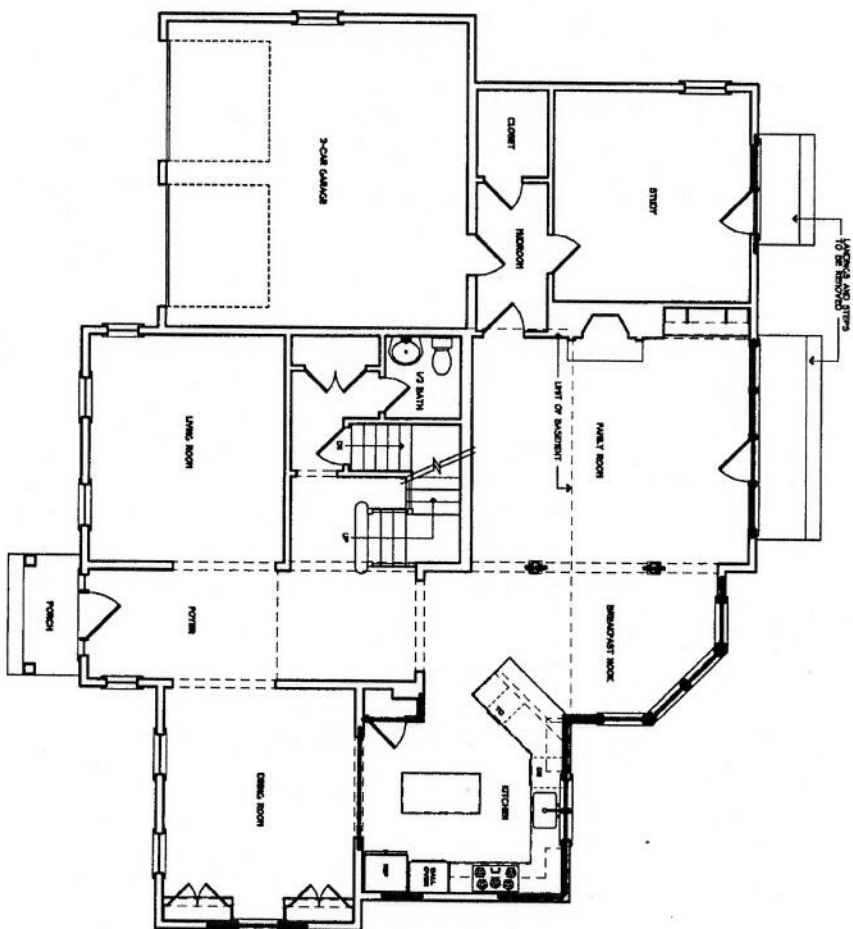
37 Birch Street
Marblehead, MA 01945
Tel 781.639.4616
Cell 781.684.2304

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date: 02/01/21

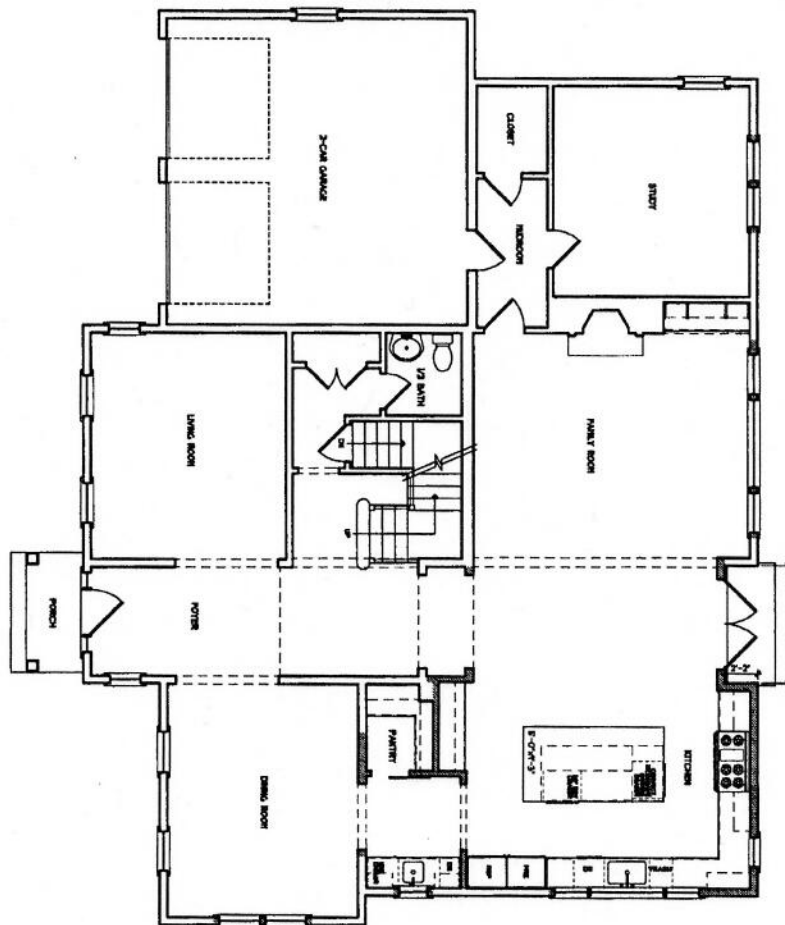
drawn by: VLH

Ex-1



1 EXISTING FIRST FLOOR PLAN

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1 PROPOSED FIRST FLOOR PLAN

CONNERTY RESIDENCE
1 WESTLEDGE ROAD
MARBLEHEAD, MASSACHUSETTS

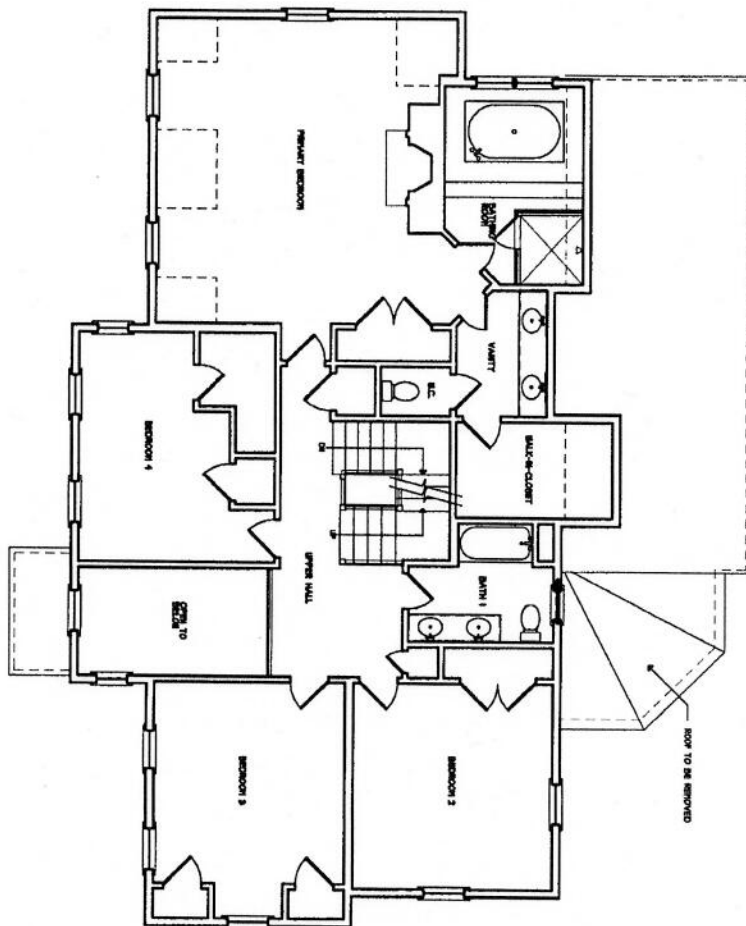
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37 Birch Street
Marblehead, MA 01945
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date: 02/01/21
drawn by: VLH

A-1

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1 EXISTING SECOND FLOOR PLAN

CONNERTY RESIDENCE
1 WESTLEDGE ROAD
MARBLEHEAD, MASSACHUSETTS

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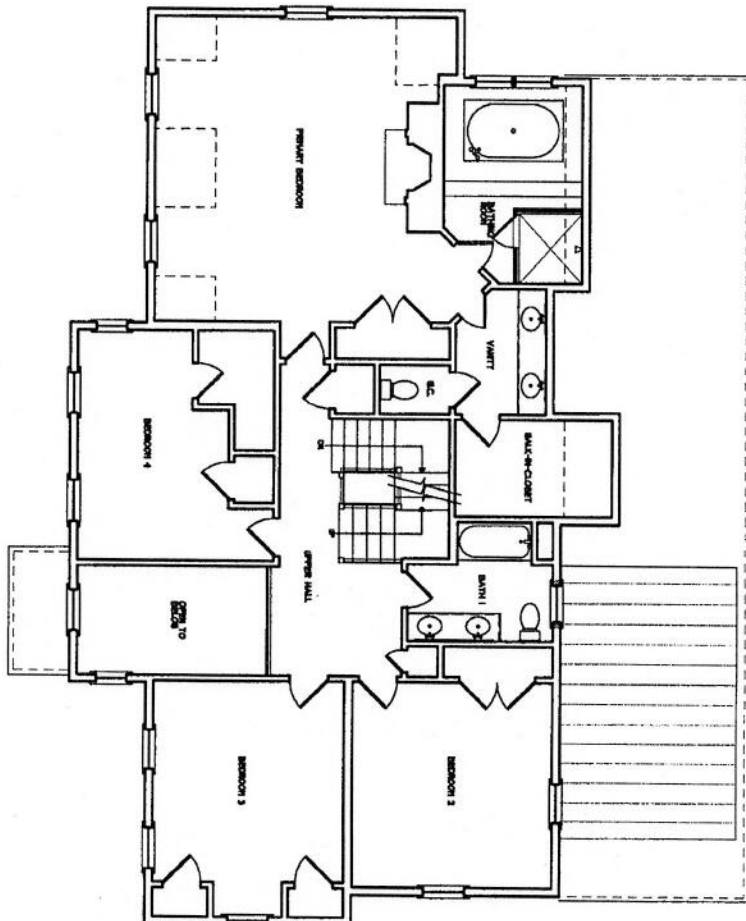
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date: 02/01/21

drawn by: VLH

Ex. 2

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1

PROPOSED SECOND FLOOR PLAN

CONNERTY RESIDENCE
1 WESTLEDGE ROAD
MARBLEHEAD, MASSACHUSETTS

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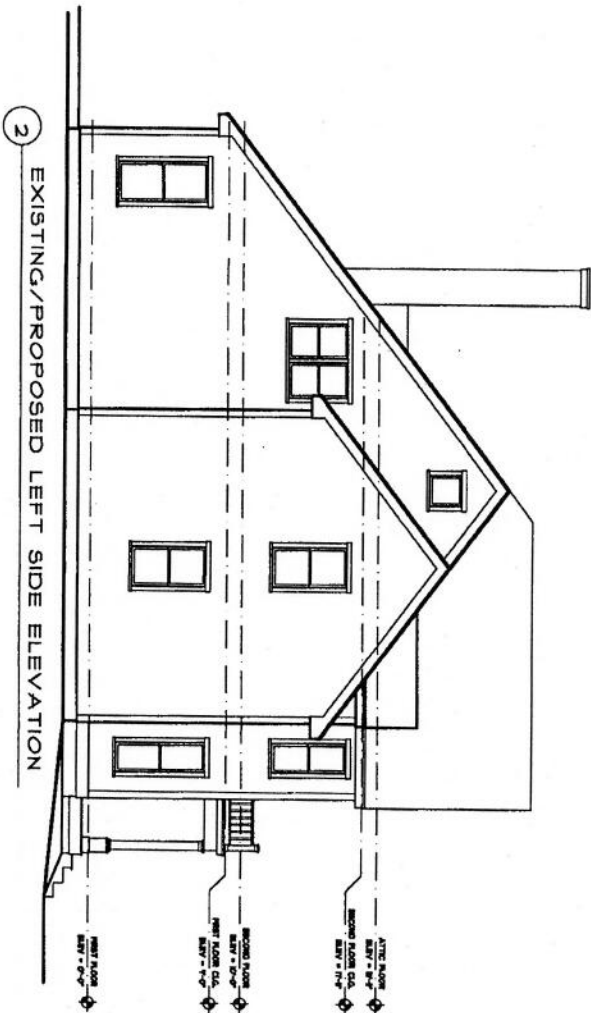
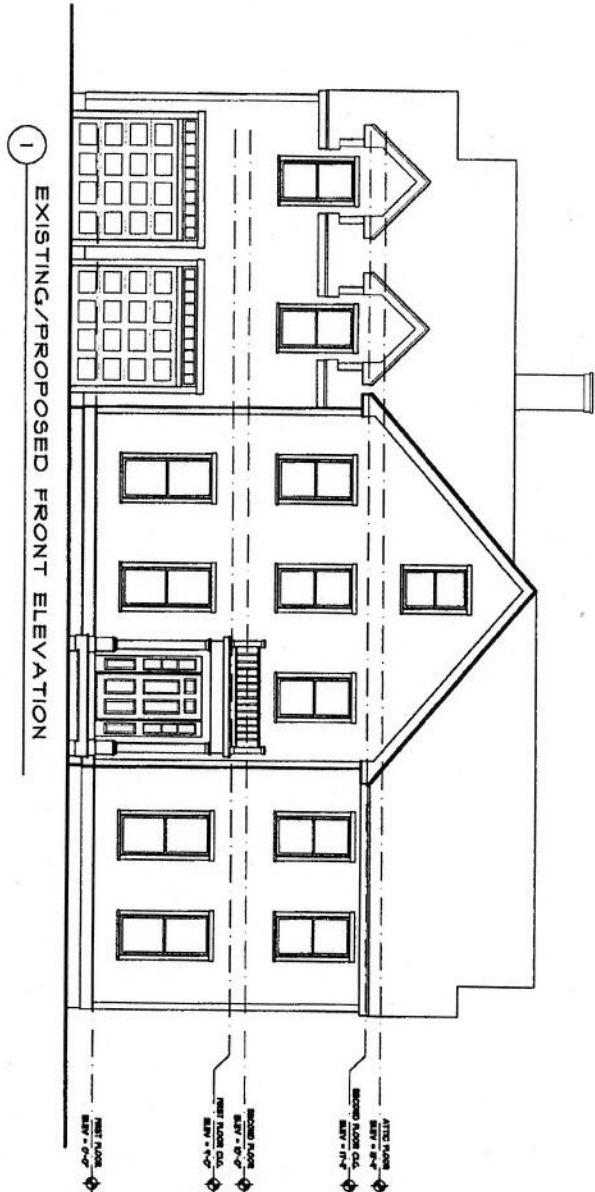
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date: 02/01/21

drawn by: VLH

A.2

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CONNERTY RESIDENCE
1 WESTLEDGE ROAD
MARBLEHEAD, MASSACHUSETTS

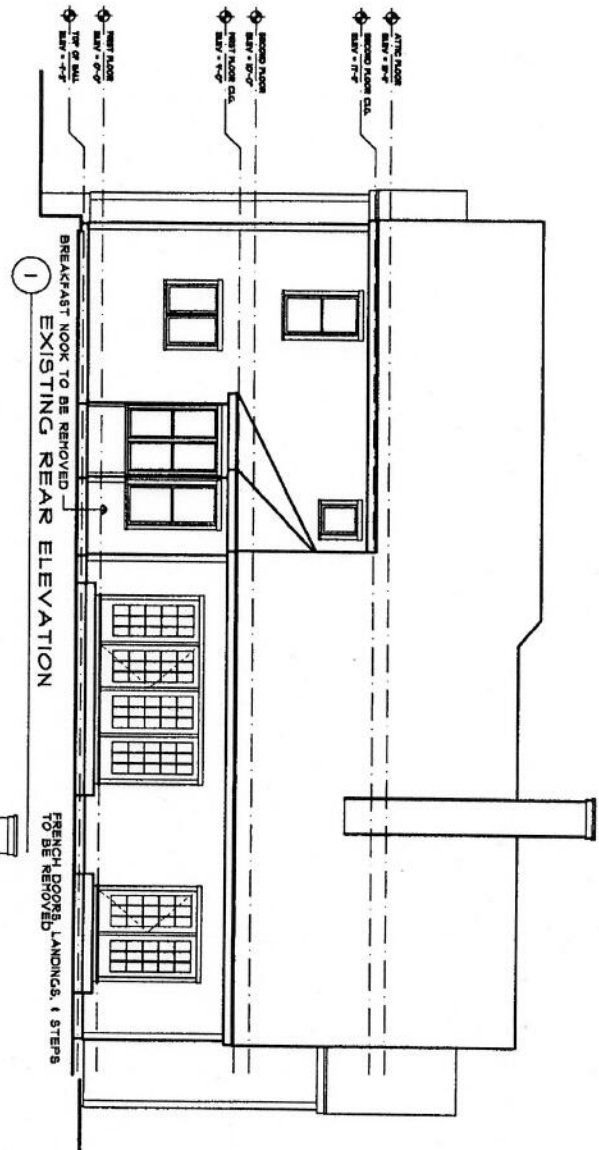
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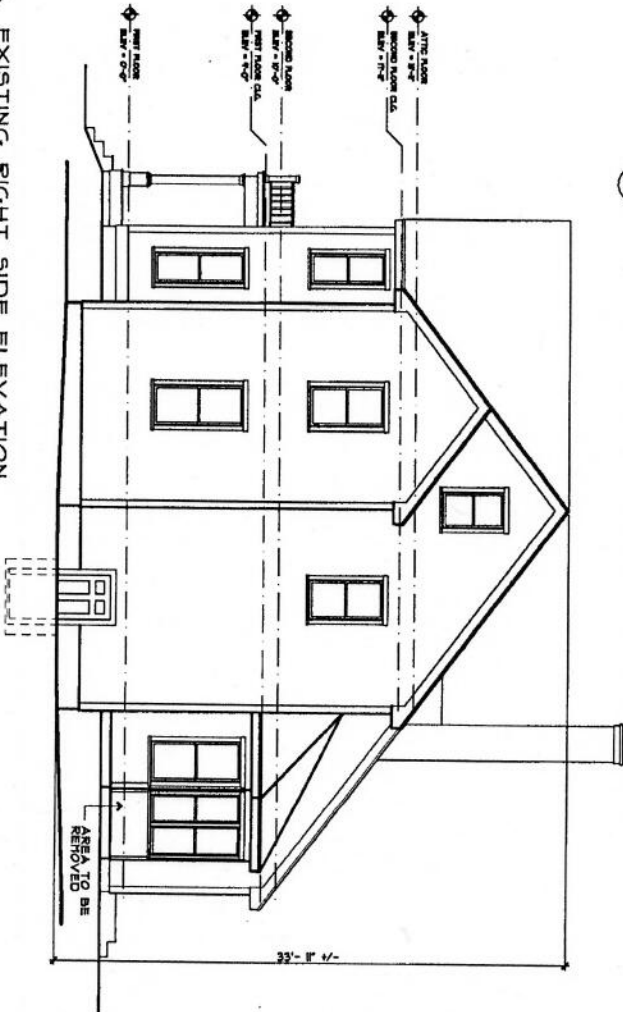
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date: 02/01/21
drawn by: VLH

Ex-3

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2 EXISTING RIGHT SIDE ELEVATION



CONNERTY RESIDENCE
1 WESTLEDGE ROAD
MARBLEHEAD, MASSACHUSETTS

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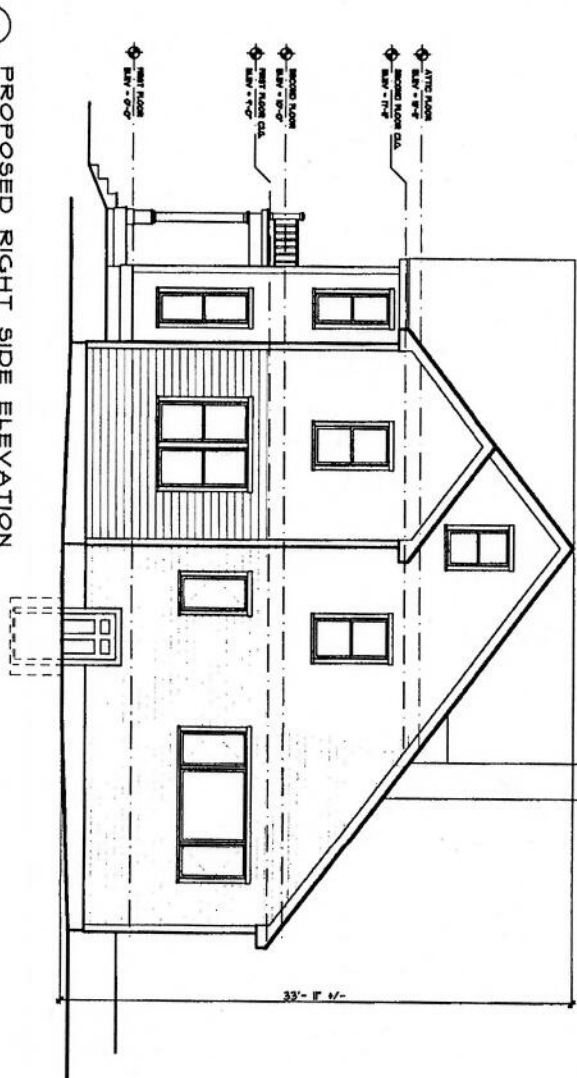
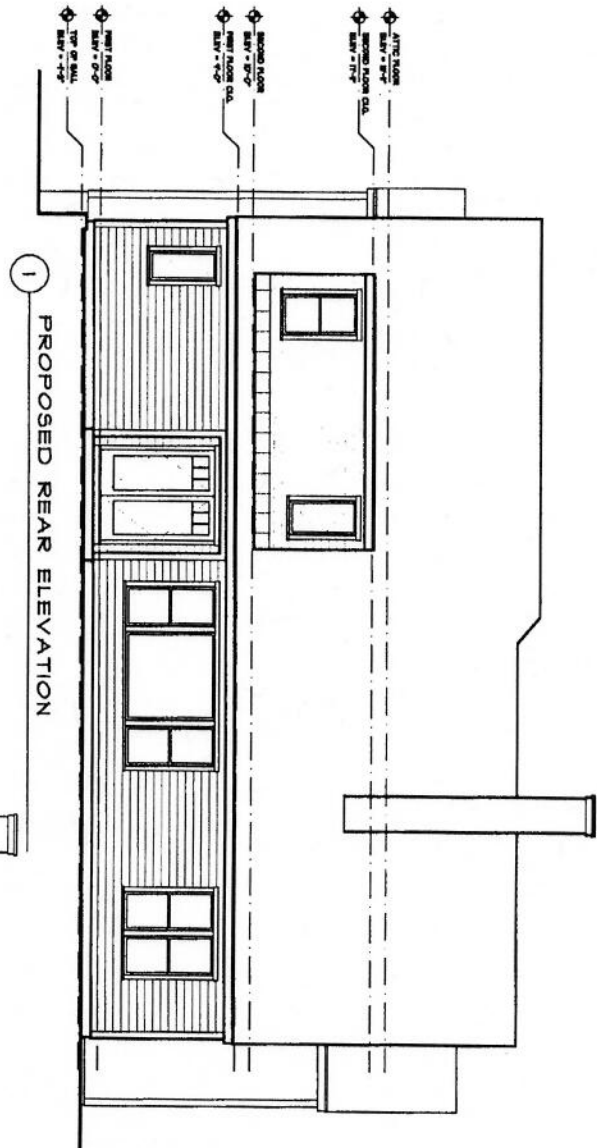
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date: 02/01/21

drawn by: VLH

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CONNERTY RESIDENCE
1 WESTLEDGE ROAD
MARBLEHEAD, MASSACHUSETTS

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Cell 781.864.2304

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

date: 02/01/21

drawn by: V/LH

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