



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 01945

**ZBA APPLICATION**  
PAGE 1 of 3

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MAY 21 PM 3:37

Town Clerk

Project Address 11 Kimball Street, Marblehead, MA 01945  
Assessor Map(s) 923 Parcel Number(s) 3 - 0

**OWNER INFORMATION**

Signature [Signature] date May 20, 2020  
Name (printed) Leonard M. Conlin, Jr. and Susan A. Conlin, Trustees  
Address 11 Kimball Street, Marblehead, MA 01945  
Phone Numbers: home - - work 978-317-9940  
E-mail Susanconlin2@gmail.com; lconlin@bginvestors.com fax - -

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

Signature [Signature] date May 20, 2020  
Name (printed) Robert C. McCann McCann & McCann, P.C.  
Address 89 Newbury Street, Suite 302, Danvers, MA 01923  
Phone Numbers: home - - work 978-739-8484  
E-mail rmccann@mccannlaw.com fax 978-739-8455

**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)
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/)

**PROJECT DESCRIPTION AND RELIEF REQUESTED**

The Applicant requests that the Zoning Board of Appeals issue Special Permit(s) under the Zoning By-Laws allowing the demolition of a pre-existing non-conforming garage, the construction of a new two (2) car garage, the addition of a dormer on the harbor side of the pre-existing non-conforming dwelling and the addition of a roof over the street side steps of the pre-existing non-conforming dwelling on a Lot which has less than the required Lot Area, Lot Width, Lot Frontage and Open Area. The existing dwelling and garage are both non-conforming as described below and the proposed construction will be partially within the Front Yard, Side Yard and Rear Yard Set Backs as follows:

	Existing Dwelling	New Proposed Dwelling	Existing Garage	New Proposed Garage
Front Yard Set Back			X	X
Side yard Set Back	X	X	X	X
Rear Yard Set Back	X	X		

The purpose of the garage replacement is to move the garage away from the Side Yard Line increasing the Side Yard Set Back from 2.4 feet to 5.0 feet which will allow for maintenance and repairs and to increase the garage from a one car garage to a two car garage, providing additional parking on the Lot.

The proposed dormer to the house is on the harbor side and increases the second floor square footage by 10 square feet. The garage is increasing by 192 square feet and the roofed porches are decreasing by 101 square feet. The overall increase in GFA is a total of 101 square feet (1.978%).

The Open Space is being reduced by .0268.

The property is located at 11 KIMBALL STREET in a SHORELINE EXPANDED SINGLE RESIDENCE DISTRICT.

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

Town of Marblehead  
**ZBA-APPLICATION**  
Page 2 of 3

Revision Date: 12-14-2015

Project Address 11 Kimball Street, Marblehead, MA 01945

Map(s) / Parcel(s) 923 / 3-0

**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(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)
- ☒ 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	<input checked="" type="checkbox"/>	No	<input 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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**DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS** (Sections 3(A) and 3(C))

Yes ☒ No ☐ (explain) \_\_\_\_\_

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

Date 5/21/2020

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

Revision Date: 12-14-2015

Project Address	11 Kimball Street	Map(s) / Parcel(s)	923 / 3
<b><u>NET OPEN AREA (NOA)</u></b>		<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Lot area = A		5020	5020
Area of features			
footprint of accessory building(s)		360	552
footprint of building		1185	1185
footprint of deck(s), porch(es), step(s), bulkhead(s)		705	604
number of required parking spaces <u>2</u> x (9' x 18' per space)		324	324
area of pond(s), or tidal area(s) below MHW		0	0
other areas (explain) _____		0	0
Sum of features = B		2574	2665
Net Open Area (NOA) = (A - B)		2446	2355

**GROSS FLOOR AREA (GFA)**

accessory structure(s)		360	552
basement or cellar (area > 5' in height)		1063	1063
1st floor (12' or less in height) NOTE: [for heights exceeding		1135	1135
2nd floor (12' or less in height) 12' see definition		935	945
3rd floor (12' or less in height) of STORY §200-1]		432	432
4th floor (12' or less in height)		0	0
attic (area > 5' height)		0	0
area under deck (if > 5' in height)		525	525
roofed porch(es)		656	555
Gross Floor Area (GFA) = sum of the above areas		5106	5207

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 101

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 1.978065022 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 0.479044262

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 0.452275783

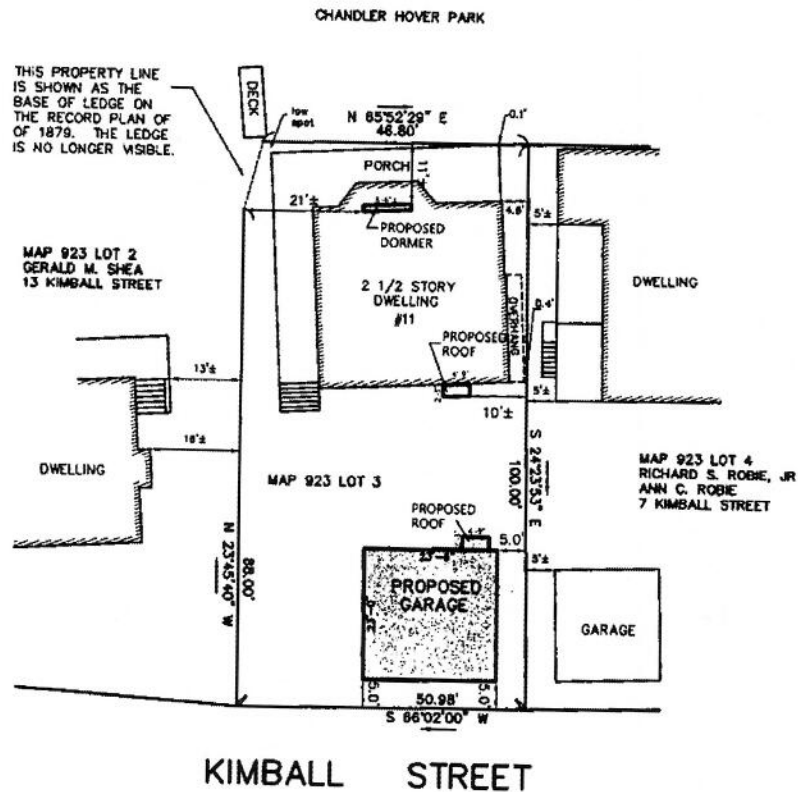
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 Of Appeals

This worksheet applies to the following plan(s):  
 1. plan by dated North Shore Survey dated April 2, 2020  
 2. plan by dated HND Architects dated April 23, 2020  
 3. plan by dated \_\_\_\_\_

Building Official \_\_\_\_\_ Date 5/21/2020

ZONING DISTRICT - SHORELINE EXPANDED SINGLE RESIDENCE

	REQUIRED	EXISTING DWELLING	PROPOSED ADDITIONS DWELLING	EXISTING GARAGE	PROPOSED GARAGE
LOT AREA	35000	5020 ±	5020 ±		
FRONTAGE	100	50.98'	50.98'		
FRONT	20	49.0'	55'±	4.9'	5.0'
SIDE	25	0.4'	10'±	2.4'	5.0'
REAR	15	0.1'	11'±	-	-
BLDG HEIGHT	30	36.5'	36.5'	-	20.3'±



THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY.



ZONING BOARD OF APPEALS PLAN

11 KIMBALL STREET  
MARBLEHEAD

PROPERTY OF

LEONARD & SUSAN CONLIN

SCALE 1" = 20' APRIL 2, 2020

NORTH SHORE SURVEY CORPORATION

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

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

#4512

PROPOSAL TO THE  
ZONING BOARD OF APPEALS

CONLIN RESIDENCE

11 KIMBALL STREET, MARBLEHEAD, MA



APRIL 23, 2020

LIST OF DRAWINGS

EXISTING

- D1 EXISTING FIRST FLOOR PLAN (HOUSE)
- D2 EXISTING SECOND FLOOR PLAN (HOUSE)
- D3 EXISTING FRONT ELEVATION (HOUSE)
- D4 EXISTING REAR ELEVATION (HOUSE)
- D5 EXISTING FLOOR PLAN (GARAGE)
- D6 EXISTING FRONT & RIGHT ELEVATIONS (GARAGE)
- D7 EXISTING REAR & LEFT ELEVATIONS (GARAGE)

PROPOSED

- A1 PROPOSED FIRST FLOOR PLAN (HOUSE)
- A2 PROPOSED SECOND FLOOR PLAN (HOUSE)
- A3 PROPOSED FRONT ELEVATION (HOUSE)
- A4 PROPOSED REAR ELEVATION (HOUSE)
- A5 PROPOSED FLOOR PLAN (GARAGE)
- A6 PROPOSED FRONT & RIGHT ELEVATIONS (GARAGE)
- A7 PROPOSED REAR & LEFT ELEVATIONS (GARAGE)
- A8 PROPOSED SECTION (GARAGE)



**CONLIN RESIDENCE**  
**11 KIMBALL ST. MARBLEHEAD, MA 01945**  
**HOUSE RENOVATION & GARAGE REPLACEMENT**

**ZONING**  
**BOARD OF**  
**APPEALS**

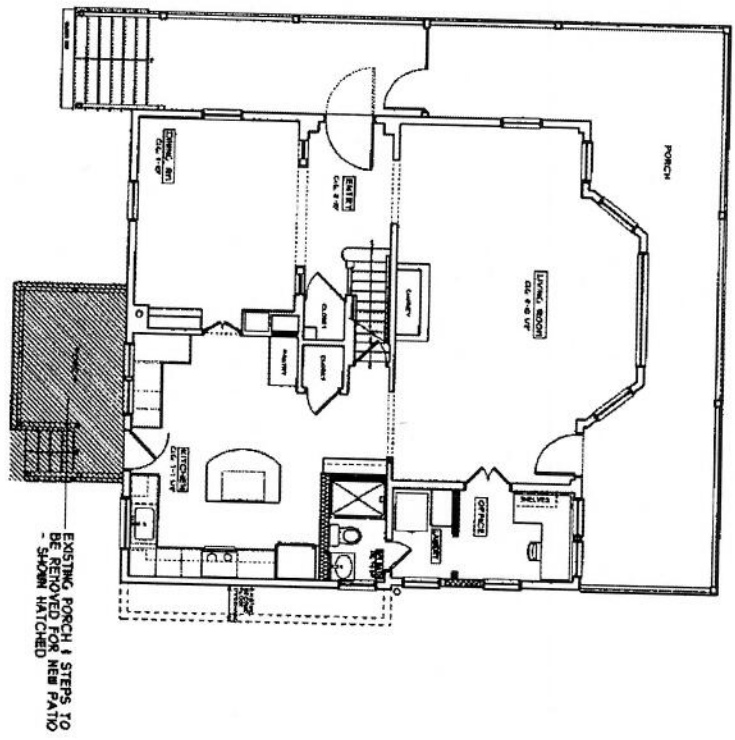
**SCALE: AS NOTED**  
**DATE: APRIL 23, 2020**  
**© 2020 HND ARCHITECTS**

**DRAWING:**  
**EXISTING FIRST**  
**FLOOR PLAN**  
**(HOUSE)**

**D1**

**EXISTING FIRST FLOOR PLAN (HOUSE)**

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



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For Zoning Board  
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**CONLIN RESIDENCE**  
11 KIMBALL ST., MARBLEHEAD, MA 01945  
HOUSE RENOVATION & GARAGE REPLACEMENT

**ZONING**  
BOARD OF  
APPEALS

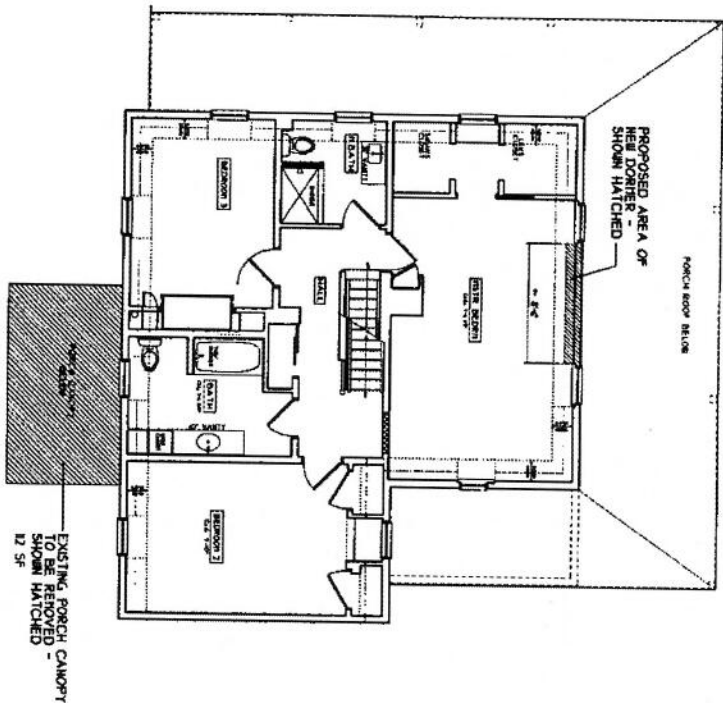
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**DRAWING**  
EXISTING SECOND  
FLOOR PLAN  
(HOUSE)

**D2**

**EXISTING SECOND FLOOR PLAN (HOUSE)**

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





**CONLIN RESIDENCE**  
11 KIMBALL ST. MARBLEHEAD, MA 01945  
HOUSE RENOVATION & GARAGE REPLACEMENT

**ZONING  
BOARD OF  
APPEALS**

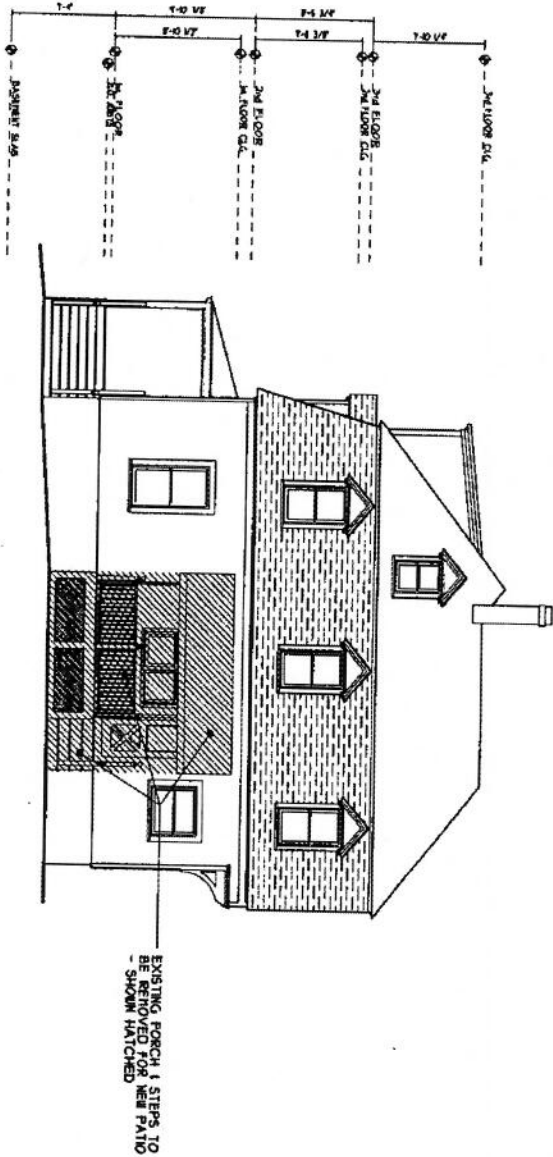
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**DRAWING:  
EXISTING  
FRONT ELEVATION  
(HOUSE)**

**D3**

**EXISTING FRONT ELEVATION (HOUSE)**

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





30A Temple Ave. Needham Heights, MA  
781-631-7299

**CONLIN RESIDENCE**  
11 KIMBALL ST. MARBLEHEAD, MA 01945  
HOUSE RENOVATION & GARAGE REPLACEMENT

**ZONING  
BOARD OF  
APPEALS**

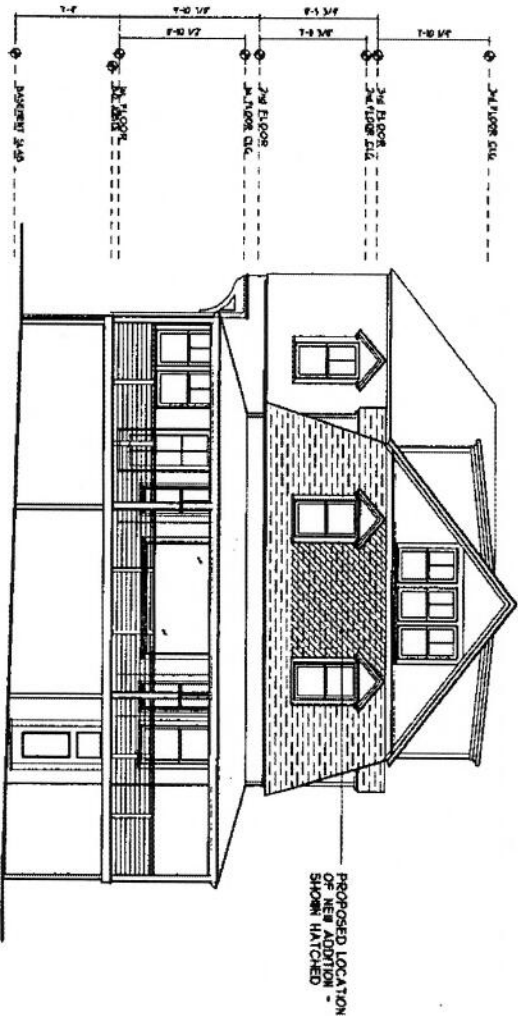
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DRAWING:  
EXISTING  
REAR ELEVATION  
(HOUSE)

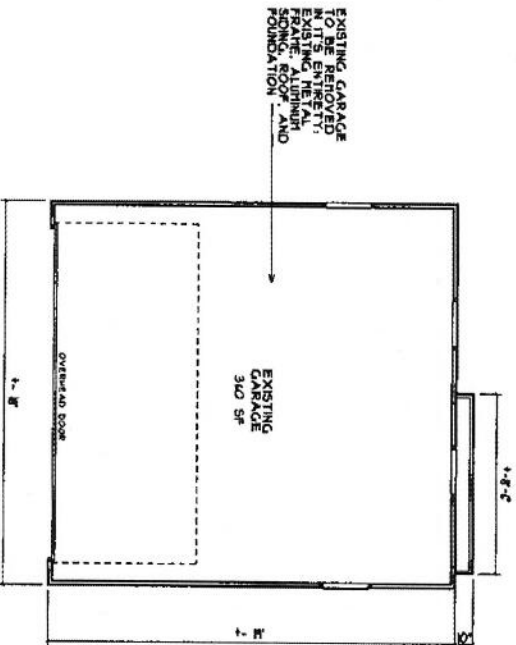
D 4

**EXISTING REAR ELEVATION (HOUSE)**

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



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Of Appeals



EXISTING FLOOR PLAN (GARAGE)  
SCALE: 3/16" = 1'-0"



**CONLIN RESIDENCE**  
11 KIMBALL ST. MARBLEHEAD, MA 01945  
HOUSE RENOVATION & GARAGE REPLACEMENT

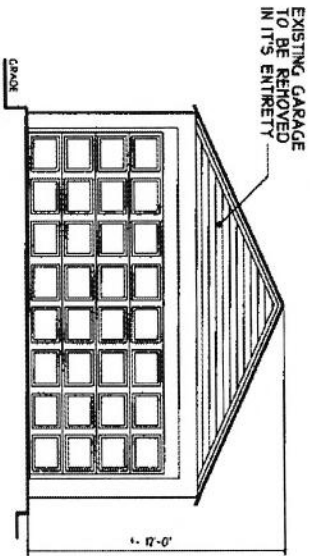
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BOARD OF  
APPEALS

SCALE: AS NOTED  
DATE: APRIL 23, 2020  
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DRAWING:  
EXISTING  
FLOOR PLAN  
(GARAGE)

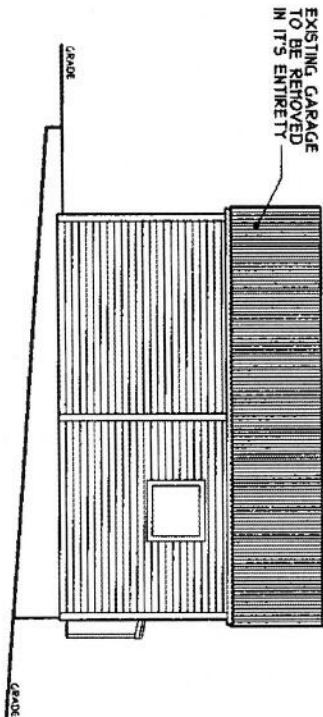
D5

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Of Appeals



# EXISTING FRONT ELEVATION

SCALE: 3/16" = 1'-0"



# EXISTING RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



**CONLIN RESIDENCE**  
11 KIMBALL ST. MARBLEHEAD, MA 01945  
HOUSE RENOVATION & GARAGE REPLACEMENT

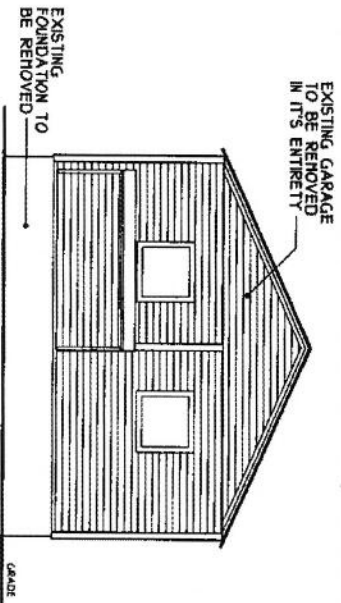
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BOARD OF  
APPEALS**

SCALE: AS NOTED  
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DRAWING:  
EXISTING  
FRONT & RIGHT  
ELEVATIONS  
(GARAGE)

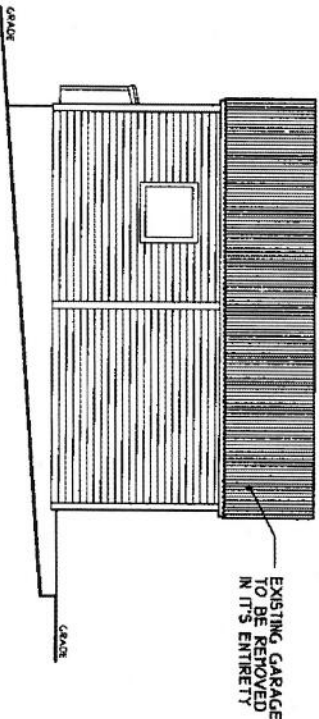
**D6**

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EXISTING REAR ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING LEFT ELEVATION

SCALE: 3/16" = 1'-0"



**CONLIN RESIDENCE**  
11 KIMBALL ST. MARBLEHEAD, MA 01945  
HOUSE RENOVATION & GARAGE REPLACEMENT

**ZONING BOARD OF APPEALS**

SCALE: AS NOTED  
DATE: APRIL 23, 2020  
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DRAWING:  
EXISTING LEFT & REAR ELEVATIONS (GARAGE)

**D7**

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11 KIMBALL ST. MARBLEHEAD, MA 01945  
HOUSE RENOVATION + GARAGE REPLACEMENT

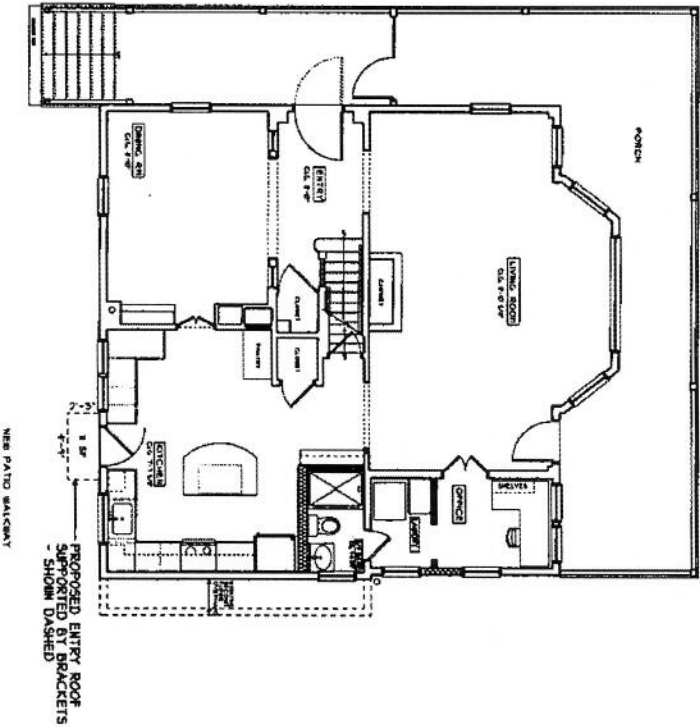
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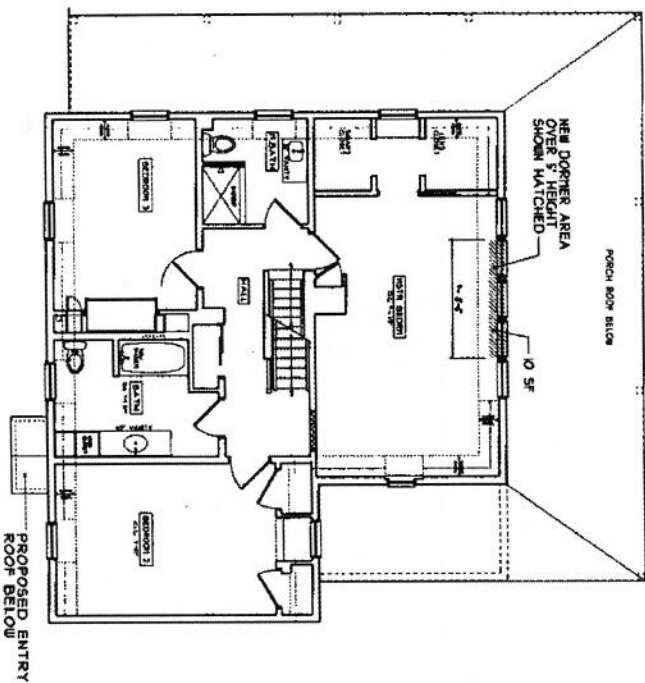
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DRAWING:  
PROPOSED FIRST FLOOR PLAN (HOUSE)

A1

PROPOSED FIRST FLOOR PLAN (HOUSE)  
SCALE: 1/8" = 1'-0"





PROPOSED SECOND FLOOR PLAN (HOUSE)

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



CONLIN RESIDENCE  
11 KIMBALL ST. MARBLEHEAD, MA 01945  
HOUSE RENOVATION & GARAGE REPLACEMENT

ZONING  
BOARD OF  
APPEALS

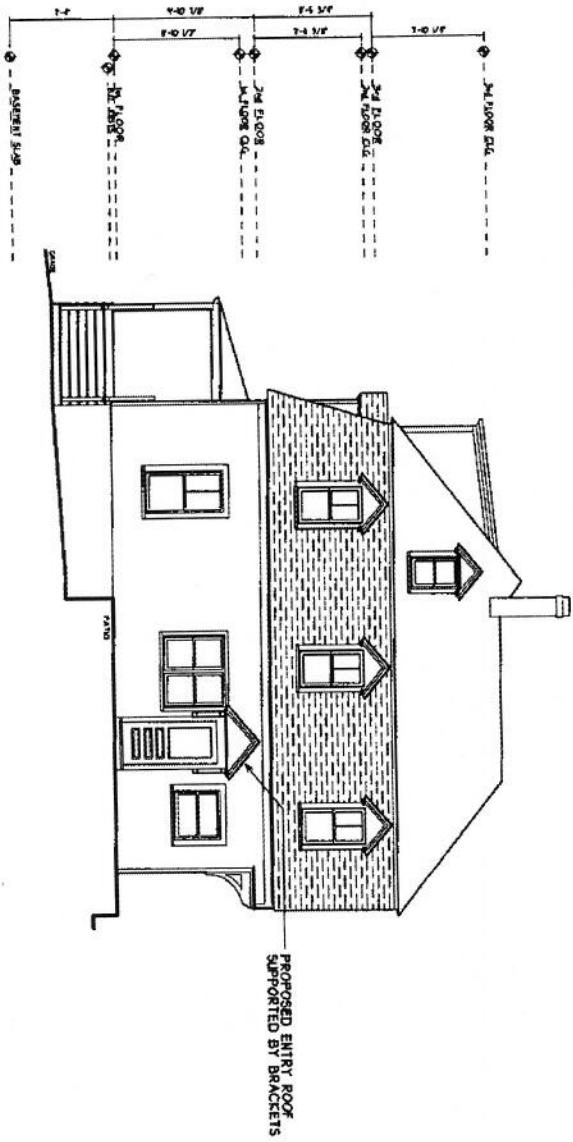
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DRAWING  
PROPOSED SECOND  
FLOOR PLAN  
(HOUSE)

A2

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Of Appeals





PROPOSED FRONT ELEVATION (HOUSE)

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

<b>HND</b> <b>Architects</b> <small>57A Avenue Ave. Cambridge MA          781-631-7299</small>	<b>CONLIN RESIDENCE</b> 11 KIMBALL ST. MARBLEHEAD, MA 01945 HOUSE RENOVATION & GARAGE REPLACEMENT	ZONING BOARD OF APPEALS SCALE: AS NOTED DATE: APRIL 23, 2020 © 2020 HND ARCHITECTS	DRAWING: PROPOSED FRONT ELEVATION (HOUSE) <div style="font-size: 2em; float: right;">A3</div>
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11 KIMBALL ST. MARBLEHEAD, MA 01945  
HOUSE RENOVATION & GARAGE REPLACEMENT

**ZONING  
BOARD OF  
APPEALS**

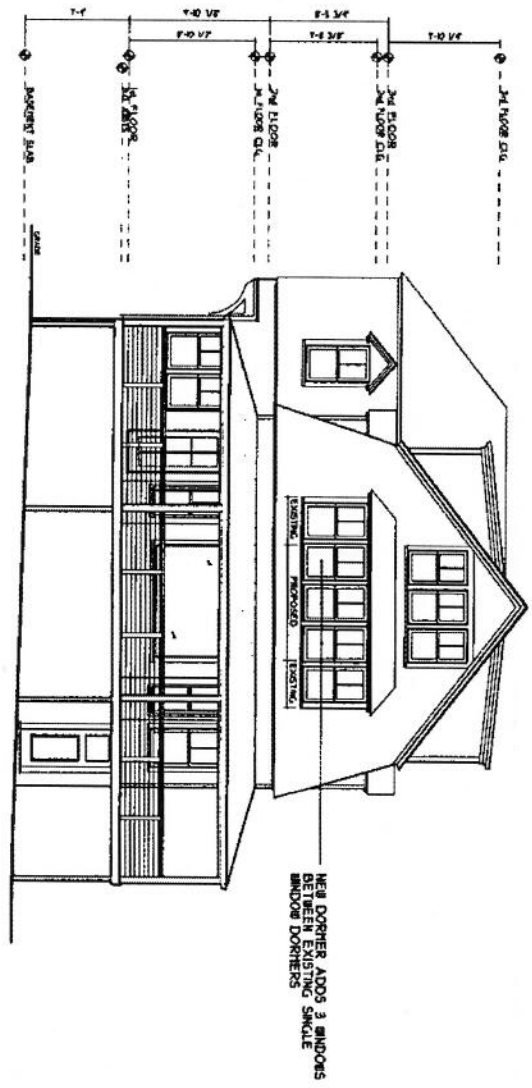
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**DRAWING:  
PROPOSED  
REAR ELEVATION  
(HOUSE)**

**A 4**

**PROPOSED REAR ELEVATION (HOUSE)**

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





**CONLIN RESIDENCE**  
11 KIMBALL ST., MARBLEHEAD, MA 01945  
HOUSE RENOVATION & GARAGE REPLACEMENT

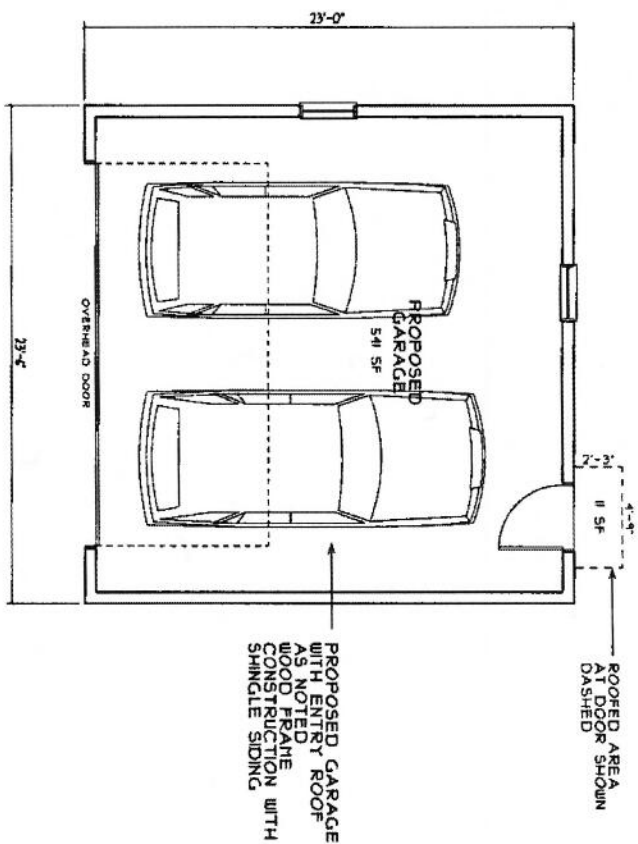
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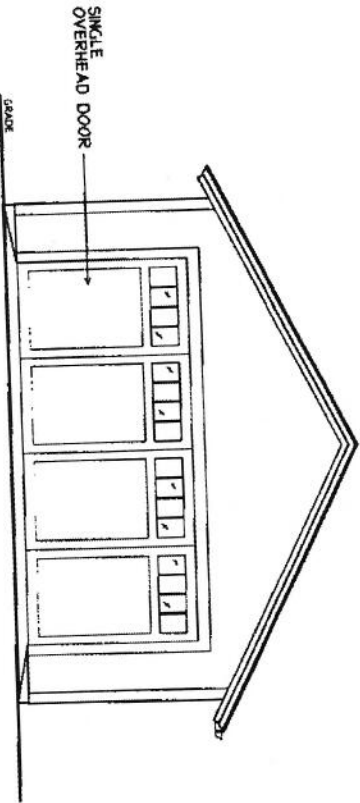
**DRAWING  
PROPOSED  
FLOOR PLAN  
(GARAGE)**

**A5**

**PROPOSED FLOOR PLAN (GARAGE)**  
SCALE: 3/16" = 1'-0"

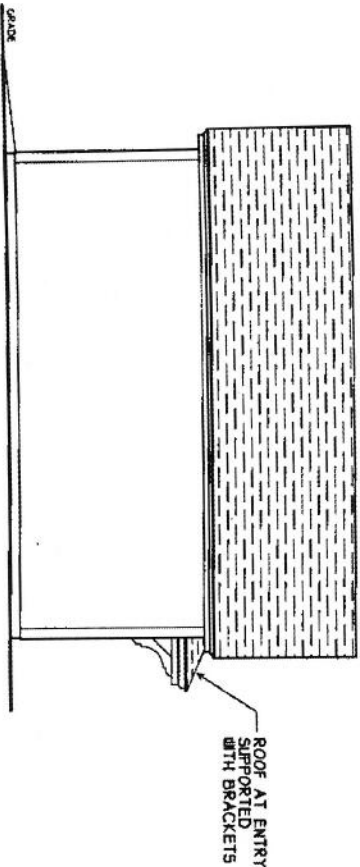


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Of Appeals



PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



50A KIMBALL ST., MARBLEHEAD, MA 01945  
781-431-7299

**CONLIN RESIDENCE**  
11 KIMBALL ST. MARBLEHEAD, MA 01945  
HOUSE RENOVATION & GARAGE REPLACEMENT

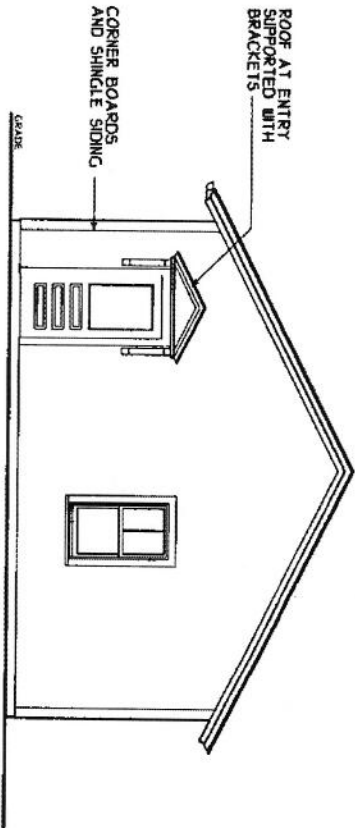
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BOARD OF  
APPEALS**

SCALE: AS NOTED  
DATE: APRIL 23, 2020  
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DRAWING:  
PROPOSED  
FRONT & RIGHT  
ELEVATIONS  
(GARAGE)

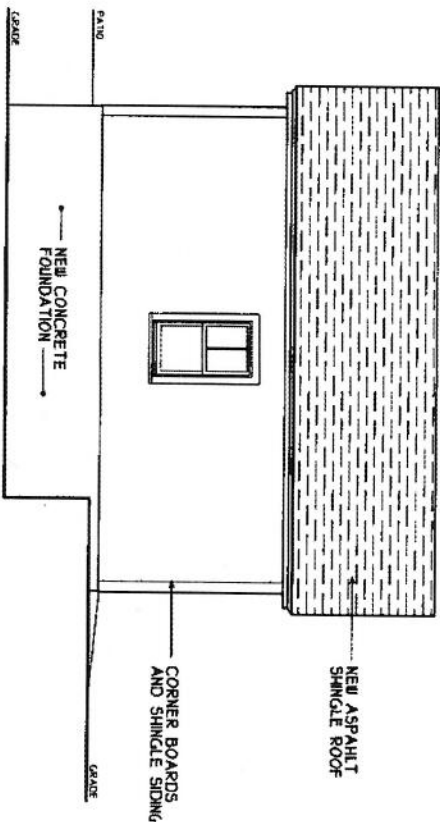
A6

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Of Appeals



PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE: 3/16" = 1'-0"



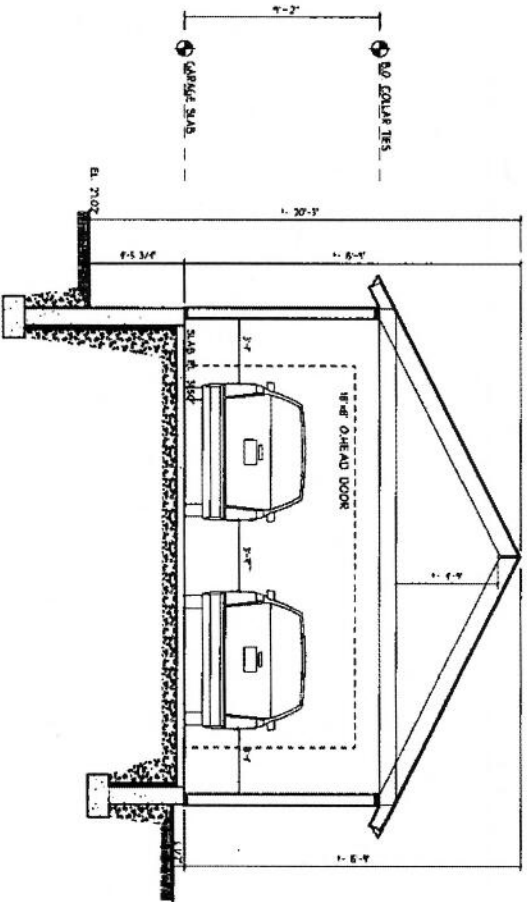
CONLIN RESIDENCE  
11 KIMBALL ST., MARBLEHEAD, MA 01945  
HOUSE RENOVATION & GARAGE REPLACEMENT

ZONING  
BOARD OF  
APPEALS

SCALE: AS NOTED  
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DRAWING  
PROPOSED  
REAR & LEFT  
ELEVATIONS  
(GARAGE)

A 7



PROPOSED SECTION (GARAGE)

SCALE: 3/16" = 1'-0"



CONLIN RESIDENCE  
11 KIMBALL ST. MARBLEHEAD, MA 01945  
HOUSE RENOVATION & GARAGE REPLACEMENT

ZONING  
BOARD OF  
APPEALS

SCALE: AS NOTED  
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DRAWING:  
PROPOSED  
SECTION  
(GARAGE)

A8

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Of Appeals