



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 9:00

Town Clerk

Project Address 14 Madison Road

Assessor Map(s) 47 Parcel Number(s) 17

OWNER INFORMATION

Signature _____ date _____

Name (printed) Mark Holland & Melissa Putnum

Address 14 Madison Road

Phone Numbers: home 978-317-3956 (Mark) work _____

E-mail holm24@comcast.net fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Craig Bosworth date JULY 20, 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/

Page 2 of 3

Project Address 14 Madison Road **Map(s) / Parcel(s)** 47 / 17

B B1 BR CR SCR ECR GR SGR (SR) SSR ESR SESR HBR U SU

Yes X No _____ (explain)

No X Yes _____ (explain)

No Existing Dimensional Non-conformities

No New Dimensional Non-conformities

Planning Board	Yes	No
	Yes	No

Yes ☒ No ☐ (explain) _____

Date 7/23/2020

Revision Date: 1-16-2014

47 - 14

PROPOSED

4900

58 SF

1344 SF

74 SF

324 SF

0 SF

0 SF

1800

3100 SF

58

219 SF

1344 SF

1007 SF

0

0

0

0

16 SF

2644 SF

= 149 SF

$$= 5.9719439 \%$$
$$= 1.3022044$$
$$= 1.172466$$

3. plan by/dated

Date 7/23/2020



BOSWORTH
ARCHITECT L.L.C.

July 18, 2020

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

RE: Zoning Board of Appeals Application – 14 Madison Road

Zone: **Single Residence**

PROJECT DESCRIPTION

We request the approval from the Board of Appeals for a Special Permit for the proposed single story addition to an existing non-conforming single-family dwelling with less than required Lot Area, Front Yard, Rear Yard and Side Yard setbacks at 14 Madison Road Marblehead, MA.

This proposal is for the removal of an existing single-story form and attached glass and metal sunroom. The sunroom has had leaking issues and it's time to remove the existing sunroom and storage area. My client would like to create a room for their family to watch television. Due to the corner lot we have two front yard setbacks. We need an additional 7'-0" in width to create a family room. This addition will be on the Cleveland Road side of the property and built within the Front Yard and Rear Yard setbacks. This is a small addition less than 6% of the G.F.A., and a total of 149 s.f. to provide this family the room they desire for a small Family room. The addition will be compliant with the GFA / NOA ratios for this small lot and dwelling.

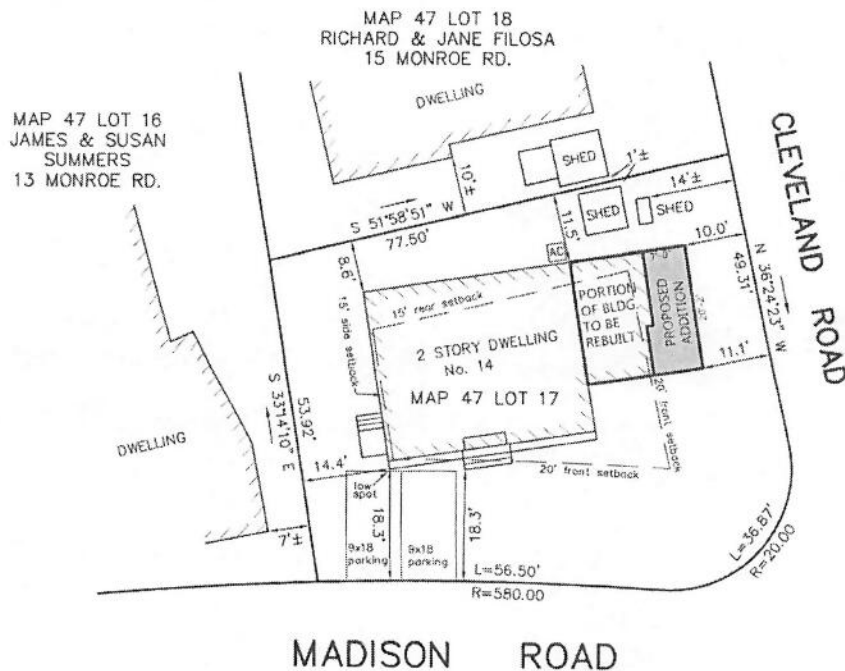
New violations will include Front & Rear Yard Setbacks.

Thank you,

Craig Bosworth - Architect
Bosworth Architect LLC

ZONING DISTRICT - SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	4900±	4900±
FRONTAGE	35	142.68'	142.68'
FRONT	20	17.1'	10.0'
SIDE	15	14.4'	N/A
REAR	15	8.6'	11.5'
BLDG HEIGHT	35	24.8'	24.8'



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For Zoning Board
Of Appeals

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

ZONING BOARD OF APPEALS PLAN

14 MADISON ROAD

MARBLEHEAD

PROPERTY OF

MARK HOLLAND & MELISSA PUTMAN

SCALE 1" = 20' JUNE 19, 2020

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

4974

HOLLAND RESIDENCE
14 MADISON 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

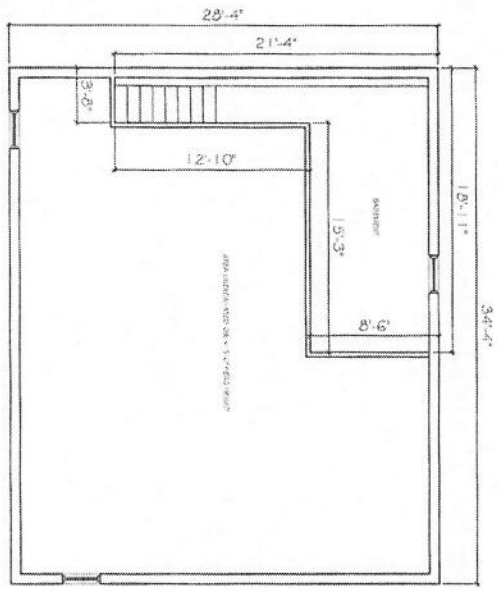
FILING FOR:

ZONING BOARD OF APPEALS
DATE: JULY 18, 2020

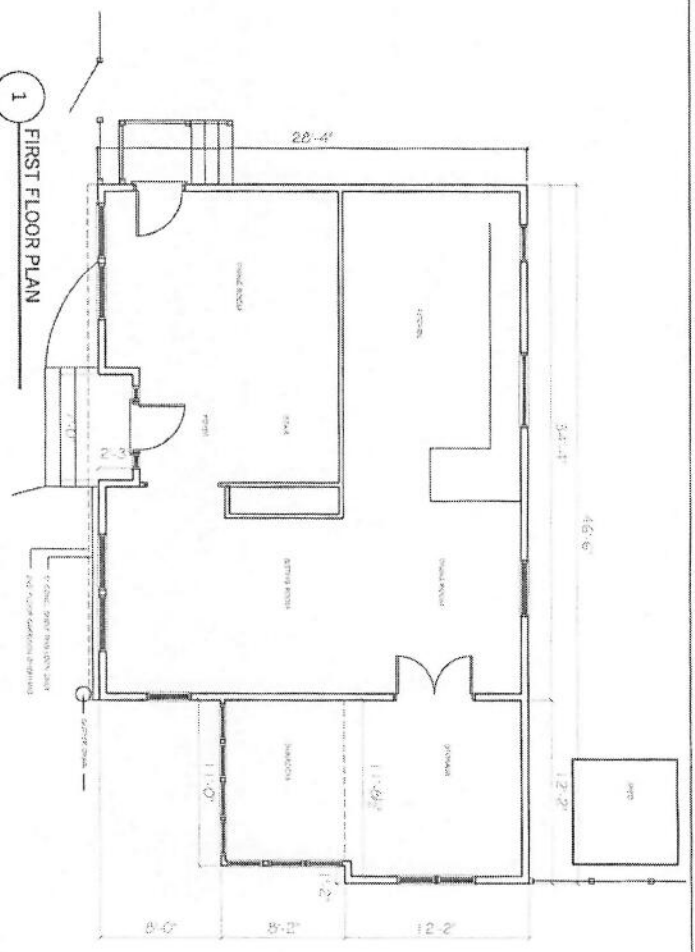
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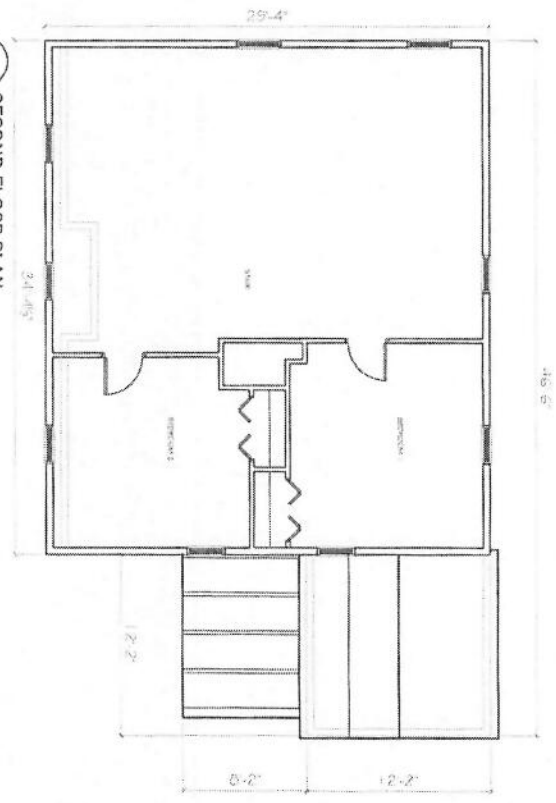
0 BASEMENT FLOOR PLAN



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN



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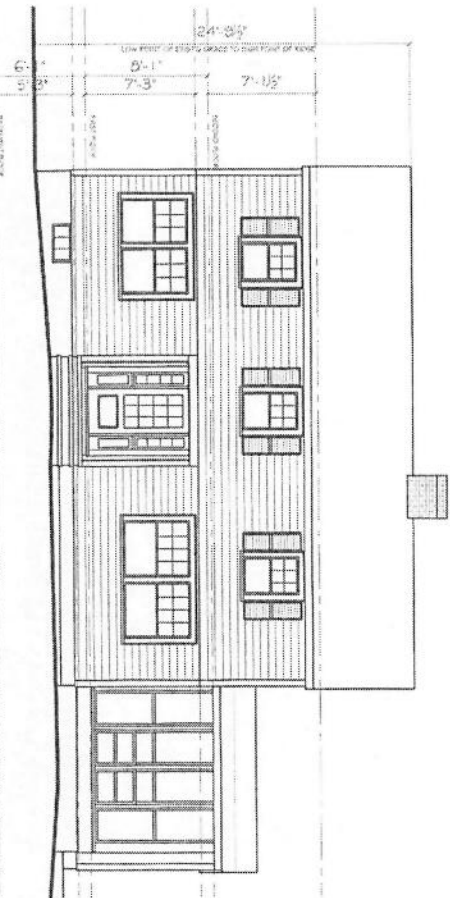
EX1

EXISTING FLOOR PLANS
Scale: 1/8" = 1'-0"
Date: JULY 18, 2020

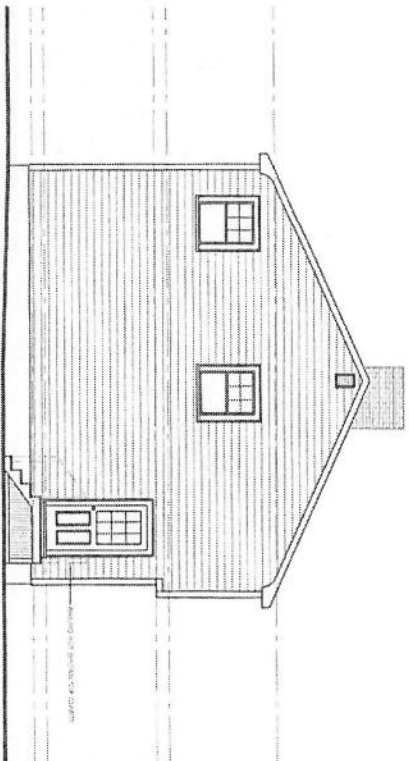
HOLLAND RESIDENCE
14 MADISON ROAD
MARBLEHEAD, MA 01945

BOSWORTH ARCHITECT L.L.C.
76 FRONT STREET
MARBLEHEAD, MA 01945
PHONE: 781-451-4192 EMAIL: CRAWFORD@BOSWORTHARCHITECT.COM

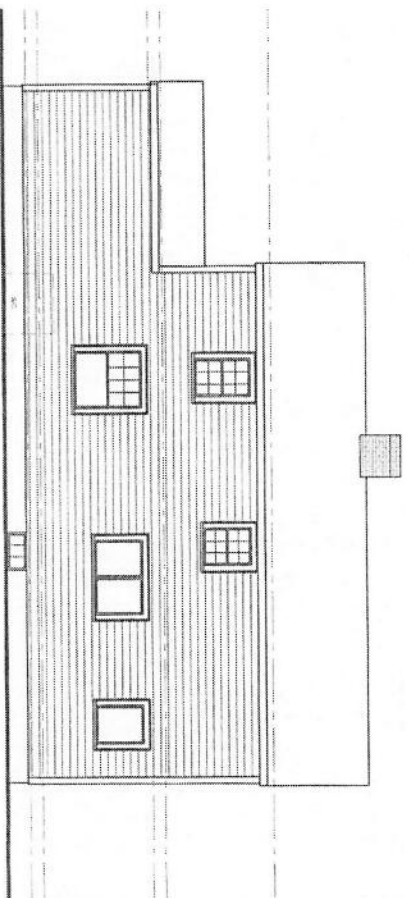




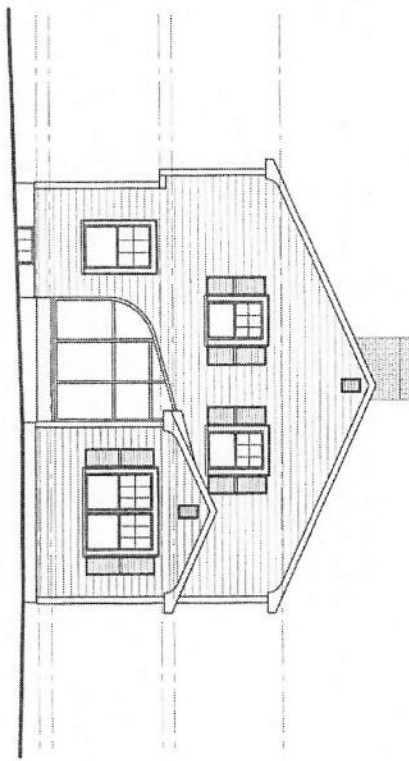
1 FRONT ELEVATION



2 LEFT SIDE ELEVATION

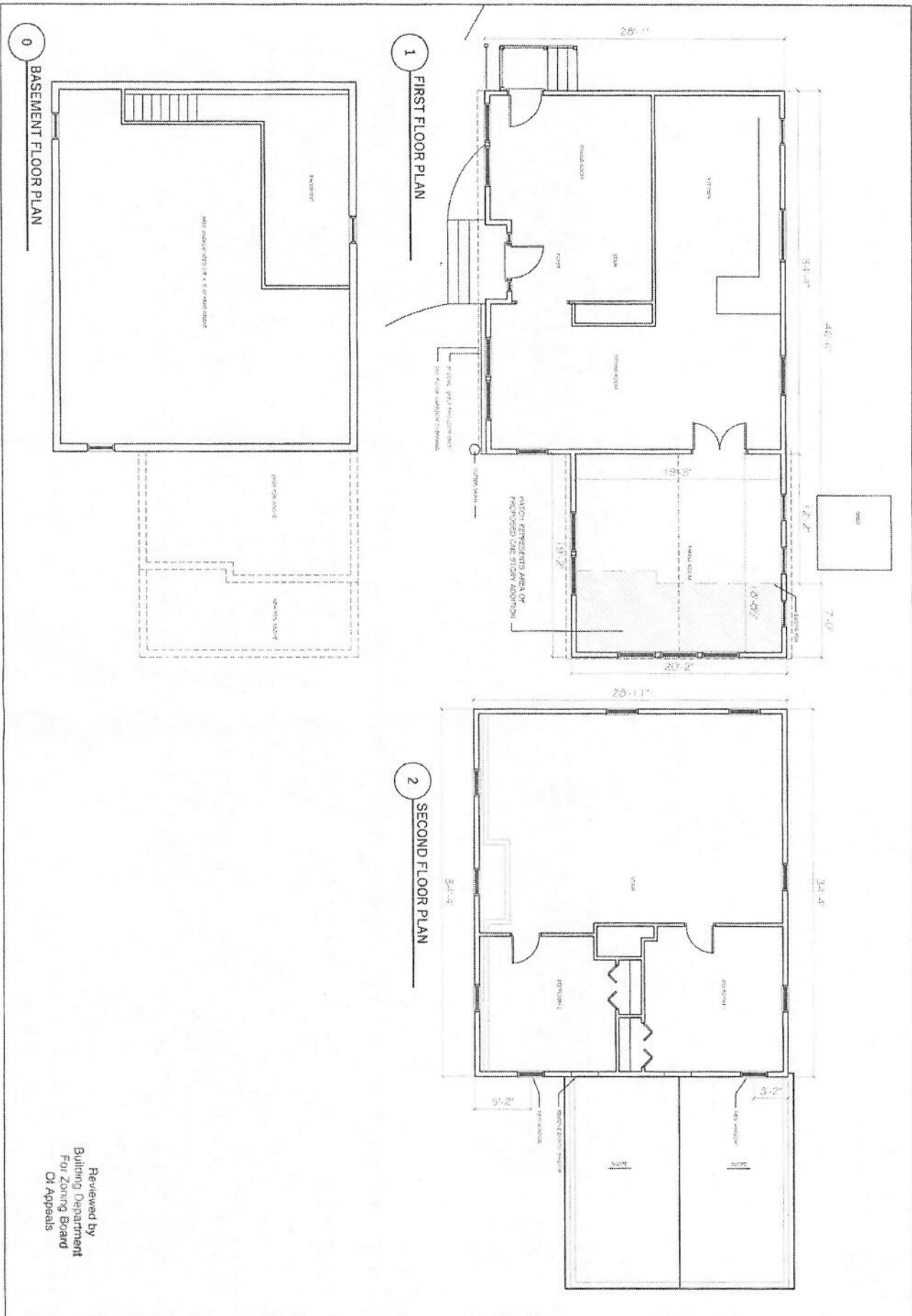


3 REAR ELEVATION

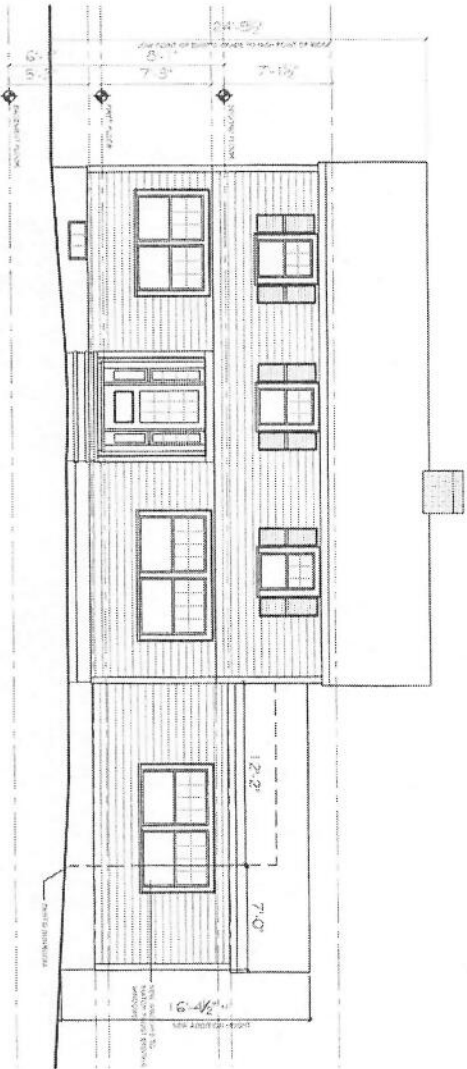


4 RIGHT SIDE ELEVATION

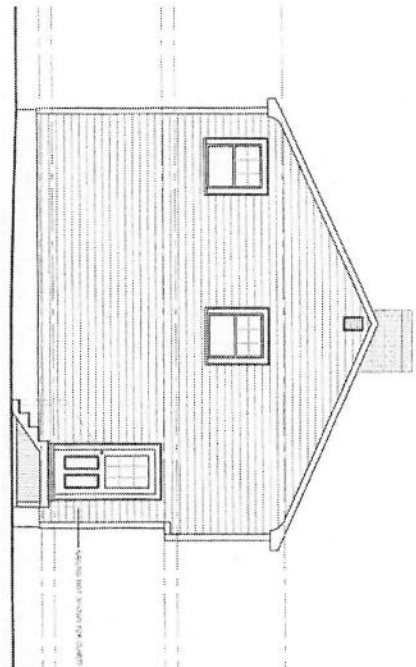
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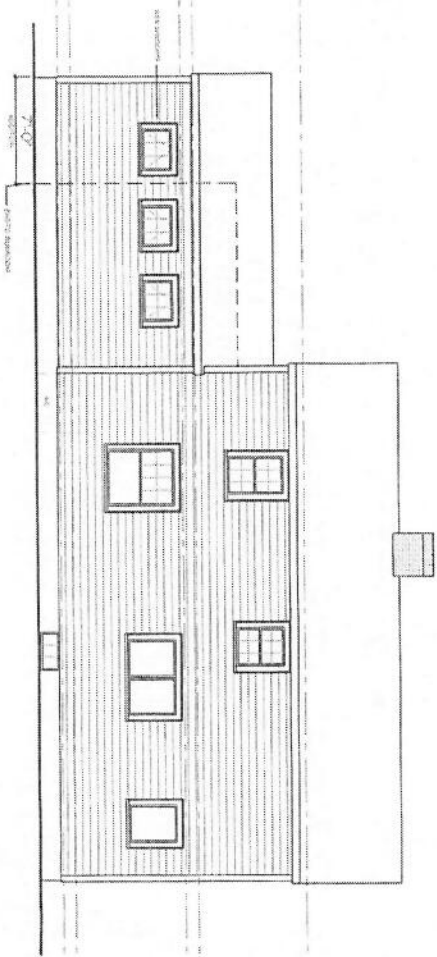
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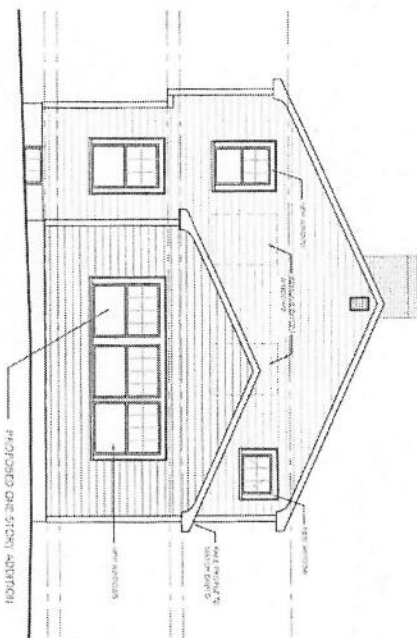
1 FRONT ELEVATION



2 LEFT SIDE ELEVATION



3 REAR ELEVATION



4 RIGHT SIDE ELEVATION

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A2

PROPOSED EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
Date: JULY 18, 2020

HOLLAND RESIDENCE
14 MADISON ROAD
MARBLEHEAD, MA 01945

BOSWORTH ARCHITECT L.L.C.
78 FRONT STREET
MARBLEHEAD, MA 01945
PHONE: 781-641-1182 EMAIL: CHAD@BOSWORTHARCHITECT.COM

SEAL AND SIGNATURE OF ARCHITECT
CHAD BOSWORTH
LICENSED PROFESSIONAL ARCHITECT
STATE OF MASSACHUSETTS
LICENSE NO. 10000

