



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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MARBLEHEAD
TOWN CLERK

2020 MAY 27 PM 4:34

Town Clerk

Project Address 13 Sandie Ln, Marblehead MA

Assessor Map(s) 43 Parcel Number(s) 25

OWNER INFORMATION

Signature [Signature] date 5/9/20

Name (printed) Boris Volf

Address 13 Sandie Ln Marblehead MA

Phone Numbers: home 617 645 2946 work _____

E-mail boris-volf@hotmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____

Name (printed) _____

Address _____

Phone Numbers: home _____ work _____

E-mail _____ fax _____

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

Due to current situation I am in need of an office
The existing unfinished roof deck off the master bedroom
lands itself for office addition. The office will be
approximat 200 sq' and will not extend past the existing
building footprint nor the existing roofline.

- 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/

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-14-2015

Project Address 13 Sandie Lane Map(s) / Parcel(s) 43/28

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) Side Yard Setback

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 _____	No <u>X</u>
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes _____	No <u>X</u>

Reviewed by
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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 _____

Date 5/27/2020

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-14-2015

Project Address 13 Sandie Lane

Map(s) / Parcel(s) 43/25

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

10445

10445 SF

Area of features

footprint of accessory building(s)

0 SF

0 SF

footprint of building

1795 SF

1795 SF

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

265 SF

265 SF

number of required parking spaces 2 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

Sum of features = B

2384

2384 SF

NET OPEN AREA (NOA) = (A - B)

8061 SF

8061 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0 SF

basement or cellar (area > 5' in height)

1795 SF

1795 SF

1st floor (12' or less in height)

NOTE: [for heights exceeding

1695 SF

1868 SF

2nd floor (12' or less in height)

12' see definition

0 SF

0 SF

3rd floor (12' or less in height)

of STORY ~200-7]

0

0 SF

4th floor (12' or less in height)

0

0 SF

attic (area > 5' in height)

528

545 SF

area under deck (if > 5' in height)

0

0 SF

roofed porch(es)

0 SF

0 SF

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

4018 SF

4208 SF

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

= 190 SF

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

= 4.7287208 %

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

Reviewed by

= 2.006222

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

Building Department
For Zoning Board

= 1.9156369

This worksheet applies

1. plan by/dated Alex Siekierski AIA 5/15/2020

to the following plan(s):

2. plan by/dated Borth Shore Survey, Corp 5/27/2020

3. plan by/dated

Building Official



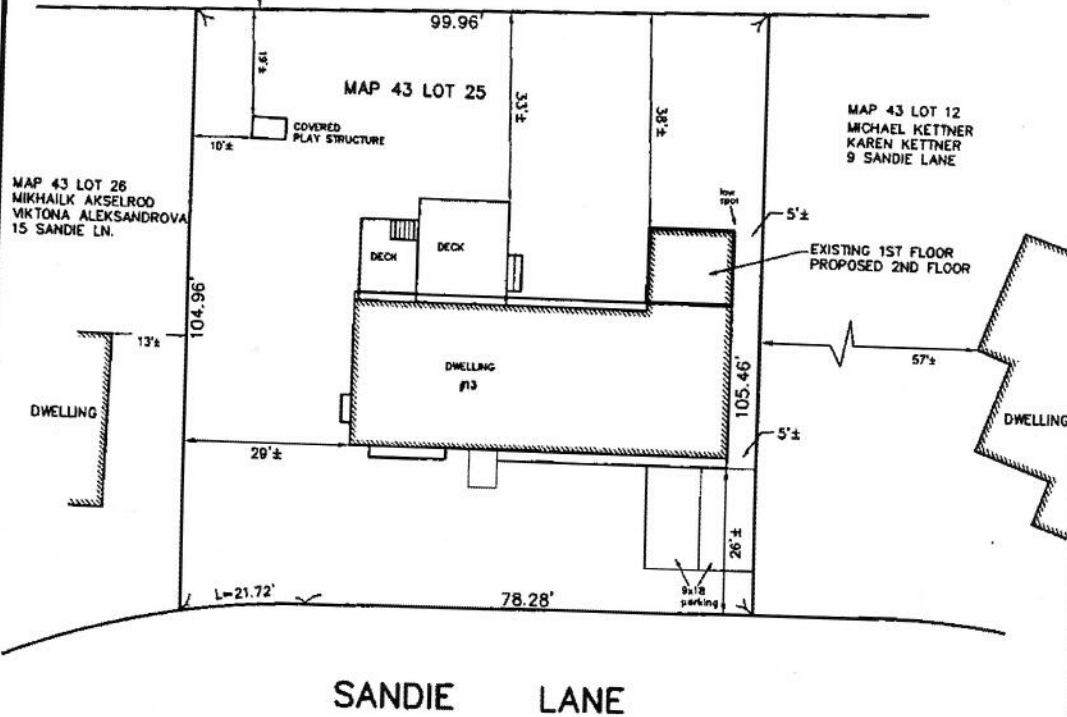
Date 5/27/2020

RECREATION
BUILDING

ZONING DISTRICT - SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	10,445 ±	10,445 ±
FRONTAGE	100	100'	100'
FRONT	20	26'±	N/A
SIDE	15	5'±	5'±
REAR	15	33'±	38'±
BLDG HEIGHT	36	23.0'	23.0'

MAP 29 LOT 23
NORTH SHORE JEWISH COMMUNITY CENTER
46 COMMUNITY RD.



Gail Smith

ZONING BOARD OF APPEALS PLAN

13 SANDIE LANE
MARBLEHEAD

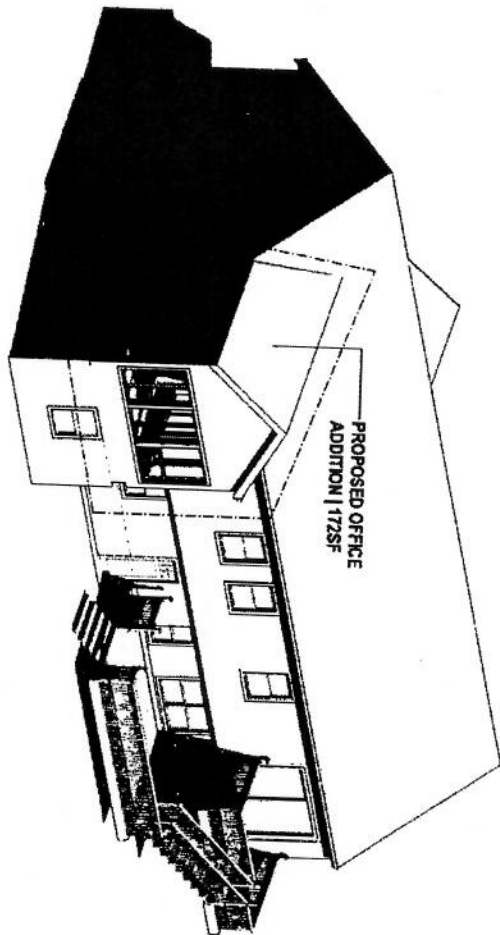
PROPERTY OF
BORIS & ANASTACIA VOLF

SCALE 1" = 20' MAY 26, 2020
NORTH SHORE SURVEY CORPORATION

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

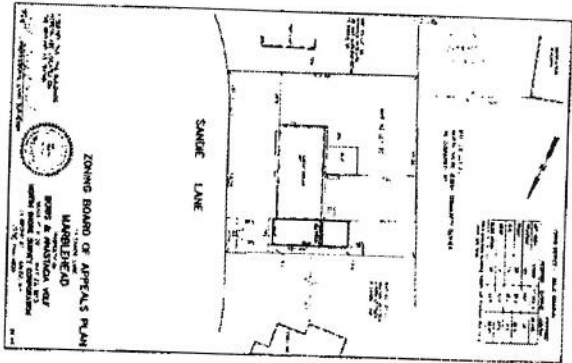
Reviewed by
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#4144



Index of Drawings

NO.	DESCRIPTION	DATE
1	PROPOSED OFFICE ADDITION 1725SF	05/15/2024
2	PROPOSED OFFICE ADDITION 1725SF	05/15/2024
3	PROPOSED OFFICE ADDITION 1725SF	05/15/2024
4	PROPOSED OFFICE ADDITION 1725SF	05/15/2024
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99	PROPOSED OFFICE ADDITION 1725SF	05/15/2024
100	PROPOSED OFFICE ADDITION 1725SF	05/15/2024



For Permit

Reviewed by

Building Department
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Of Appeals

PROJECT NAME:
RESIDENTIAL OFFICE ADDITION
PROJECT ADDRESS:
13 SANDIE LANE, MARBLEHEAD, MA 01945
PROJECT NO: 2024 DATE: 05.15.2024

Alex Siskierski
Architecture & Real Estate Consultant
11 Loring Street, Boston, MA 02103
T: (617) 994-0044
A: alex@alexskierski.com
www.alexskierski.com

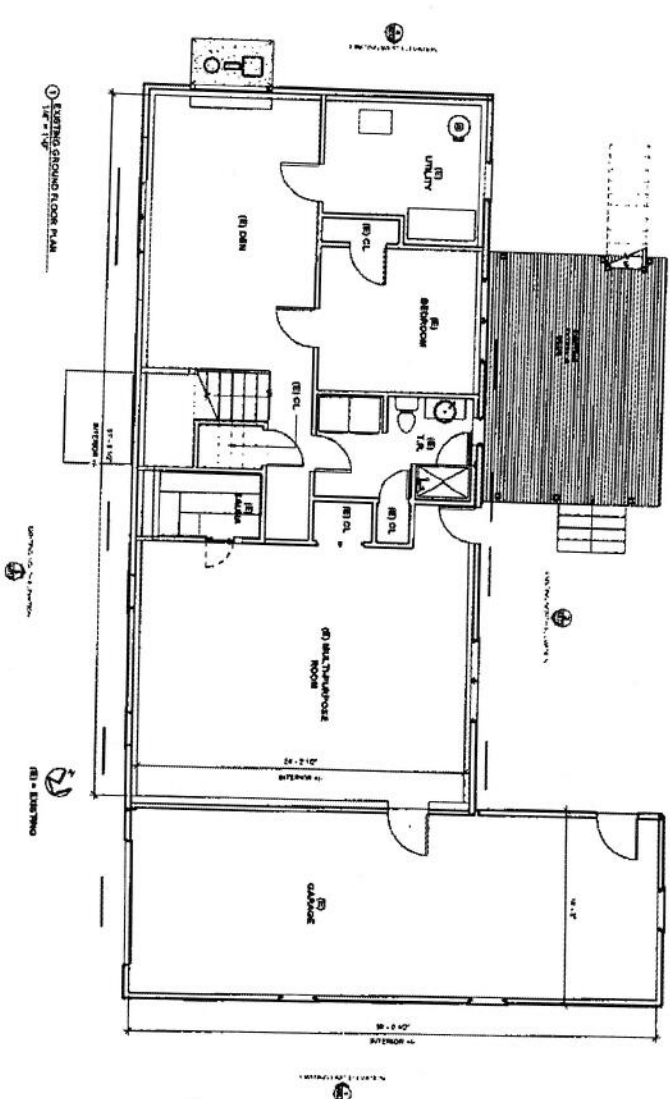
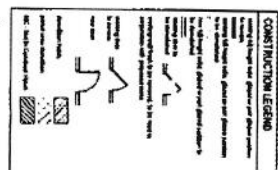
CLIENT NAME:
MR. BORIS VOLF
CLIENT ADDRESS:
13 SANDIE LANE, MARBLEHEAD, MA 01945

APPLICABLE CODES & REGULATIONS (PER ENTIRE THE CITY)
1. Zoning Ordinance (Z.O.) 2. Building Code (B.C.) 3. Fire Code (F.C.) 4. Sanitary Code (S.C.) 5. Electrical Code (E.C.) 6. Mechanical Code (M.C.) 7. Plumbing Code (P.C.) 8. Gas Code (G.C.) 9. International Building Code (I.B.C.) 10. International Fire Code (I.F.C.) 11. International Electrical Code (I.E.C.) 12. International Mechanical Code (I.M.C.) 13. International Plumbing Code (I.P.C.) 14. International Gas Code (I.G.C.) 15. Massachusetts State Building Code (M.S.B.C.) 16. Massachusetts State Fire Code (M.S.F.C.) 17. Massachusetts State Electrical Code (M.S.E.C.) 18. Massachusetts State Mechanical Code (M.S.M.C.) 19. Massachusetts State Plumbing Code (M.S.P.C.) 20. Massachusetts State Gas Code (M.S.G.C.)

USE & TYPE OF CONSTRUCTION (PER CITY 18.0)
1. Use: Office 2. Type: Single-Family 3. Construction: Wood Frame 4. Foundation: Concrete 5. Roof: Asphalt/Flt 6. Exterior Walls: Siding 7. Interior Walls: Drywall 8. Floor: Carpet 9. Ceiling: Drywall 10. Stairs: Wood 11. Egress: Stairs 12. Fire Protection: Sprinklers 13. Life Safety: Exit Signs 14. Security: Alarm System 15. Accessibility: Ramps 16. Energy: Solar Panels 17. Water: Rainwater Harvesting 18. Waste: Recycling 19. Landscaping: Lawn 20. Paving: Asphalt

PROJECT ZONING INFORMATION (LOCAL REGULATIONS)
1. Zoning District: R-1 2. Zoning Code: 18.0 3. Zoning Map: 18.0 4. Zoning Board: 18.0 5. Zoning Commission: 18.0 6. Zoning Officer: 18.0 7. Zoning Administrator: 18.0 8. Zoning Board of Appeals: 18.0 9. Zoning Board of Review: 18.0 10. Zoning Board of Zoning Appeals: 18.0 11. Zoning Board of Zoning Review: 18.0 12. Zoning Board of Zoning Appeals & Review: 18.0 13. Zoning Board of Zoning Appeals & Review & Appeals: 18.0 14. Zoning Board of Zoning Appeals & Review & Appeals & Appeals: 18.0 15. Zoning Board of Zoning Appeals & Review & Appeals & Appeals & Appeals: 18.0 16. Zoning Board of Zoning Appeals & Review & Appeals & Appeals & Appeals & Appeals: 18.0 17. Zoning Board of Zoning Appeals & Review & Appeals & Appeals & Appeals & Appeals & Appeals: 18.0 18. Zoning Board of Zoning Appeals & Review & Appeals & Appeals & Appeals & Appeals & Appeals & Appeals: 18.0 19. Zoning Board of Zoning Appeals & Review & Appeals & Appeals & Appeals & Appeals & Appeals & Appeals & Appeals: 18.0 20. Zoning Board of Zoning Appeals & Review & Appeals & Appeals & Appeals & Appeals & Appeals & Appeals & Appeals & Appeals: 18.0

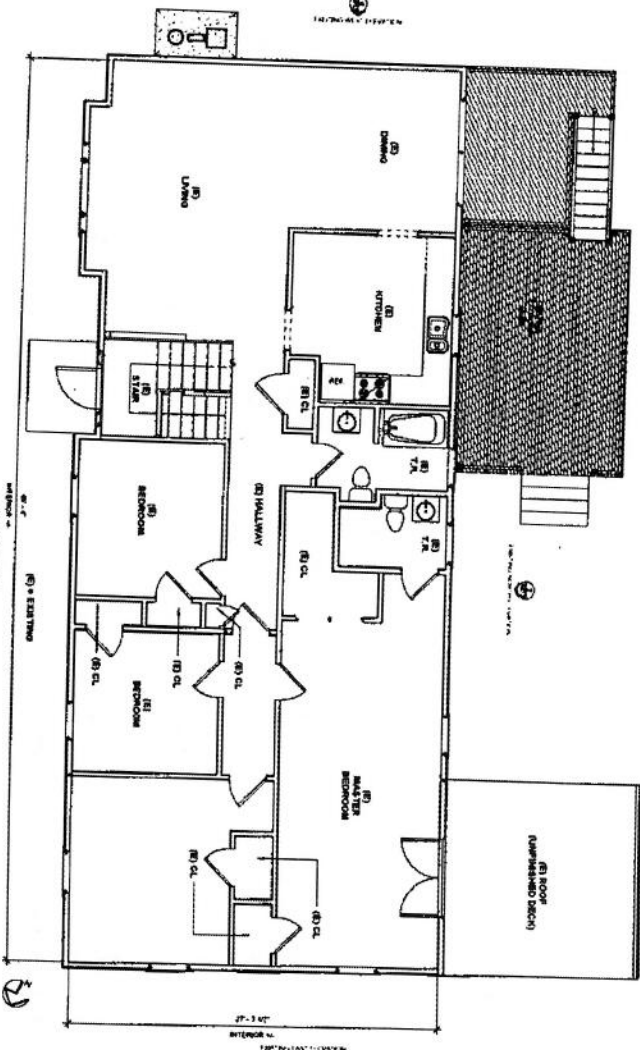




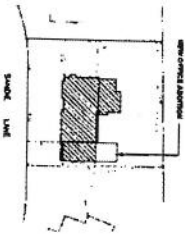
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EXISTING FIRST FLOOR PLAN



NOTES



CONSTRUCTION LEGEND

1. EXISTING BUILDING

2. EXISTING ROOF

3. EXISTING FLOOR

4. EXISTING WALL

5. EXISTING DOOR

6. EXISTING WINDOW

7. EXISTING STAIR

8. EXISTING PORCH

9. EXISTING DECK

10. EXISTING DRIVEWAY

11. EXISTING GARAGE

12. EXISTING PATIO

13. EXISTING FENCE

14. EXISTING FURNITURE

15. EXISTING PLANTING

16. EXISTING UTILITY

17. EXISTING MECHANICAL

18. EXISTING ELECTRICAL

19. EXISTING TELEPHONE

20. EXISTING CABLE

21. EXISTING GAS

22. EXISTING WATER

23. EXISTING SEWER

24. EXISTING DRAIN

25. EXISTING VENT

26. EXISTING CHIMNEY

27. EXISTING SMOKESTACK

28. EXISTING SIGN

29. EXISTING LIGHTING

30. EXISTING LANDSCAPE

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For Permit

EXISTING FIRST FLOOR PLAN

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97. EXISTING SIGN

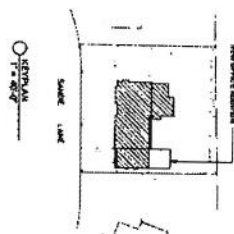
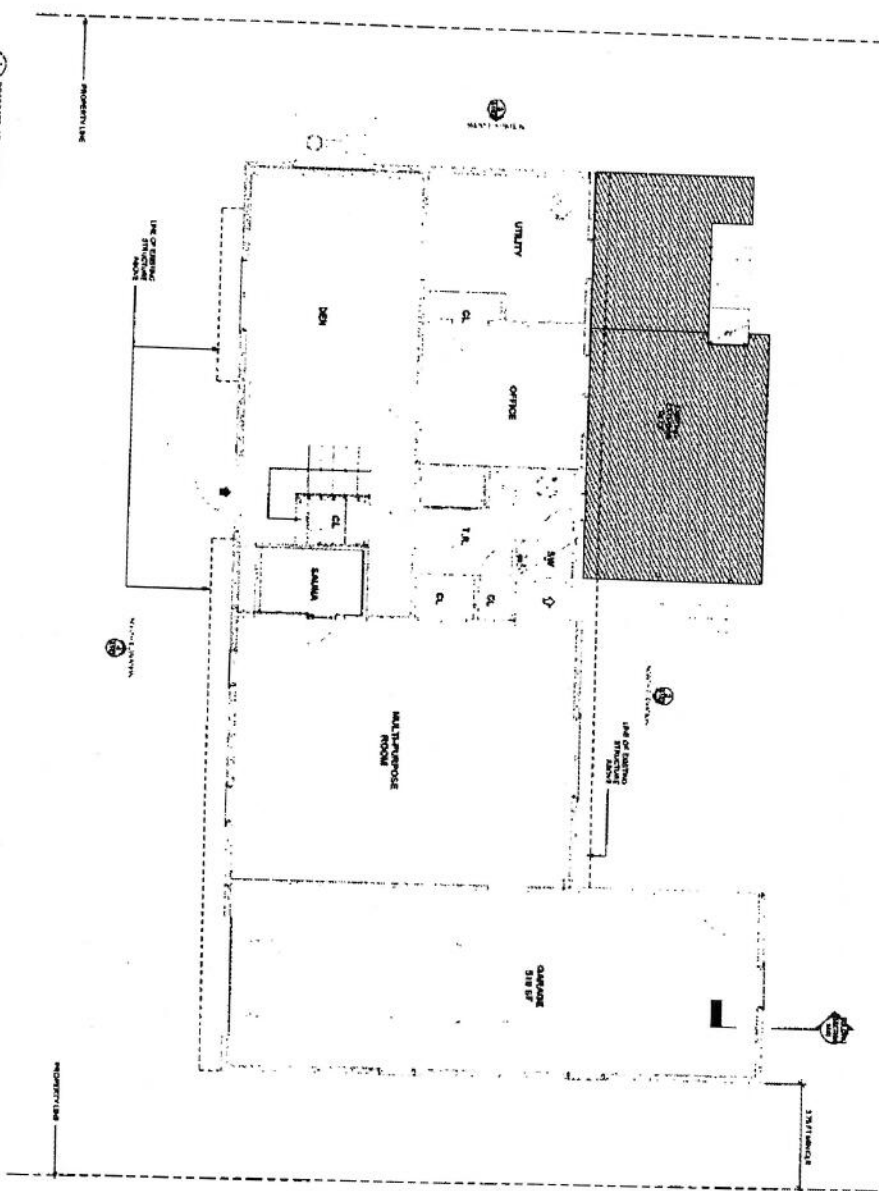
98. EXISTING LIGHTING

99. EXISTING LANDSCAPE

100. EXISTING HEDGING

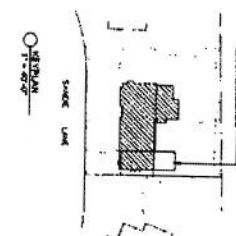
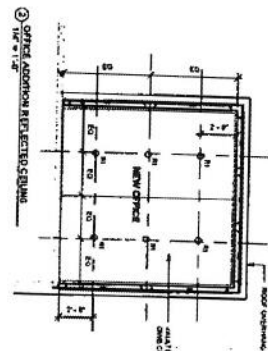
Reviewed by
Building Department
For Zoning Board
Of Appeals

A031

[illegible]

<p>FOR PERMIT</p> <p>THIS FORM IS TO BE FILLED OUT BY THE APPLICANT AND SUBMITTED TO THE CITY ENGINEER'S OFFICE FOR REVIEW. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CITY ENGINEER'S OFFICE WILL REVIEW THE FORM AND THE ATTACHED PLANS AND SPECIFICATIONS. IF THE FORM IS APPROVED, THE CITY ENGINEER WILL SIGN AND STAMP THE FORM. IF THE FORM IS NOT APPROVED, THE CITY ENGINEER WILL WRITE A COMMENT AND RETURN THE FORM TO THE APPLICANT FOR CORRECTION.</p>	
<p>PROJECT INFORMATION</p> <p>PROJECT NAME: <u>113401E LANE SANITARY SEWER</u></p> <p>PROJECT LOCATION: <u>113401E LANE SANITARY SEWER</u></p> <p>PROJECT OWNER: <u>113401E LANE SANITARY SEWER</u></p> <p>PROJECT DESCRIPTION: <u>113401E LANE SANITARY SEWER</u></p>	
<p>APPLICANT INFORMATION</p> <p>APPLICANT NAME: <u>113401E LANE SANITARY SEWER</u></p> <p>APPLICANT ADDRESS: <u>113401E LANE SANITARY SEWER</u></p> <p>APPLICANT CITY: <u>113401E LANE SANITARY SEWER</u></p> <p>APPLICANT STATE: <u>113401E LANE SANITARY SEWER</u></p> <p>APPLICANT ZIP: <u>113401E LANE SANITARY SEWER</u></p>	
<p>DESIGNER INFORMATION</p> <p>DESIGNER NAME: <u>113401E LANE SANITARY SEWER</u></p> <p>DESIGNER ADDRESS: <u>113401E LANE SANITARY SEWER</u></p> <p>DESIGNER CITY: <u>113401E LANE SANITARY SEWER</u></p> <p>DESIGNER STATE: <u>113401E LANE SANITARY SEWER</u></p> <p>DESIGNER ZIP: <u>113401E LANE SANITARY SEWER</u></p>	
<p>PROPOSED WORK</p> <p>PROPOSED WORK: <u>113401E LANE SANITARY SEWER</u></p> <p>PROPOSED WORK LOCATION: <u>113401E LANE SANITARY SEWER</u></p> <p>PROPOSED WORK DESCRIPTION: <u>113401E LANE SANITARY SEWER</u></p>	
<p>PROPOSED GROUND FLOOR PLAN</p> <p>PROPOSED GROUND FLOOR PLAN: <u>113401E LANE SANITARY SEWER</u></p> <p>PROPOSED GROUND FLOOR PLAN LOCATION: <u>113401E LANE SANITARY SEWER</u></p> <p>PROPOSED GROUND FLOOR PLAN DESCRIPTION: <u>113401E LANE SANITARY SEWER</u></p>	
<p>PROPOSED GROUND FLOOR PLAN</p> <p>PROPOSED GROUND FLOOR PLAN: <u>113401E LANE SANITARY SEWER</u></p> <p>PROPOSED GROUND FLOOR PLAN LOCATION: <u>113401E LANE SANITARY SEWER</u></p> <p>PROPOSED GROUND FLOOR PLAN DESCRIPTION: <u>113401E LANE SANITARY SEWER</u></p>	

Reviewed by
Building Department
For Zoning Board
Of Appeals

[illegible]

the 1970s, and the 1980s, and the 1990s. The 1970s were a decade of economic growth, and the 1980s were a decade of economic stagnation. The 1990s were a decade of economic growth, and the 2000s were a decade of economic stagnation. The 2010s were a decade of economic growth, and the 2020s were a decade of economic stagnation.

A101

2016	As indicated	Approved
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Reviewed by
Building Department
For Zoning Board

Of Appeals

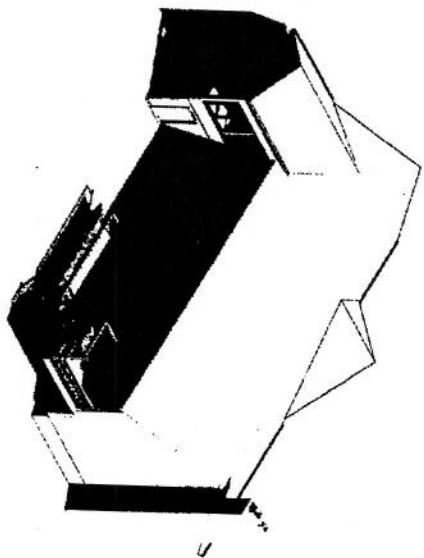


WALL MATERIAL TAKEOFF			
Sheet No. _____		Drawing No. _____	
Material Name	Quantity	Material Name	Quantity
1. 4" Concrete Wall	10.00	2. 8" Concrete Wall	15.00
3. 12" Concrete Wall	20.00	4. 16" Concrete Wall	10.00
5. 20" Concrete Wall	5.00	6. 24" Concrete Wall	5.00
7. 30" Concrete Wall	5.00	8. 36" Concrete Wall	5.00
9. 42" Concrete Wall	5.00	10. 48" Concrete Wall	5.00
11. 54" Concrete Wall	5.00	12. 60" Concrete Wall	5.00
13. 66" Concrete Wall	5.00	14. 72" Concrete Wall	5.00
15. 78" Concrete Wall	5.00	16. 84" Concrete Wall	5.00
17. 90" Concrete Wall	5.00	18. 96" Concrete Wall	5.00
19. 102" Concrete Wall	5.00	20. 108" Concrete Wall	5.00
21. 114" Concrete Wall	5.00	22. 120" Concrete Wall	5.00
23. 126" Concrete Wall	5.00	24. 132" Concrete Wall	5.00
25. 138" Concrete Wall	5.00	26. 144" Concrete Wall	5.00
27. 150" Concrete Wall	5.00	28. 156" Concrete Wall	5.00
29. 162" Concrete Wall	5.00	30. 168" Concrete Wall	5.00
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33. 186" Concrete Wall	5.00	34. 192" Concrete Wall	5.00
35. 198" Concrete Wall	5.00	36. 204" Concrete Wall	5.00
37. 210" Concrete Wall	5.00	38. 216" Concrete Wall	5.00
39. 222" Concrete Wall	5.00	40. 228" Concrete Wall	5.00
41. 234" Concrete Wall	5.00	42. 240" Concrete Wall	5.00
43. 246" Concrete Wall	5.00	44. 252" Concrete Wall	5.00
45. 258" Concrete Wall	5.00	46. 264" Concrete Wall	5.00
47. 270" Concrete Wall	5.00	48. 276" Concrete Wall	5.00
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75. 438" Concrete Wall	5.00	76. 444" Concrete Wall	5.00
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79. 462" Concrete Wall	5.00	80. 468" Concrete Wall	5.00
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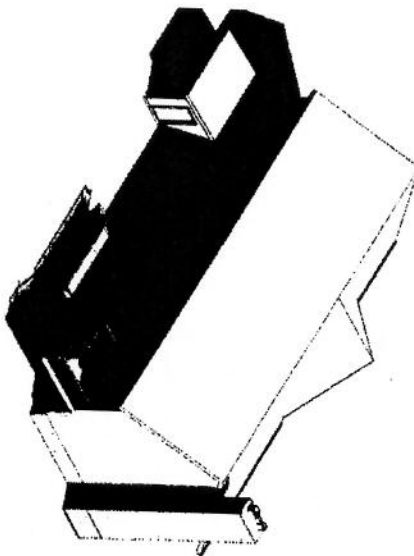
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Reviewed by
Building Department
For Zoning Board
Of Appeals

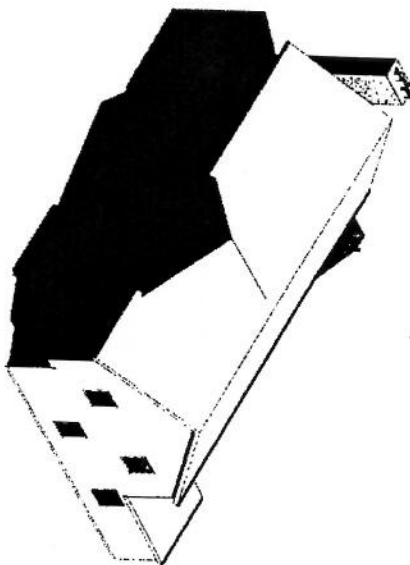
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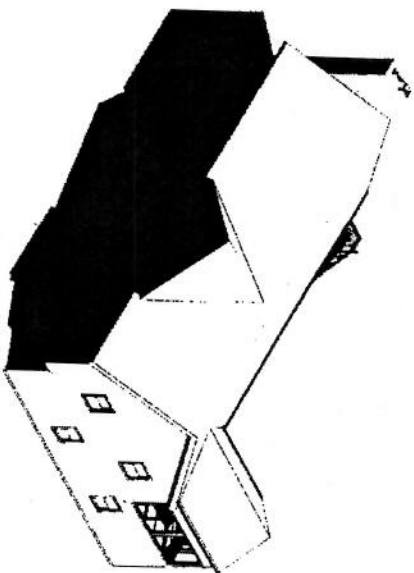
② EXISTING REAS
 $12^2 = 144$



① EXISTING FROM 17-1-8



~~PHOTOCOPY FROM~~
~~12-1-8~~



GENERAL NOTES AND LEGENDS TO THE INFORMATION DISCLOSURE

For Permit

For Permit
THIS FORM IS TO BE FILLED OUT BY THE APPLICANT AND SUBMITTED TO THE PERMITTING AGENCY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE PERMITTING AGENCY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

DATE		TIME		BY		FOR	
APPROVAL	APPROVAL	APPROVAL	APPROVAL	APPROVAL	APPROVAL	APPROVAL	APPROVAL
REASONING, CRITERIA, ACTION 1) STATE LINE WATER PUMP ON (P)							
SEE SCOPES FOR 1) STATE LINE WATER PUMP ON (P)							
2) STATE LINE WATER PUMP ON (P)							
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**Reviewed by
Building Department
For Zoning Board
Of Appeals**