



TOWN SEAL  
tel: 781-631-1529  
fax: 781-631-2617  
Revision Date: 12-14-15

# Town of Marblehead ZONING BOARD OF APPEALS

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

## ZBA APPLICATION PAGE 1 of 3

RECEIVED  
MARBLEHEAD  
TOWN CLERK

2020 JUL 27 AM 8:59

Town Clerk

Project Address 1 Whittier Road

Assessor Map(s) 174 Parcel Number(s) 6

### OWNER INFORMATION

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) Jeffery & Krystyna Epstein

Address 1 Whittier Road

Phone Numbers: home 978-335-6197 (Jeff) work \_\_\_\_\_

E-mail jeffrey.epsteinart@gmail.com fax \_\_\_\_\_

### APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Craig Bosworth date JUNE 1, 2020

Name (printed) Craig Bosworth – Bosworth Architect L.L.C

Address 78 Front Street, Marblehead, MA.

Phone Numbers: home N/A work 781-631-1982

E-mail craig@boswortharchitect.com fax N/A

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

See attached Project Description.

- Please schedule a zoning 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 hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

### REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3)

2. Town Clerk's stamp (upper right corner)

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

## Page 2 of 3

**Project Address** 1 Whittier Road      **Map(s) / Parcel(s)** 174 / 6

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 X No (explain)

### **PROPOSED CHANGE OF USE**

No X Yes (explain)

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

**EXISTING DIMENSIONAL NON-CONFORMITIES** (check all that apply)

  X   **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)

X **Front Yard Setback** - Less than required (Table 2)

X **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)

X Open Area - Less than required (§200-7, §200-15.B(4) 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)

X Open Area - Less than required (§200-7, §200-15.B(4) 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                      No    X

## Historic District Commission

Yes            No   X  

## Planning Board

Yes No X

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

Yes X No (explain)

### Building Official

Date 7/23/2020

Town of Marblehead  
ZBA-APPLICATION  
Page 3 of 3

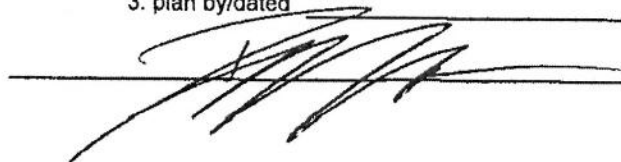
Revision Date: 12-14-2015

Project Address	1 Whittier Road	Map(s) / Parcel(s)	174 - 6
<b><u>NET OPEN AREA (NOA)</u></b>		<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Lot area = A		5134.3	5134.3
<b>Area of features</b>			
footprint of accessory building(s)		0 SF	0 SF
footprint of building		1141 SF	1358 SF
footprint of deck(s), porch(es), step(s), bulkhead(s)		465 SF	257 SF
number of required parking spaces _____ x (9'x18' per space)		324 SF	324 SF
area of pond(s), or tidal area(s) below MHW		0 SF	0 SF
other areas (explain) _____		0	0 SF
<b>Sum of features = B</b>		1930	1939 SF
<b>NET OPEN AREA (NOA) = (A - B)</b>		3204.3 SF	3195.3 SF
<b><u>GROSS FLOOR AREA (GFA)</u></b>			
accessory structure(s)		0	0
basement or cellar (area > 5' in height)		1141 SF	1141 SF
1st floor (12' or less in height) <u>NOTE:</u>	[for heights exceeding	1141 SF	1358 SF
2nd floor (12' or less in height)	12' see definition	981 SF	981 SF
3rd floor (12' or less in height)	of STORY ~200-7]	0	0 SF
4th floor (12' or less in height)		0	0
attic (area > 5' in height)		0	0
area under deck (if > 5' in height)		0	0 SF
roofed porch(es)		367 SF	217 SF
<b>Gross Floor Area (GFA) = sum of the above areas</b>		3630 SF	3697 SF
<b><u>Proposed total change in GFA</u></b> = (proposed GFA - existing GFA)		= 67 SF	
<b><u>Percent change in GFA</u></b> = (proposed total change in GFA / existing GFA) x 100		= 1.84573 %	
<b><u>Existing Open Area Ratio</u></b> = (existing NOA / existing GFA)		= 0.8827273	
<b><u>Proposed Open Area Ratio</u></b> = (proposed NOA / proposed GFA)		= 0.8642954	

This worksheet applies to the following plan(s):

1. plan by/dated NORTH SHORE SURVEY CORP 6/30/2020
2. plan by/dated BOSWORTH ARCHITECT LLC 6/1/2020
3. plan by/dated \_\_\_\_\_

Building Official



Date 7/23/2020



BOSWORTH  
ARCHITECT L.L.C.

June 1, 2020

Zoning Board of Appeals  
Mary Alley Municipal Building  
7 Widger Road  
Marblehead, MA 01945

RE: Zoning Board of Appeals Application – **1 Whittier Road**

Zone: **Single Residence**

#### PROJECT DESCRIPTION

We request the approval from the Board of Appeals for a Special Permit to enclose an existing covered porch to an existing non-conforming single-family dwelling with less than required Lot Area, Front Yard, Rear Yard setbacks, and Open Area located at 1 Whittier Road, Marblehead, MA.

This proposal is for the enclosure of an existing covered porch. The enclosed porch addition will allow a better layout and use of the existing living room which is currently undersized and out of proportion with the remainder of the first floor. In addition to the porch enclosure my client would like to create new porch over the remaining deck. The proposed architectural features and materials will match that of the adjacent materials.

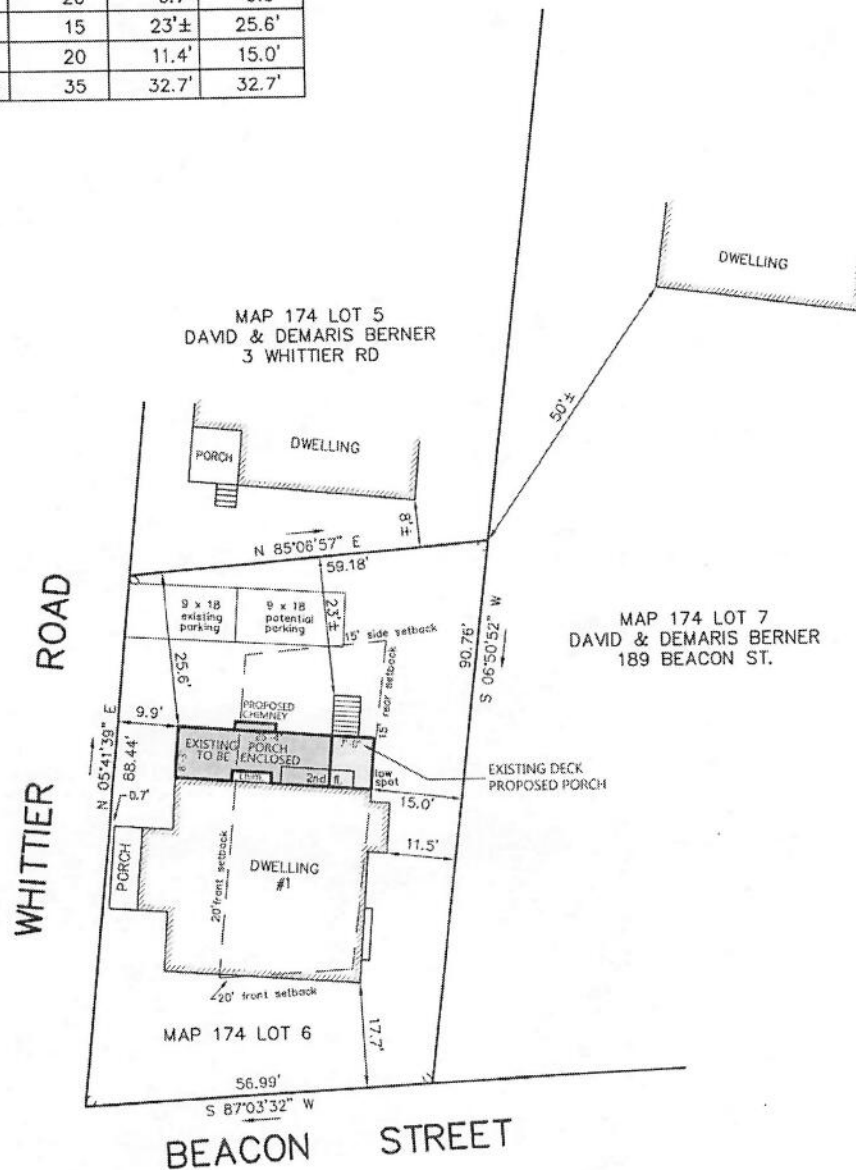
New violations: Open Area. The existing ratio is less than 1:1, the new covered porch over the deck will add 58 s.f. of new coverage for a minor change of open area.

Thank you,

Craig Bosworth A.I.A.

# ZONING DISTRICT - SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	5120	5120
FRONTAGE	100	145.45'	145.45'
FRONT	20	0.7'	9.9'
SIDE	15	23'±	25.6'
REAR	20	11.4'	15.0'
BLDG HEIGHT	35	32.7'	32.7'



## ZONING BOARD OF APPEALS PLAN

1 WHITTIER ROAD

MARBLEHEAD

PROPERTY OF

JEFFREY EPSTEIN

KRYSTYNA NIKALRZ-EPSTEIN

SCALE 1" = 20' JUNE 30, 2020

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

978-744-4800

#4963



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Building Department  
For Zoning Board  
Of Appeals

EPSTEIN RESIDENCE  
1 WHITTIER ROAD  
MARBLEHEAD, MA 01945



PREPARED BY:  
BOSWORTH ARCHITECT L.L.C.  
78 FRONT STREET  
MARBLEHEAD, MA. 01945

LIST OF DRAWINGS  
ARCHITECTURAL

- C. COVER SHEET
- EX1 EXISTING FLOOR PLANS
- EX2 EXISTING EXTERIOR ELEVATIONS
- A1 PROPOSED FLOOR PLANS
- A2 PROPOSED EXTERIOR ELEVATIONS

FILING FOR:

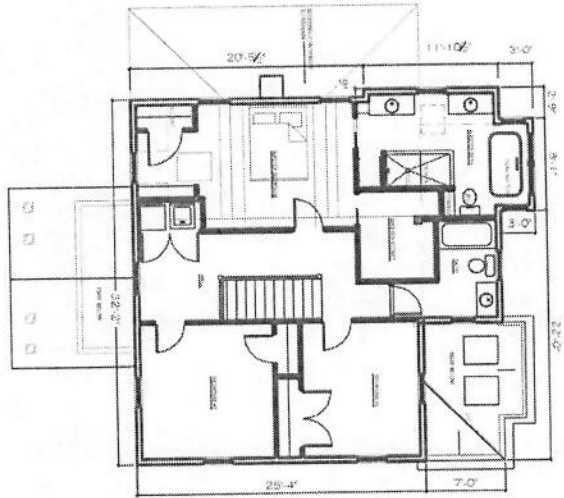
ZONING BOARD OF APPEALS

DATE: JUNE 1, 2020

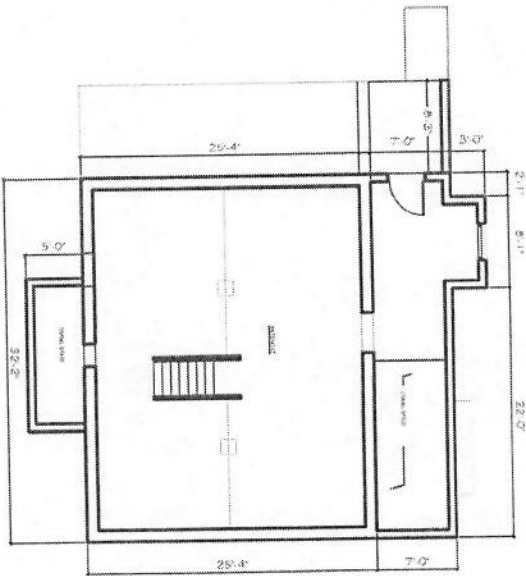
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C

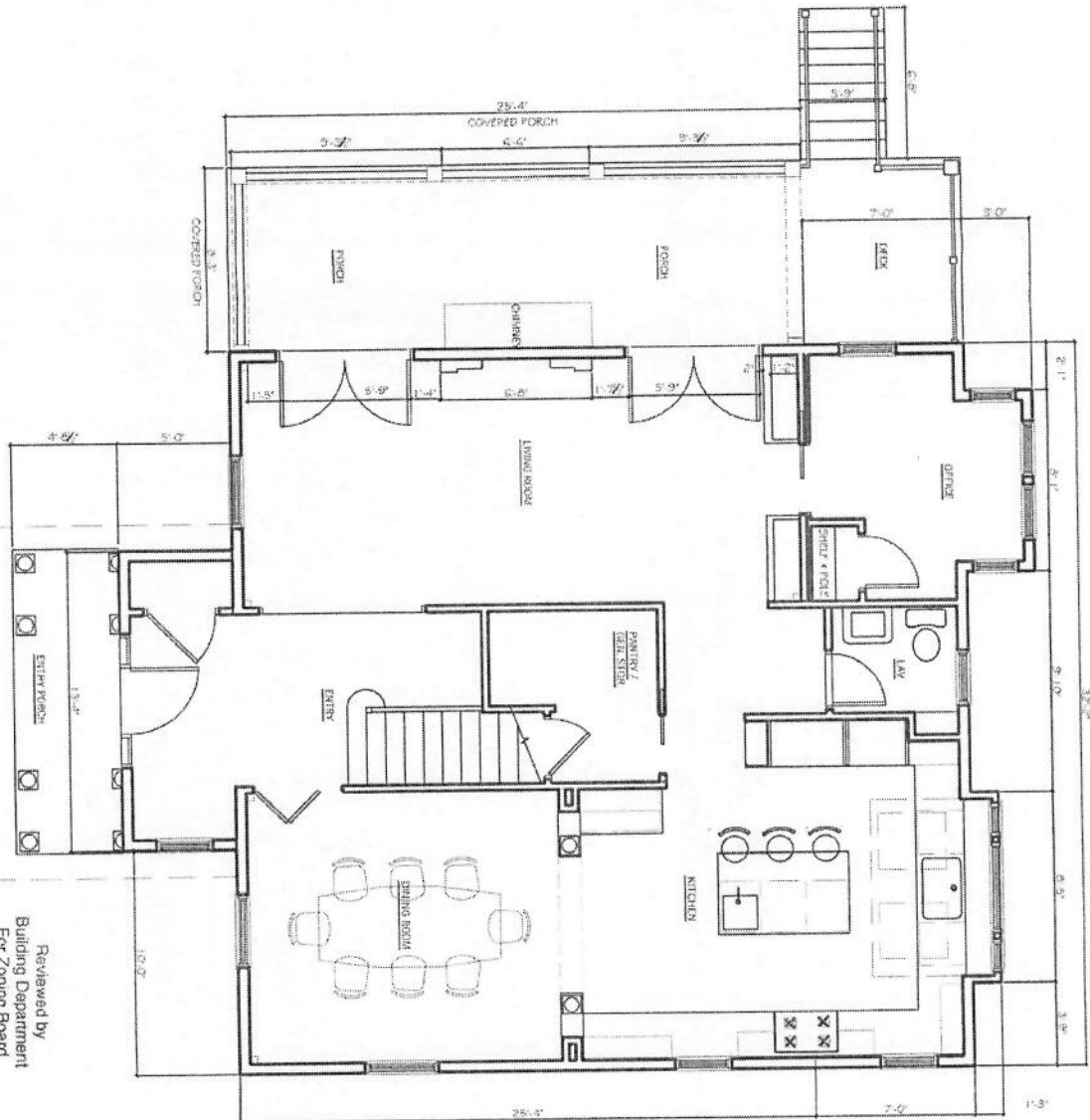




2 SECOND FLOOR PLAN  
3/32" = 1'-0"



0 BASEMENT FLOOR PLAN  
3/32" = 1'-0"



1 FIRST FLOOR PLAN  
3/16" = 1'-0"

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EX1

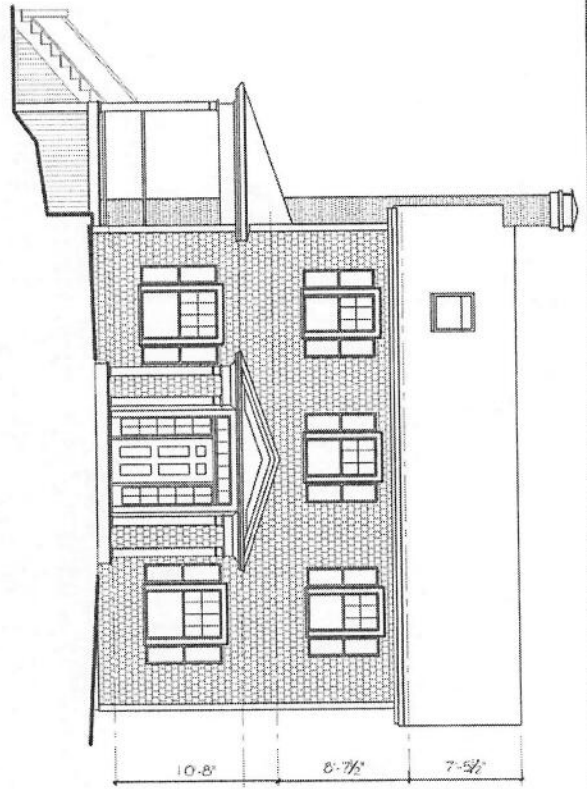
EXISTING CONDITION FLOOR PLANS

Scale: AS NOTED  
Date: JUNE 1, 2020

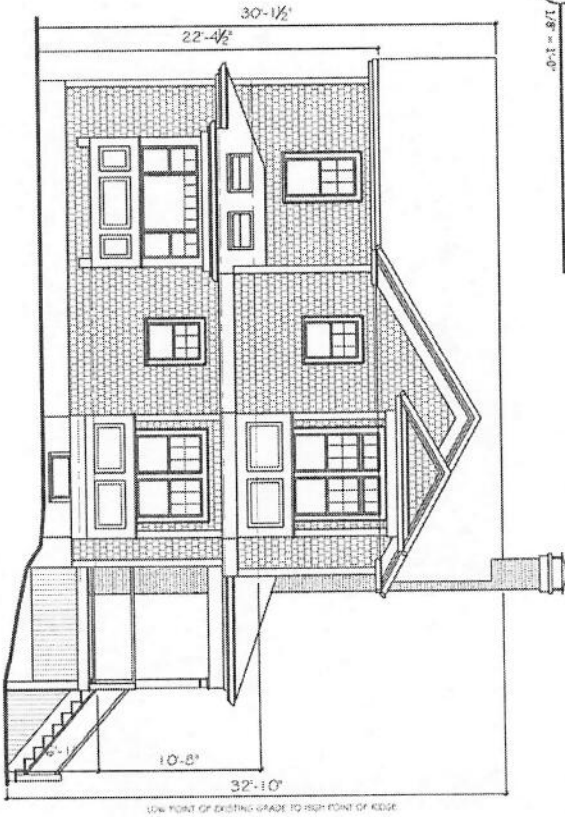
EPSTEIN RESIDENCE  
1 WHITTIER ROAD  
MARBLEHEAD, MA 01945

BOSWORTH ARCHITECT L.L.C.  
28 FRONT STREET  
MARBLEHEAD, MA 01945  
PHONE: 781-418-1962 EMAIL: INFO@BOSWORTHARCHITECT.COM

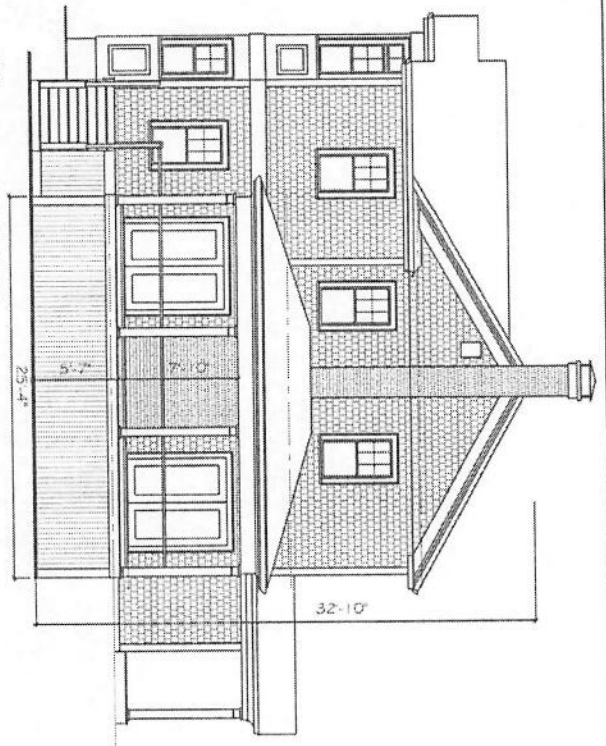




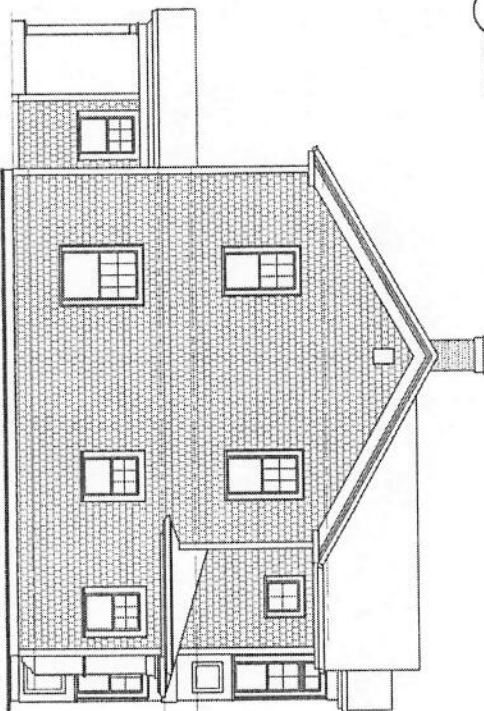
A  
FRONT ELEVATION  
1/8" = 1'-0"



C  
REAR ELEVATION  
1/8" = 1'-0"



B  
LEFT SIDE ELEVATION  
1/8" = 1'-0"



D  
RIGHT SIDE ELEVATION  
1/8" = 1'-0"

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EX2

EXISTING CONDITION EXTERIOR ELEVATIONS

Scale: AS NOTED  
Date: JUNE 1, 2020

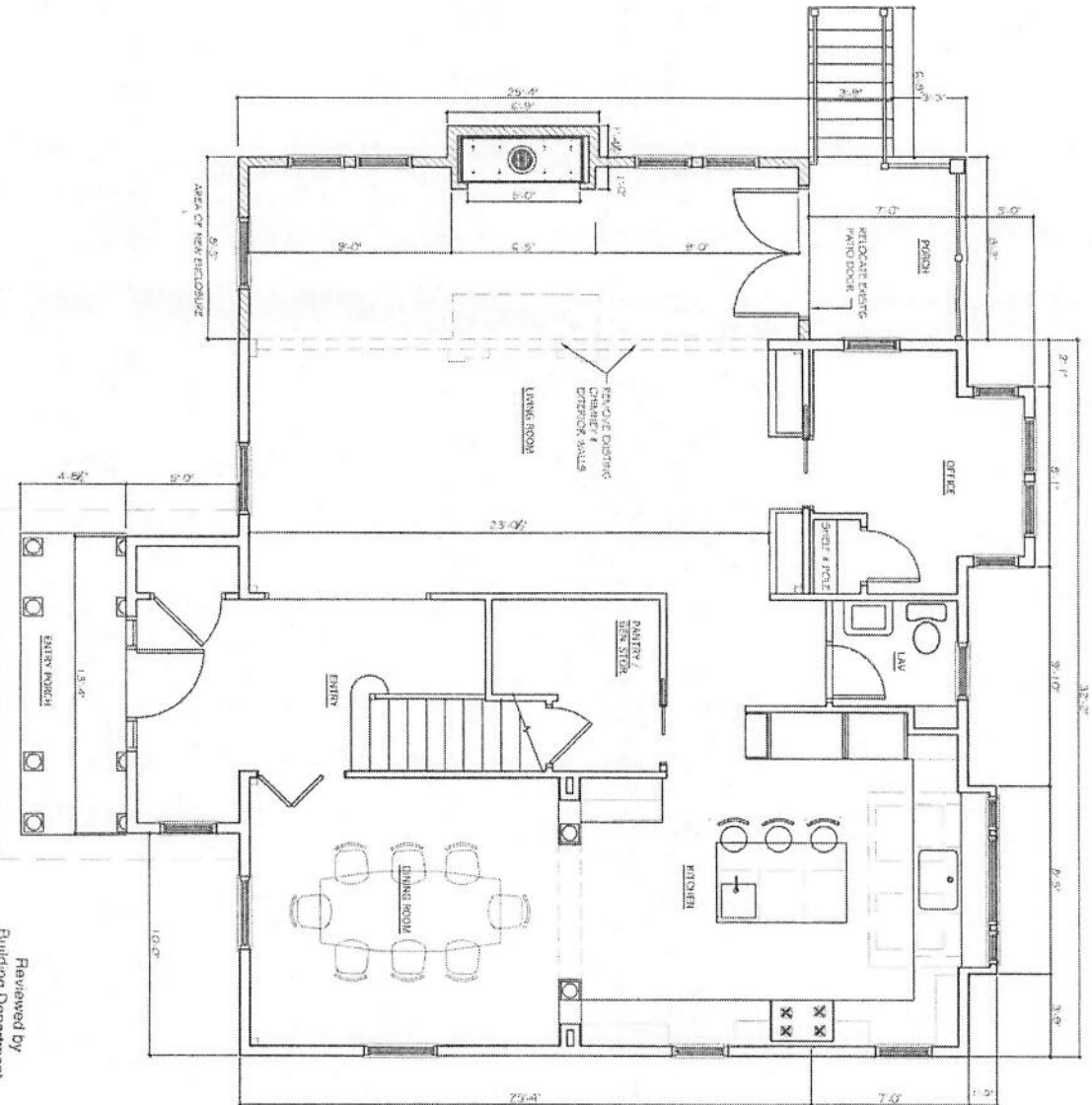
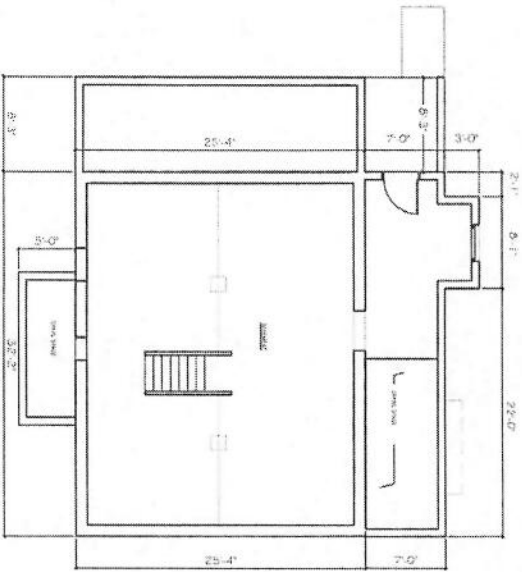
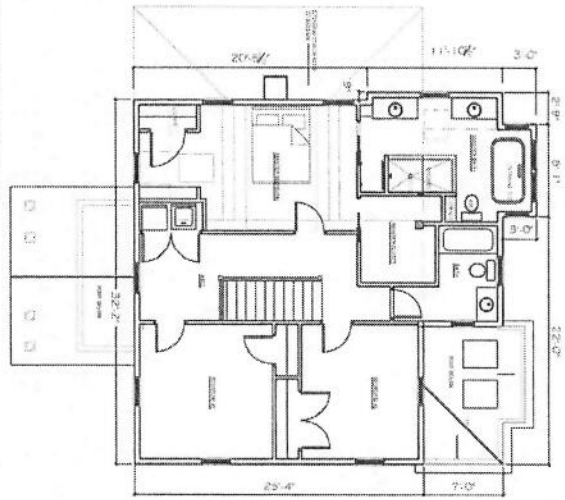
Drawn by  
Checked by  
Date  
Scale

EPSTEIN RESIDENCE  
1 WHITTIER ROAD  
MARBLEHEAD, MA 01945

BOSWORTH ARCHITECT L.L.C.  
78 FRONT STREET  
MARBLEHEAD, MA 01945  
TEL: 617.271.1111 FAX: 617.271.1112  
WWW.BOSWORTHARCHITECT.COM







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For Zoning Board  
Of Appeals

A1

PROPOSED FLOOR PLANS

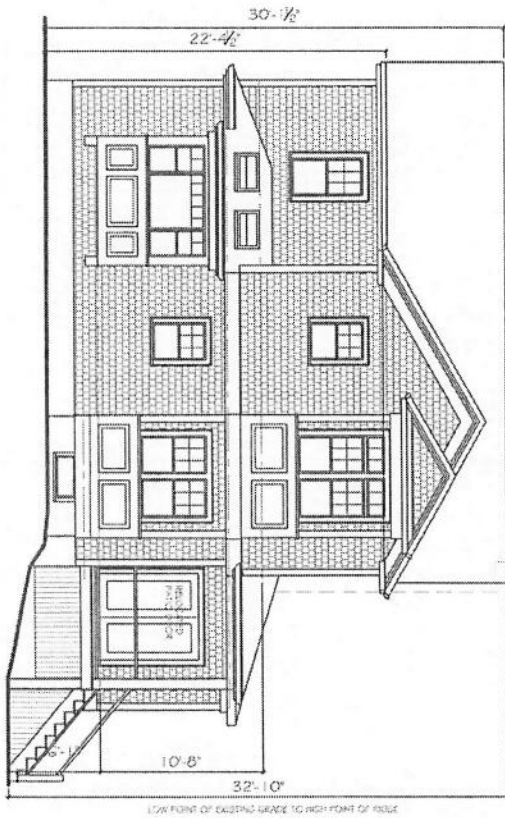
Scale: AS NOTED  
Date: JUNE 1, 2020

EPSTEIN RESIDENCE  
1 WHITTIER ROAD  
MARBLEHEAD, MA 01945

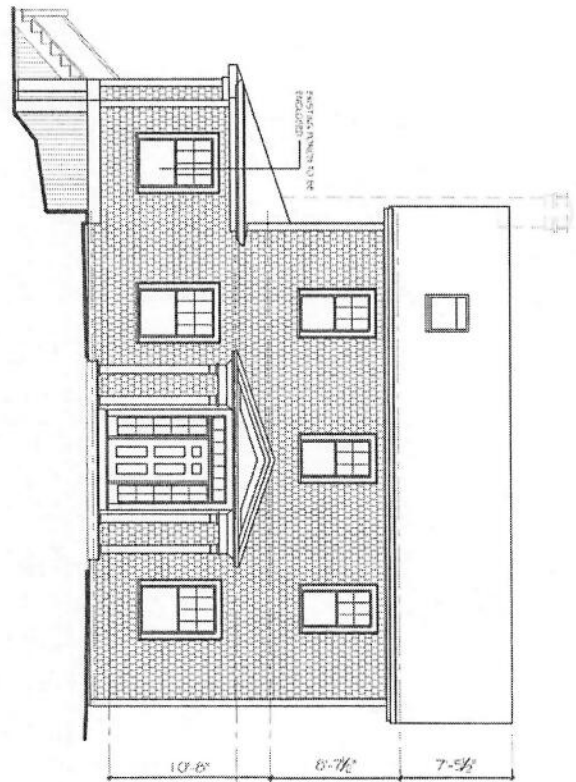
BOSWORTH ARCHITECT L.L.C.  
74 FRONT STREET  
MARBLEHEAD, MA 01945  
PHONE: 781-681-1462 EMAIL: CRABTREE@BOSWORTHARCHITECT.COM



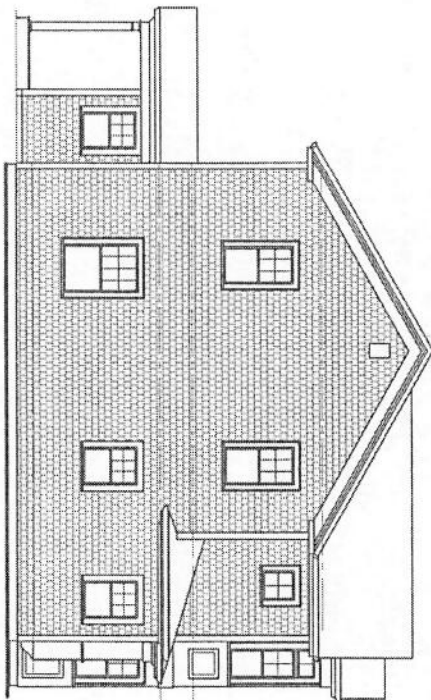
**C**  
1/8" = 1'-0"  
REAR ELEVATION



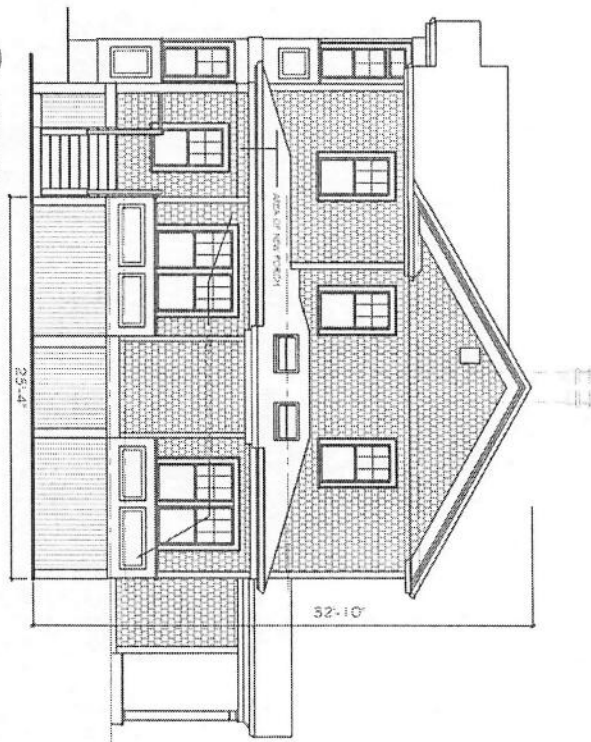
**A**  
1/8" = 1'-0"  
FRONT ELEVATION



**D**  
1/8" = 1'-0"  
RIGHT SIDE ELEVATION



**B**  
1/8" = 1'-0"  
LEFT SIDE ELEVATION



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For Zoning Board  
Of Appeals

A2

PROPOSED EXTERIOR ELEVATIONS

Scale: AS NOTED  
Date: JUNE 1, 2020

Owner:  
Architect:  
Date:  
Sheet:

EPSTEIN RESIDENCE  
1 WHITTIER ROAD  
MARBLEHEAD, MA 01945

BOSWORTH ARCHITECT L.L.C.  
78 FRONT STREET  
MARBLEHEAD, MA 01945  
PHONE: 781-431-0192 FAX: 781-431-0193

