



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

2020 NOV 16 PM 1:58

Town Clerk

Project Address 15 Marion Road

Assessor Map(s) 12 Parcel Number(s) 20

OWNER INFORMATION

Signature _____ date _____

Name (printed) Scott & Jocelyn Brown

Address 15 Marion Road, Marblehead, MA 01945

Phone Numbers: home 607-427-3162

work _____

E-mail jocelynbrown427@gmail.com

fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date 11.12.20

Name (printed) Scott & Jocelyn Brown

Address c/o Paul M. Lynch, Esq., Zero Spring Street, MARblehead, MA 01945

Phone Numbers: home _____

work 781-631-7808

E-mail lynch@marbleheadlaw.com

fax _____

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

Special Permit to add an addition to the exisitng single family dwelling

on a lot with less than the required lot area, frontage, front yard setback

and side yard setback.

- 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)

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

Town of Marblehead
ZBA-APPLICATION

Page 3 of 3

Revision Date: 12-14-2015

Project Address 15 Marion Road

Map(s) / Parcel(s) 12/20

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

7,012

7,012

Area of features

footprint of accessory building(s)

0

0

footprint of building

1,469

1,646

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

487

487

number of required parking spaces 2 x (9'x 20' 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

2,280

2,457

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

4,732

4,555

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area >5' in height)

1,466

1,466

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

1,469

1,646

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

1,326

1,326

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

0

0

4th floor (12' or less in height)

0

0

attic (area >5' in height)

0

0

area under deck (if >5' in height)

434

434

roofed porch(es)

42

42

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

4,737

4,914

Proposed total change in GFA = (proposed GFA - existing GFA) = 177

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 3.74 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1:1

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1:1.93

This worksheet applies 1. plan by/dated Tucker Architecture & Landscape /10/29/2020

to the following plan(s): 2. plan by/dated North Shore Survey Corporation ? 9/25/2020

3. plan by/dated _____

Building Official _____

Date 11-13-2020

Town of Marblehead
ZBA-APPLICATION

Page 2 of 3

Revision Date: 12-14-2015

Project Address 15 Marion Road

Map(s) / Parcel(s) 12/20

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

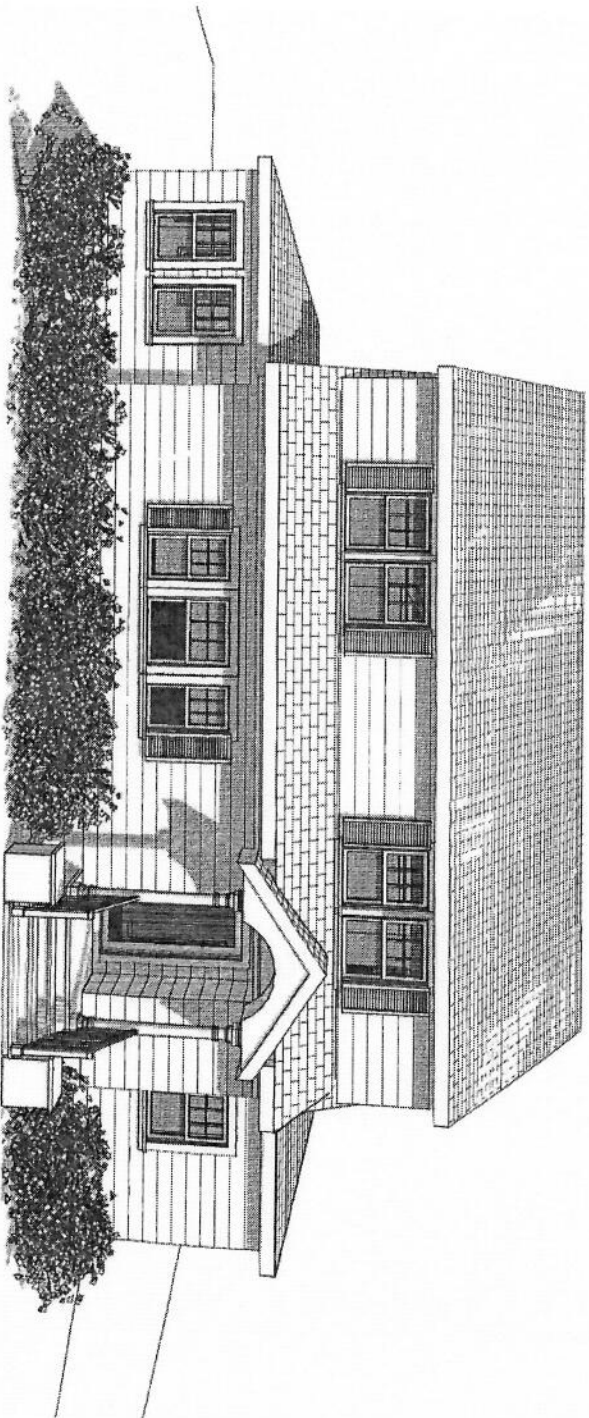
Conservation Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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

Yes ☒ No ☐ (explain) _____

Building Official _____

Date 11-13-2020



T U C K E R
Architecture & Landscape
59 Atlantic Avenue, Marblehead, MA
www.TuckerArch.com
(781) 631-3546
Tucker Architecture and Landscape LLC

Drawing Index:

- | | |
|-----|--------------------------------|
| CVR | Cover |
| X1 | Existing Basement Floor Plan |
| 1 | Proposed Basement Floor Plan |
| X2 | Existing First Floor Plan |
| 2 | Proposed First Floor Plan |
| X3 | Existing Second Floor Plan |
| 3 | Proposed Second Floor Plan |
| X4 | Existing Roof Plan |
| 4 | Proposed Roof Plan |
| X5 | Existing Building Elevations |
| 5 | Proposed Building Elevations |
| X6 | Existing Building Sections |
| 6 | Proposed Building Sections |
| X7 | Existing Building Perspectives |
| 7 | Proposed Building Perspectives |

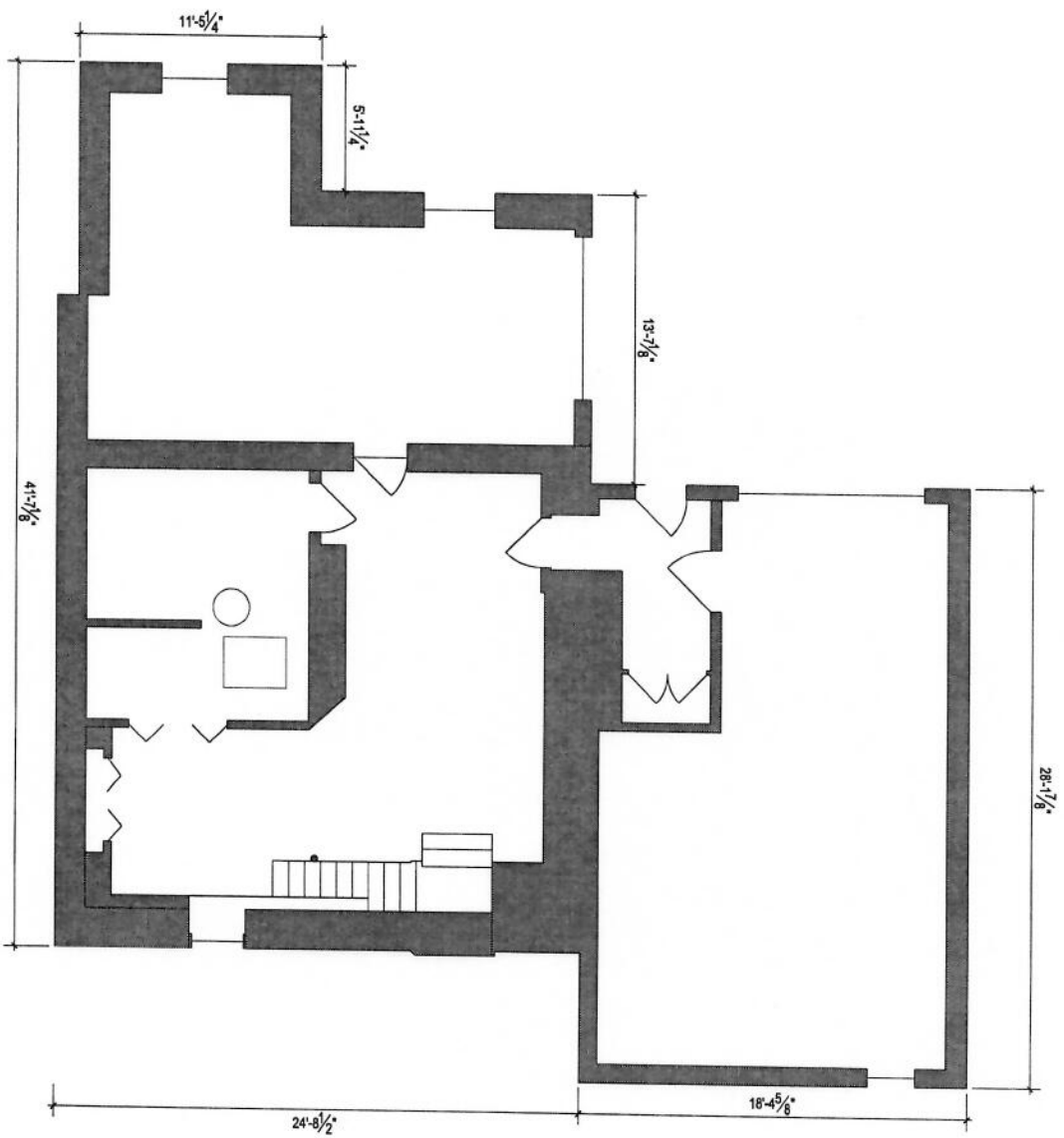
REVISION DATE:
2020 10 29 ZDA Sd4

NOT FOR CONSTRUCTION


Brown Residence
15 Marlon Road
Marblehead, MA

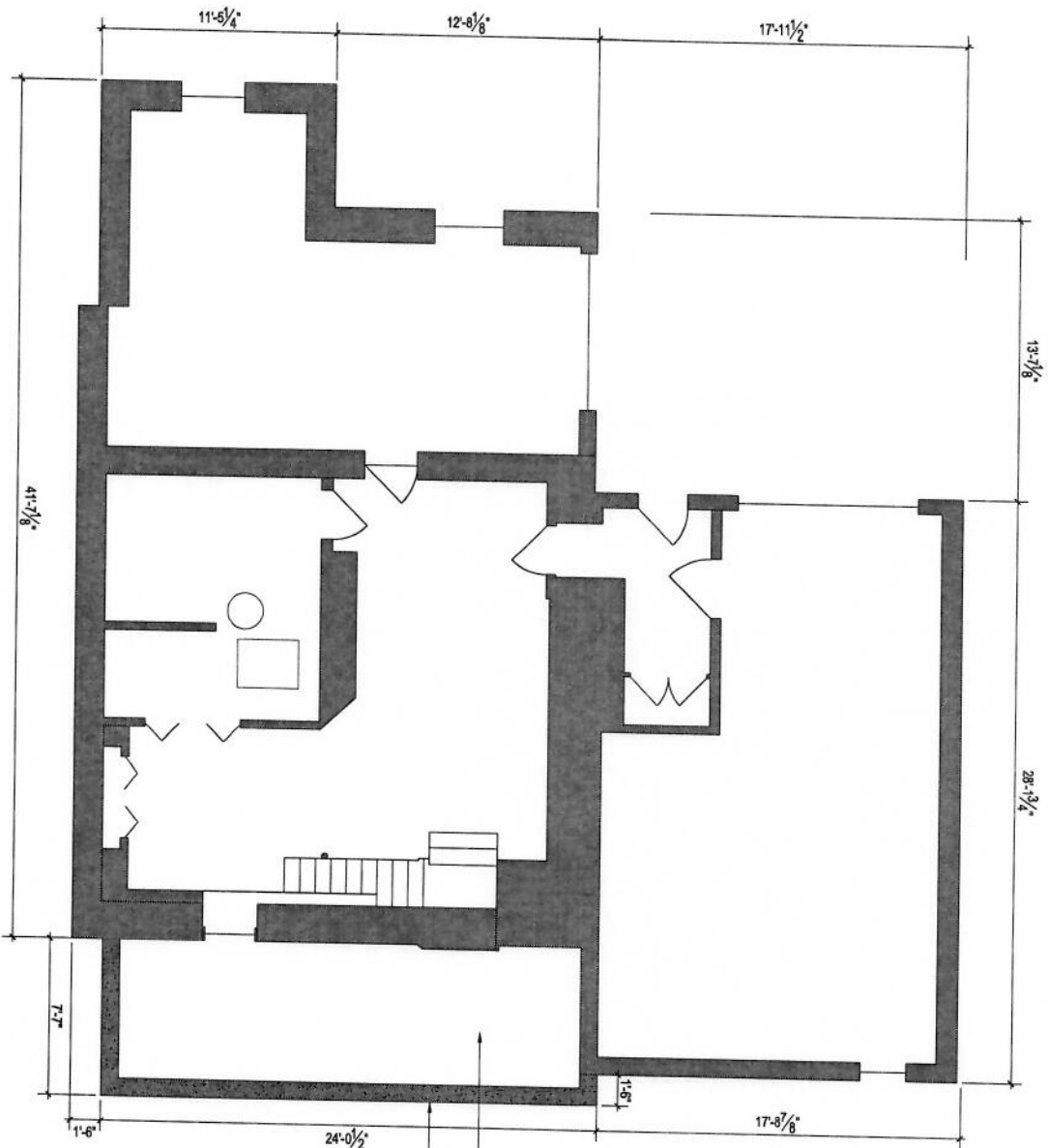
Cover

NOTE: ORIGINAL DRAWING SET TO 1/8" = 1'-0" SCALE. PAPER NO. 1
CVR



① Existing Basement Floor Plan
Scale: 3/8"=1'-0"

 TUCKER Architecture & Landscape 59 Atlantic Avenue, Marshfield, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC	
REVISION DATE: 2020 10 29 ZBA S&K	
NOT FOR CONSTRUCTION	
Brown Residence 15 Marion Road Marshfield, MA Existing Basement Floor Plan	
NOTE: ORIGINAL DRAWING SET TO 3/8"=1'-0" SCALE	PAGE NO. X1

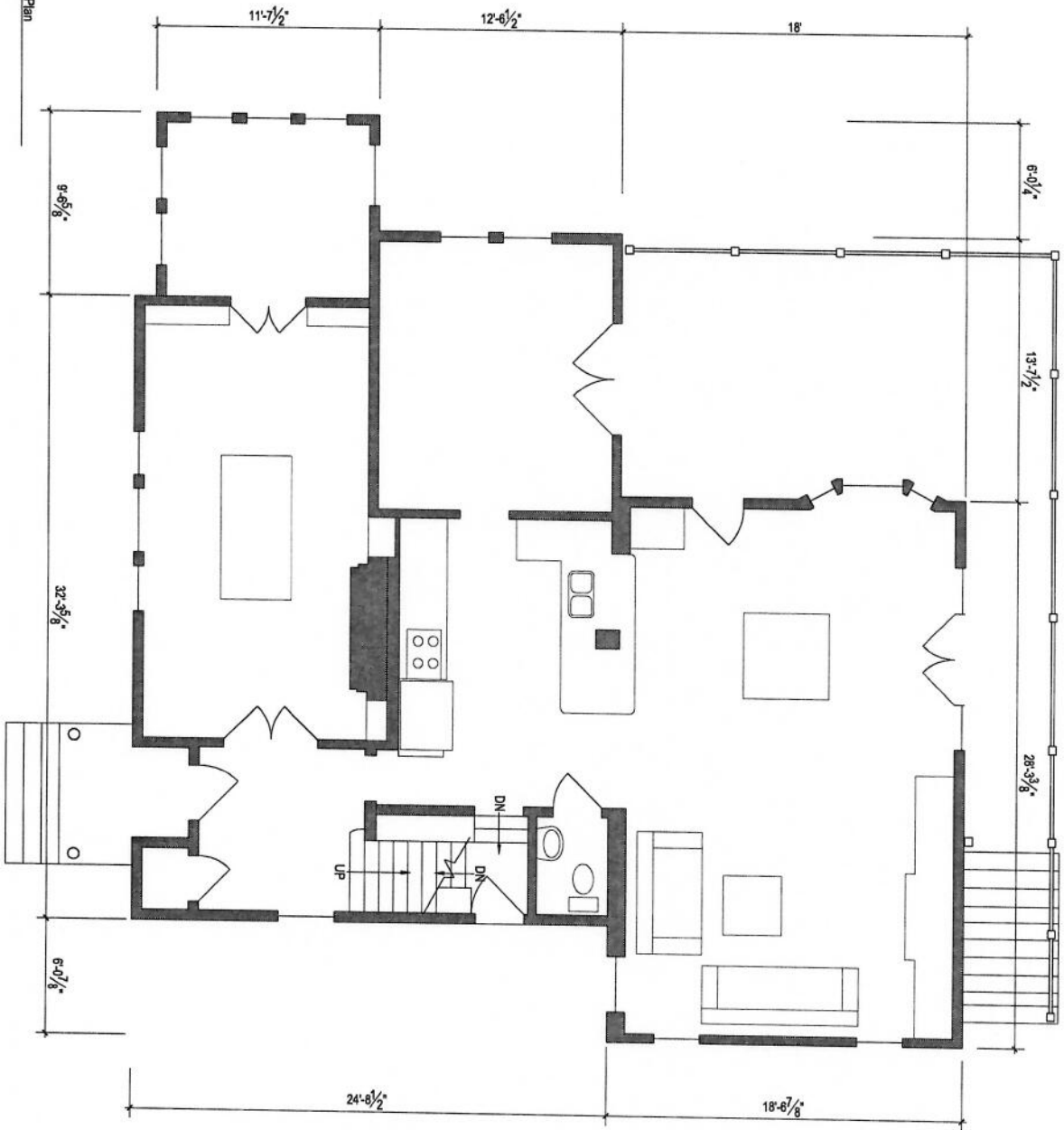


New crawl space below
new addition
New foundation walls

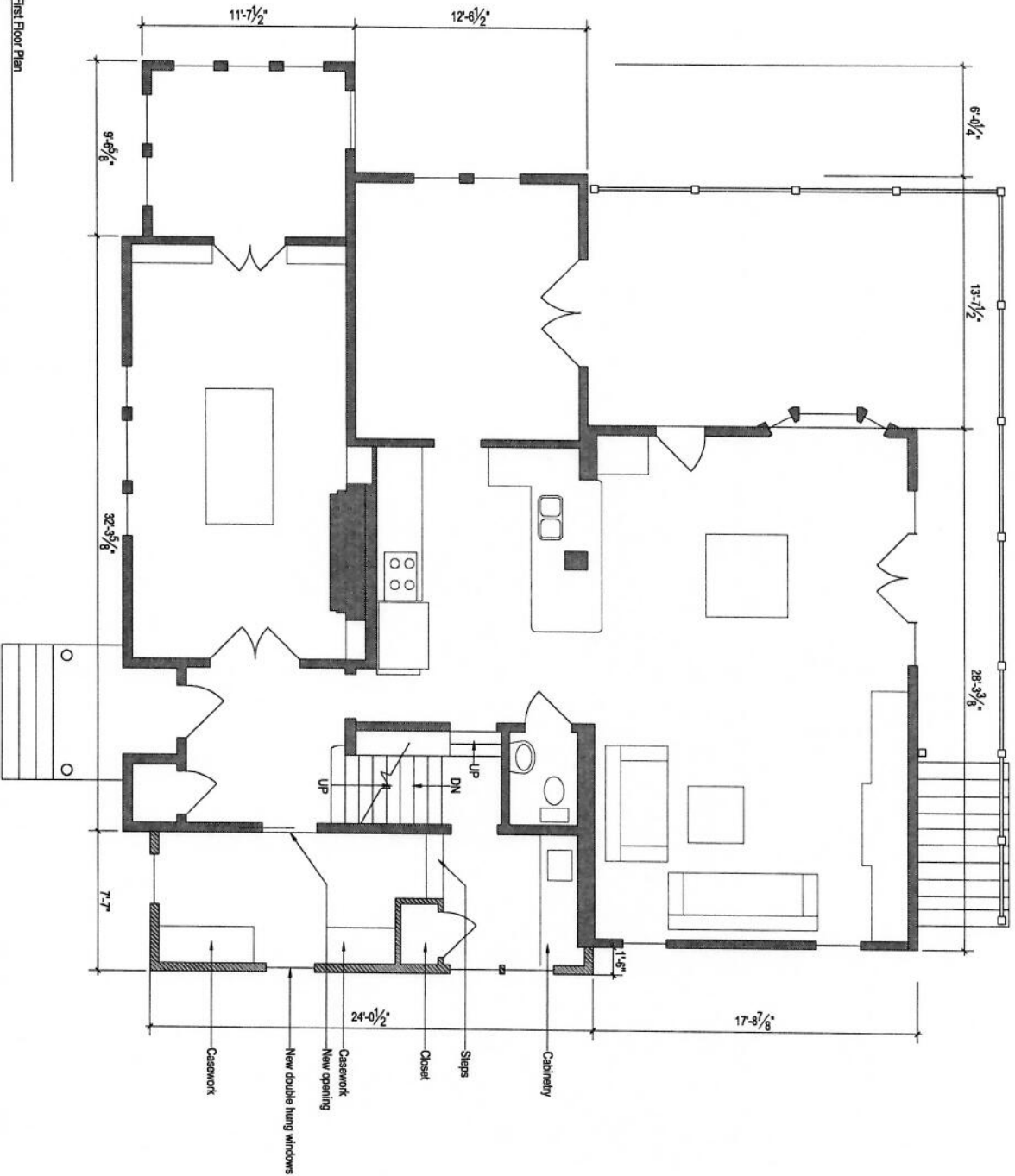
① Proposed Basement Floor Plan
Scale: 1/8" = 1'-0"

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① Existing First Floor Plan
Scale: 3/8"=1'-0"



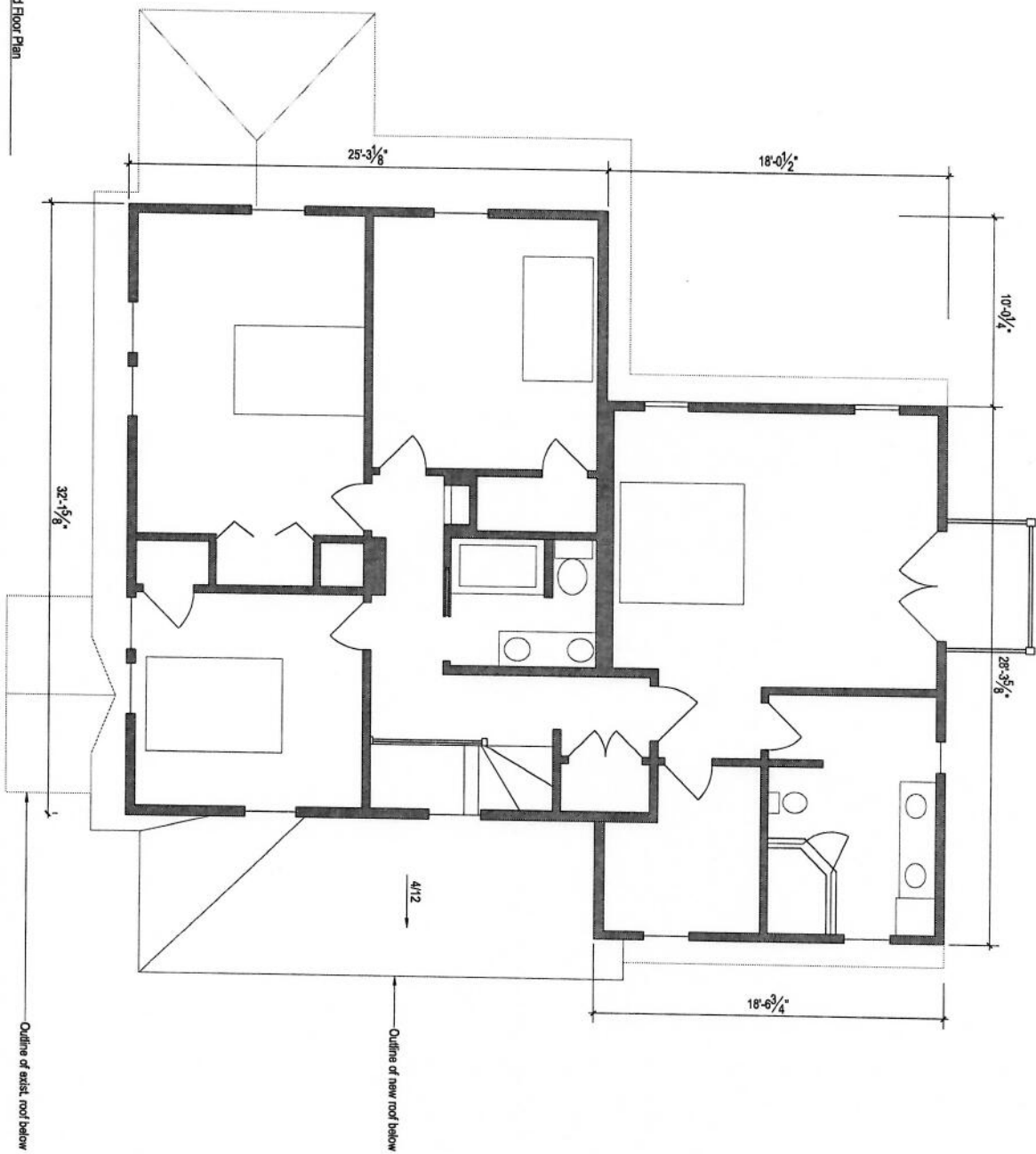
<p>TUCKER Architecture & Landscape 59 Atlantic Avenue, Marshfield, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</p>	<p>REVISION DATE: 2020 10 29 ZBA, SH</p> <p>NOT FOR CONSTRUCTION</p> <p>Brown Residence 15 Marlon Road Marshfield, MA</p> <p>Existing First Floor Plan</p> <p>NOTE: OVERALL DIMENSIONS SET TO MATCH FULL SCALE. PAGE NO. X2</p>
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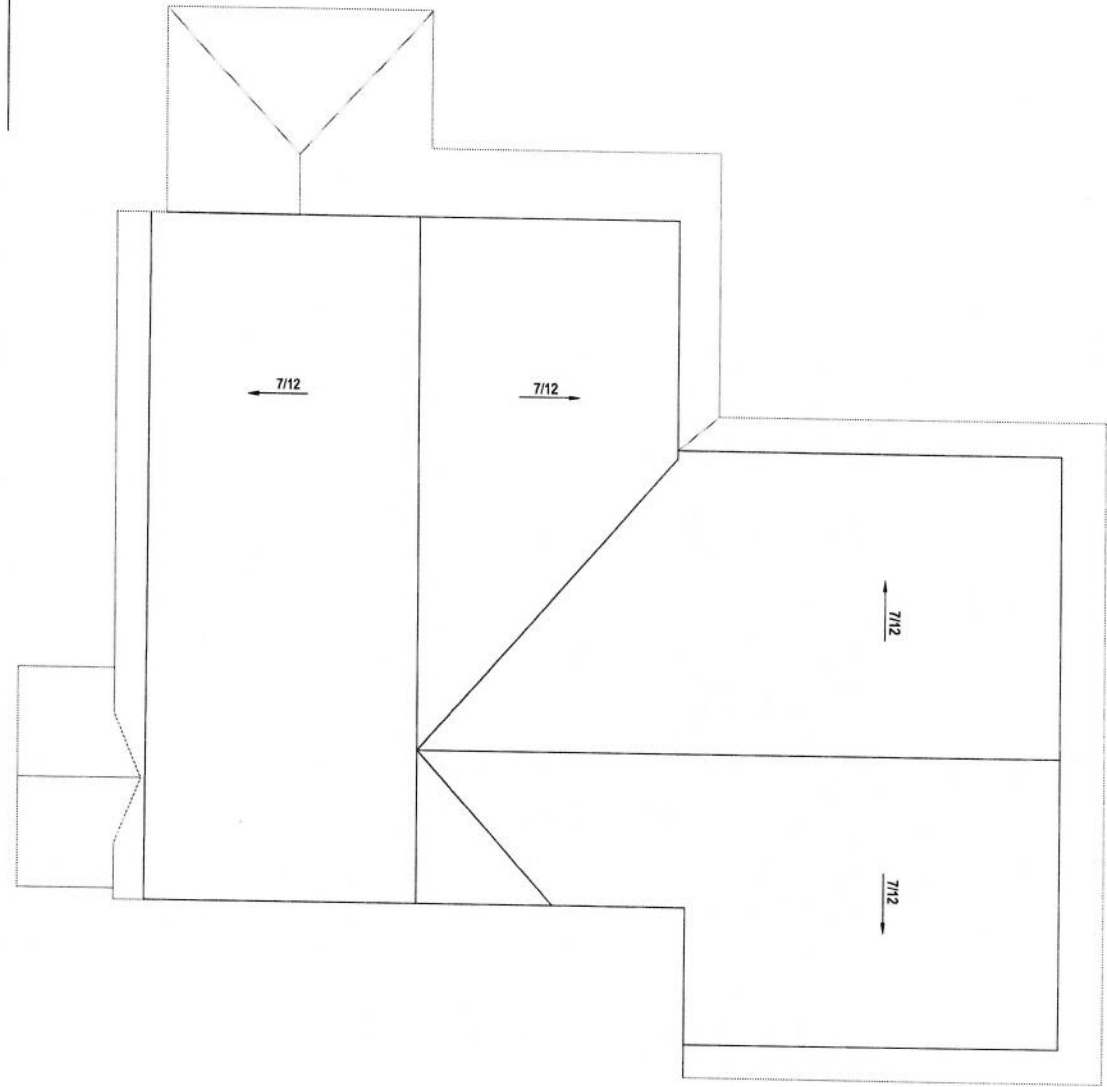
① Proposed Second Floor Plan



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

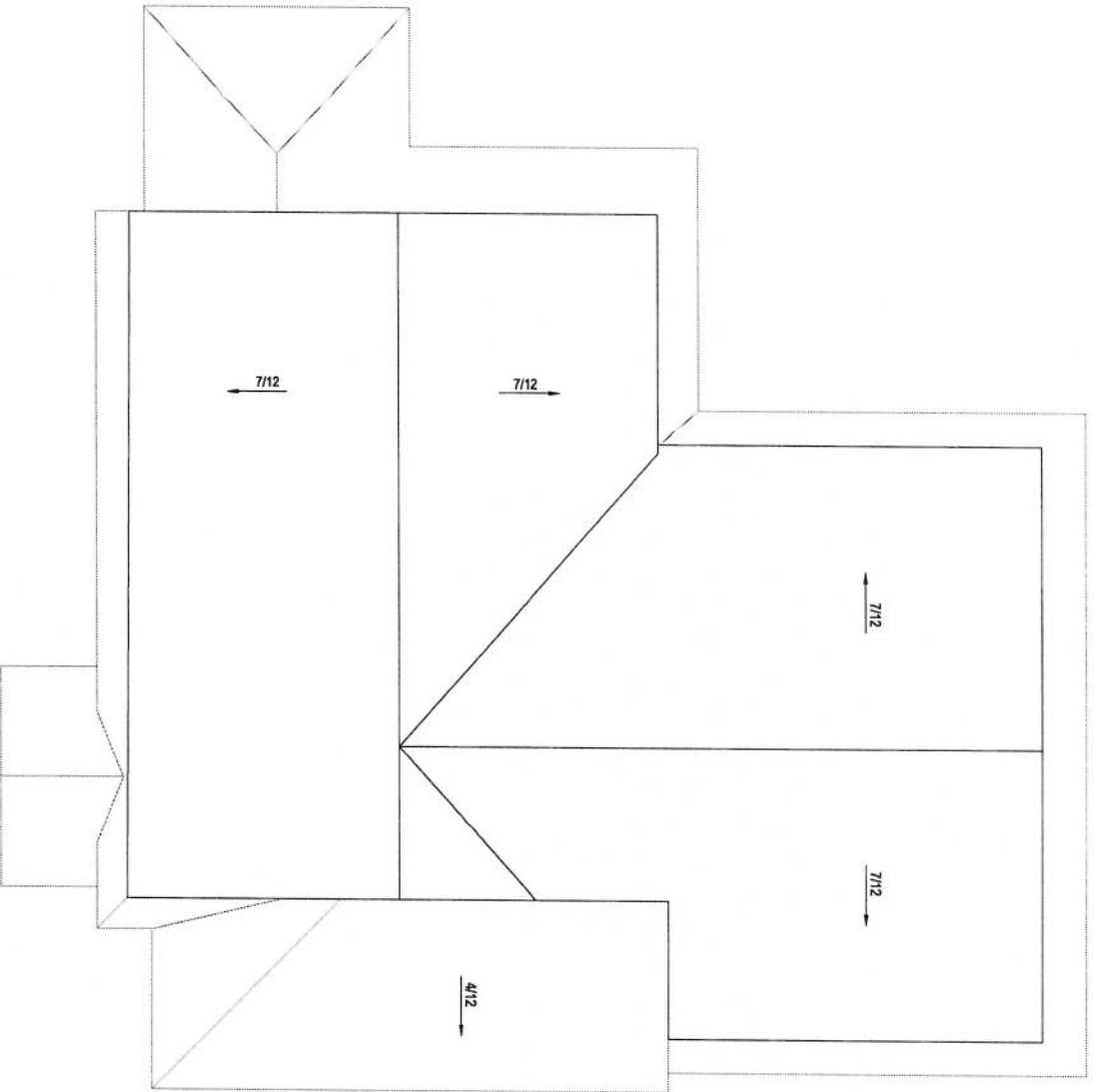


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<p>NOT FOR CONSTRUCTION</p>		<p>Brown Residence 15 Marlon Road Marshfield, MA</p>
<p>Proposed Second Floor Plan</p>		<p>NOTE: ORIGINAL DRAWING LEFT TO SCALE. SCALE: 1/8"=1'-0" 3</p>


① Existing Roof Plan

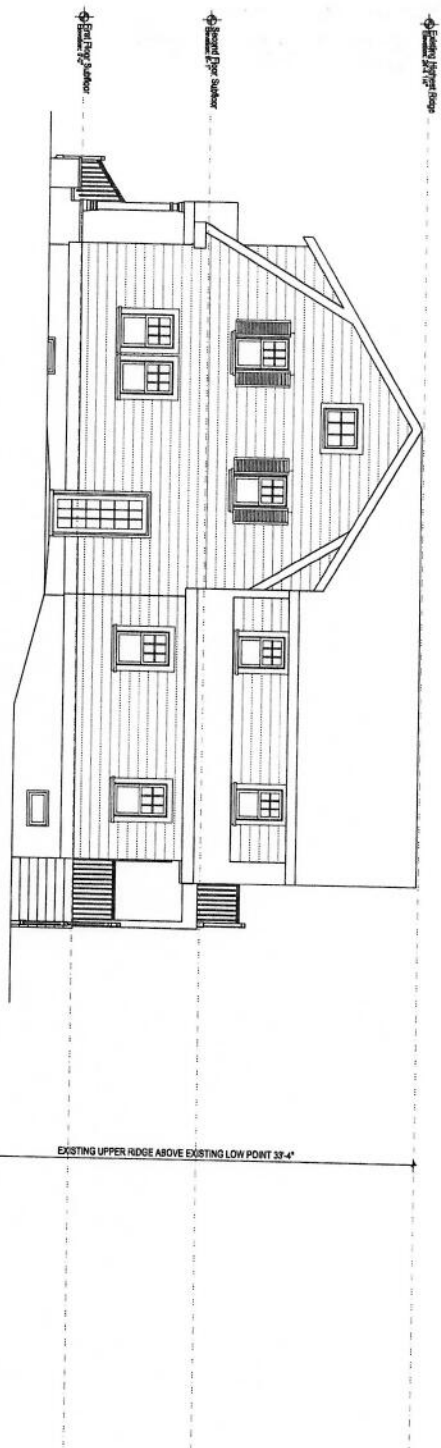


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REVISION DATE: 2020 10 29 ZSA, SdL	
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Brown Residence 15 Marion Road Marshfield, MA	
Existing Roof Plan	
NOTE: ORIGINAL DRAWING SET 11/20/2021 TALL SCALE	
	PAGE NO. X4

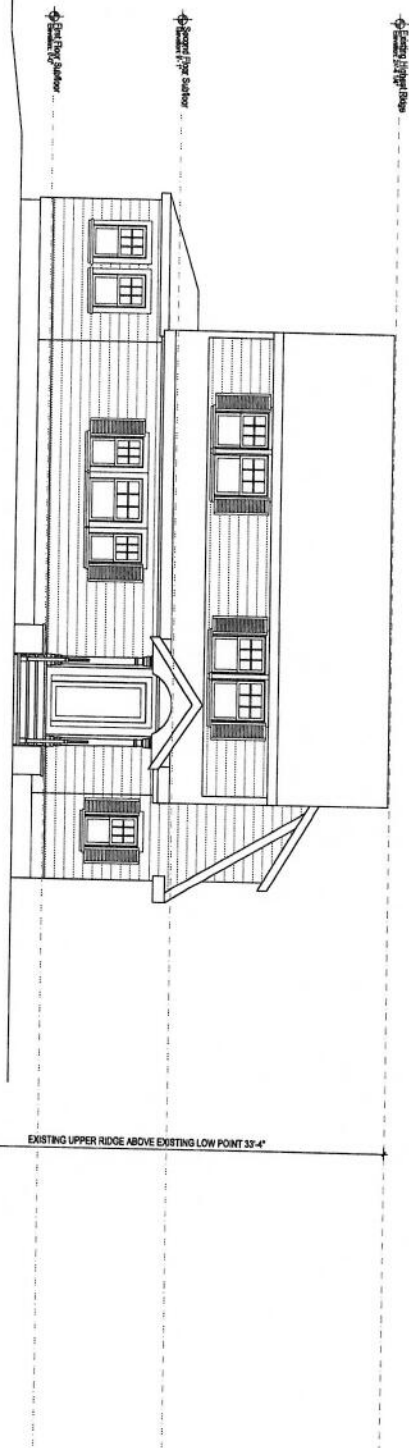


① Proposed Roof Plan
Scale: 1/8" = 1'-0"


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<p>REVISION DATE: 2020.10.29 20A SH4</p>	
<p>NOT FOR CONSTRUCTION</p>	
<p>Brown Residence 15 Marion Road Marshfield, MA</p>	
<p>Proposed Roof Plan</p>	
<p>NOTE: ORIGINAL DRAWING SET TO EXCEED 7" X 11" SCALE</p>	<p>PHASE NO. 4</p>



① Existing West Elevation



② Existing North Elevation


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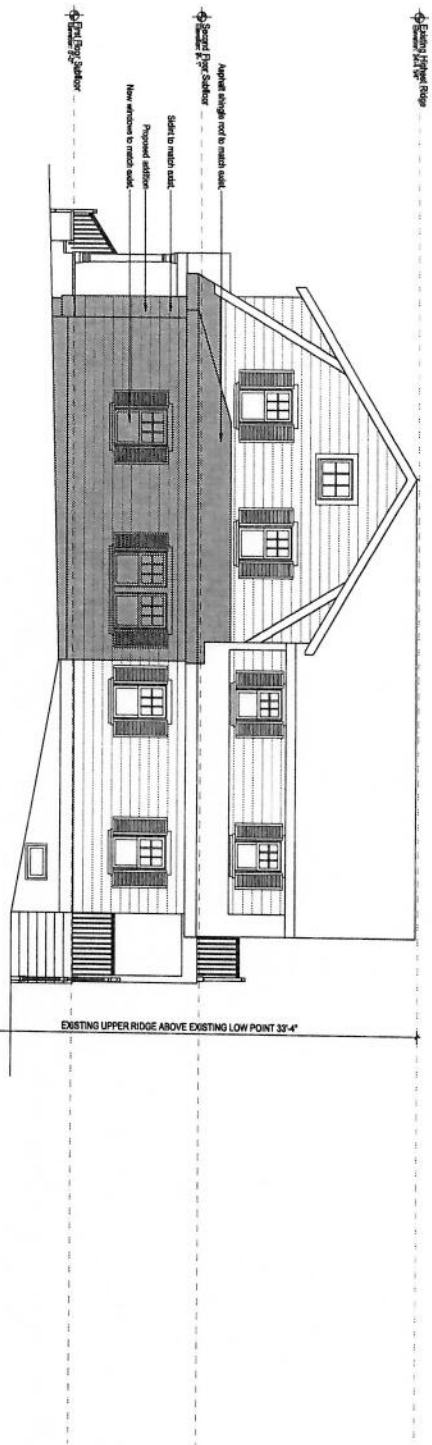
NOT FOR CONSTRUCTION

Brown Residence
 15 Marlon Road
 Marshfield, MA

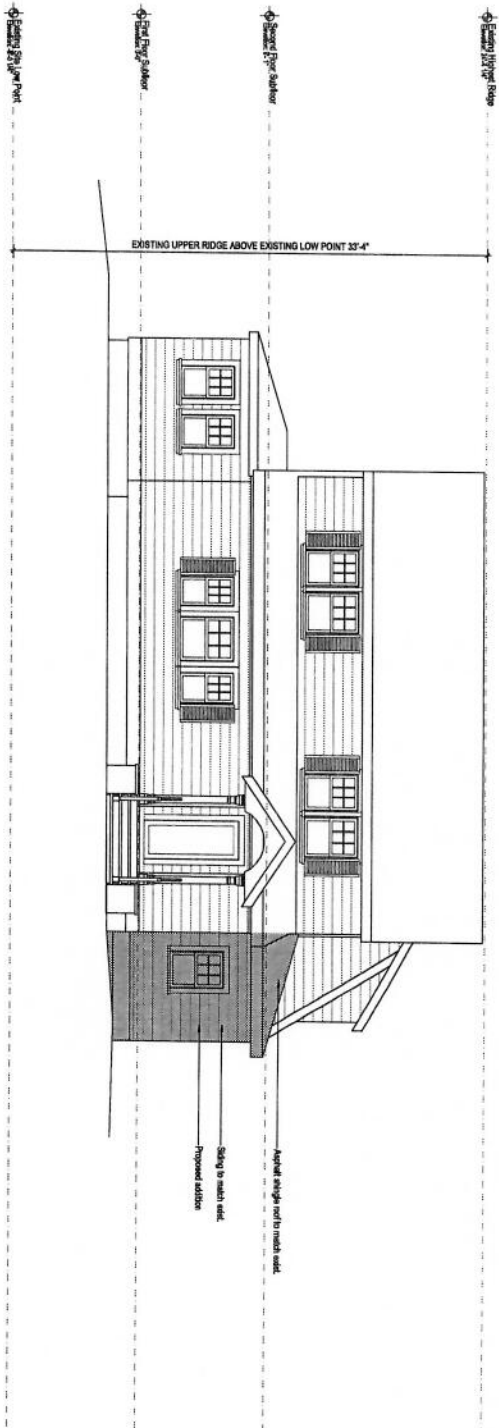
Existing Building Elevations

NOTE: DRAWING SHOWN SET TO KNOWN FULL SCALE

 X5



① Proposed West Elevation
Scale: 1/8" = 1'-0"



② Proposed North Elevation
Scale: 1/8" = 1'-0"

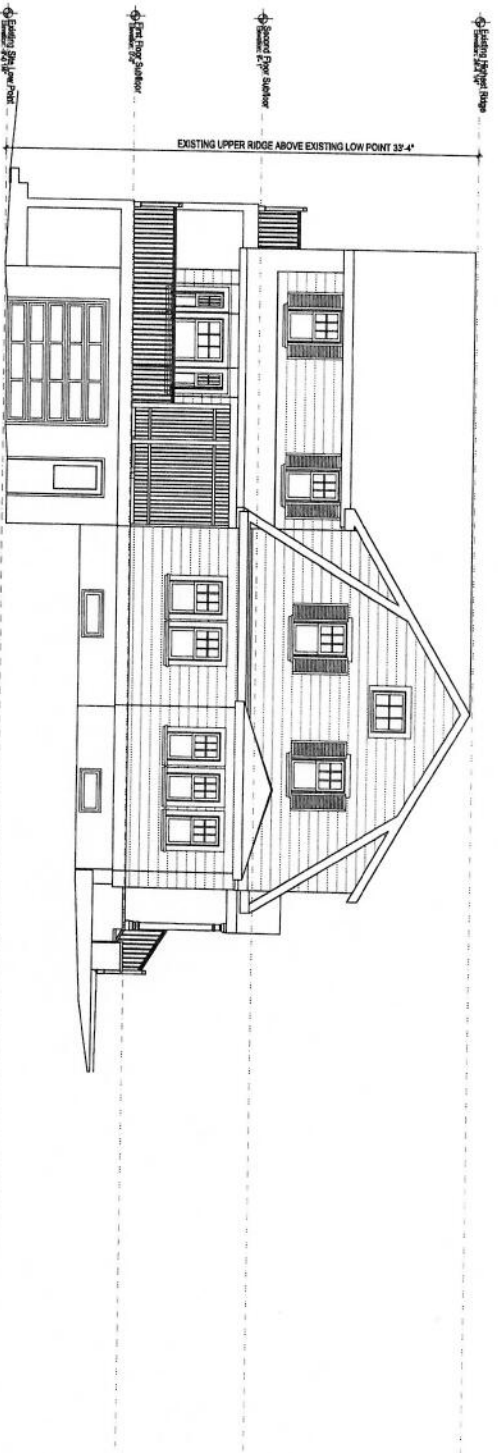
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REVISION DATE:
2/20/10 2/9/2014 SML
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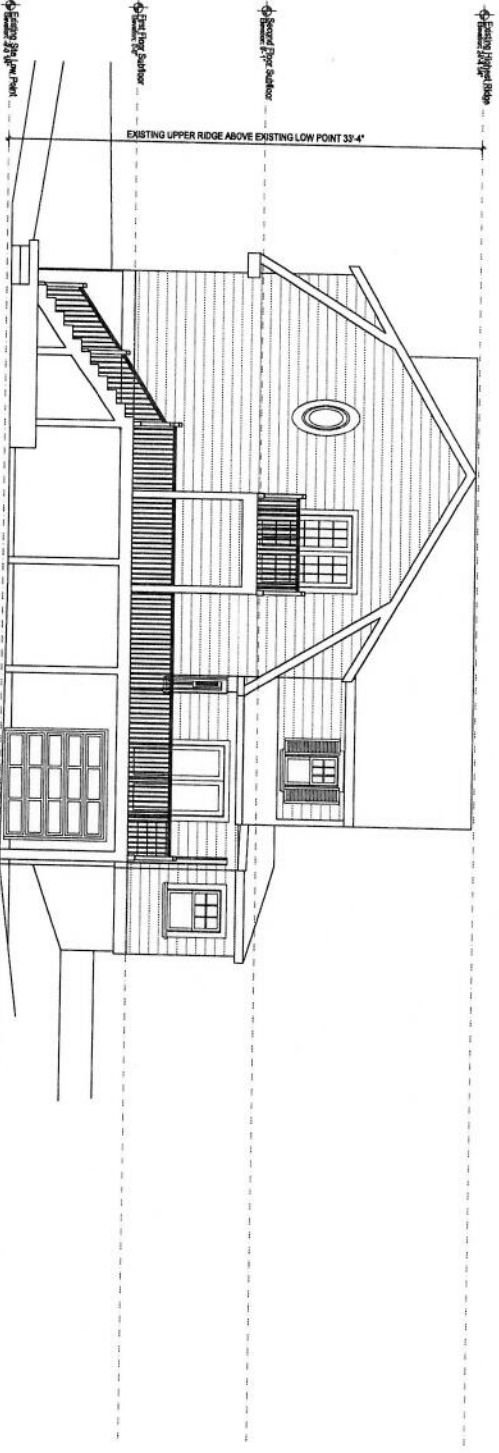
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Marshfield, MA

Proposed Building Elevations


NOTE: ORIGINAL DRAWING SET TO 3/20/08 TUCKER ARCH. FIVE (5)
1 2 3 4 5



① Existing East Elevation
Scale: 1/4" = 1'-0"



② Existing South Elevation
Scale: 1/4" = 1'-0"


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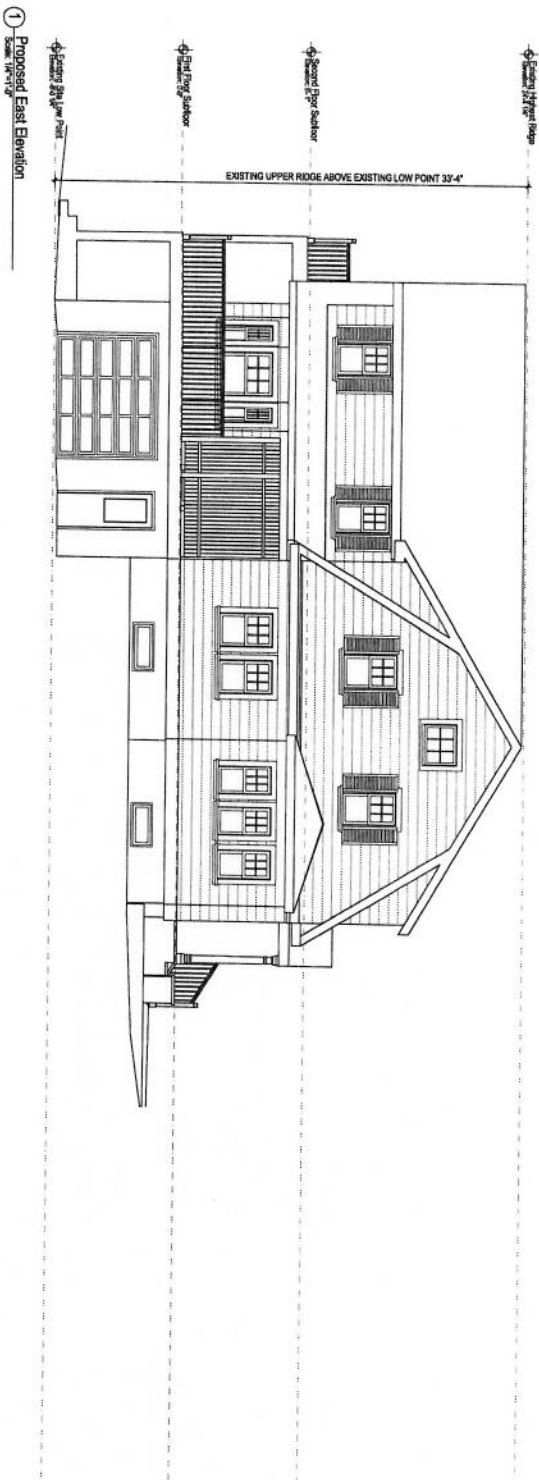
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 15 Marion Road
 Marshfield, MA

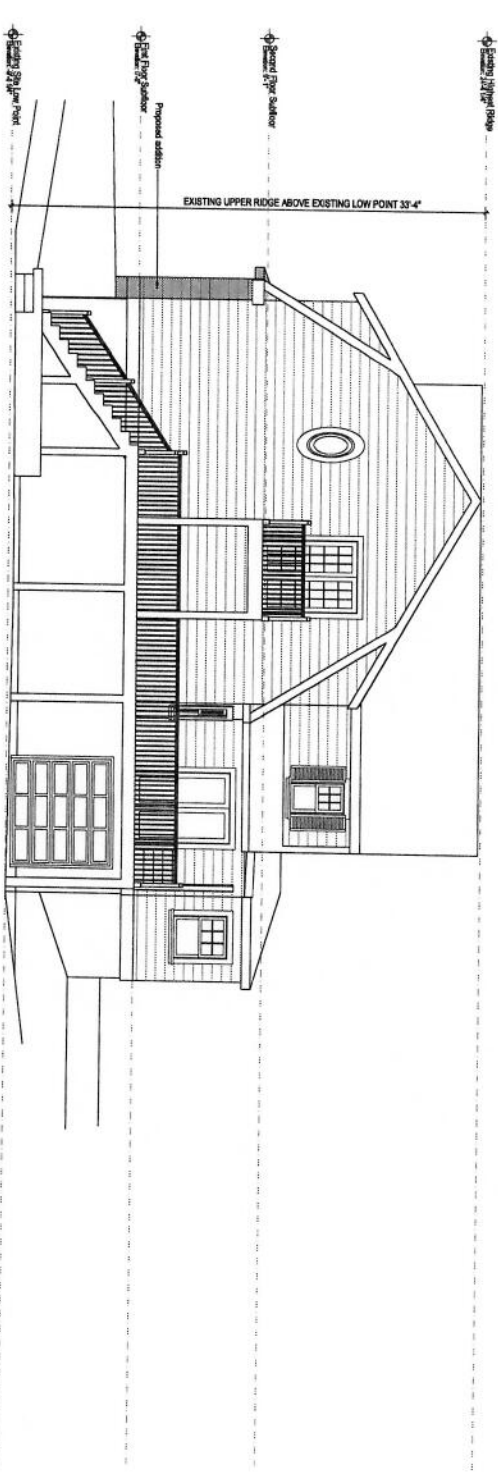
Existing Elevations

NOTE: ORIGINAL DRAWING SET TO ARCHITECTURAL SCALE

 X6



① Proposed East Elevation



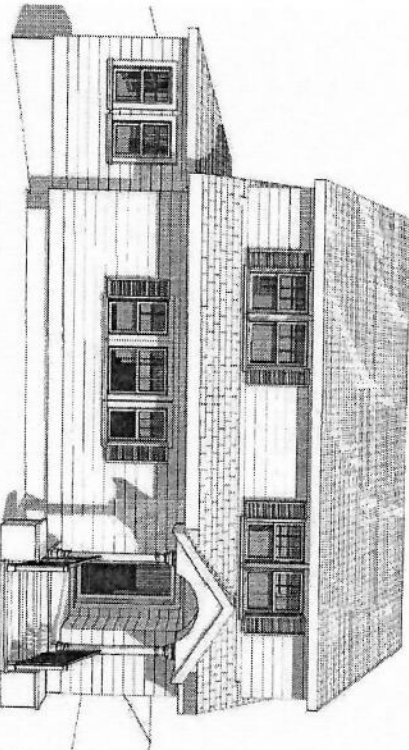
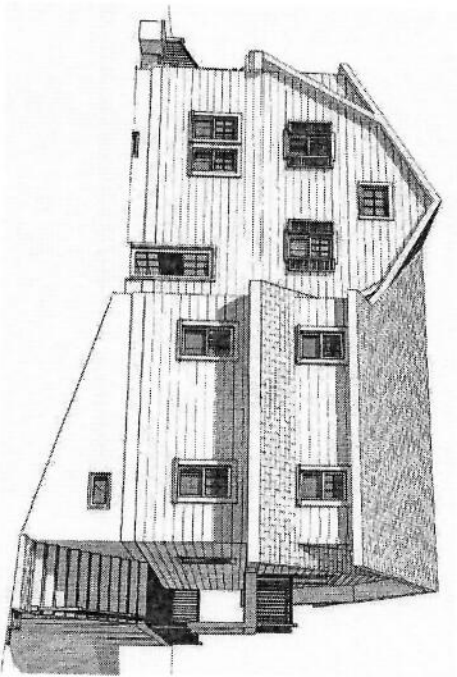
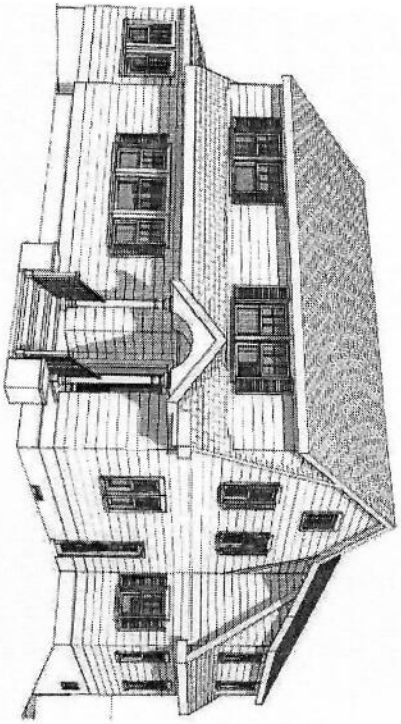
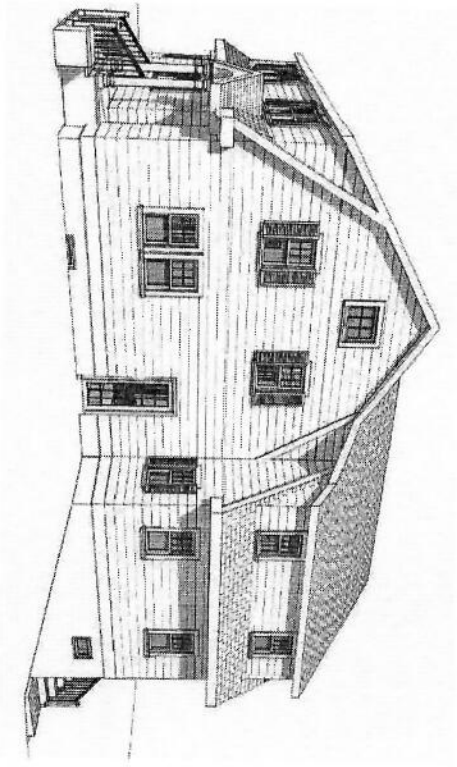
② Proposed South Elevation

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Brown Residence
 15 Marion Road
 Marshfield, MA
Proposed Elevations

NOTE: ORIGINAL DRAWING SET TO ARCHITECT SCALE | PAGE NO. **6**



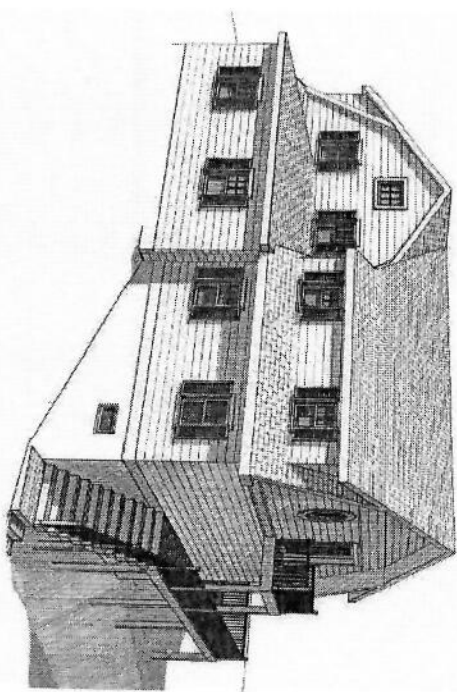
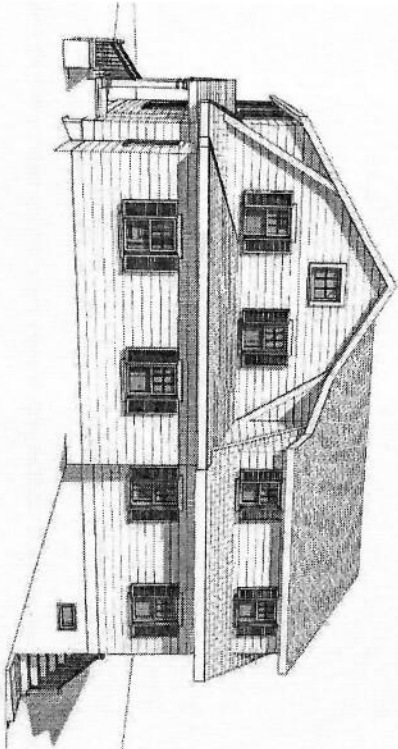
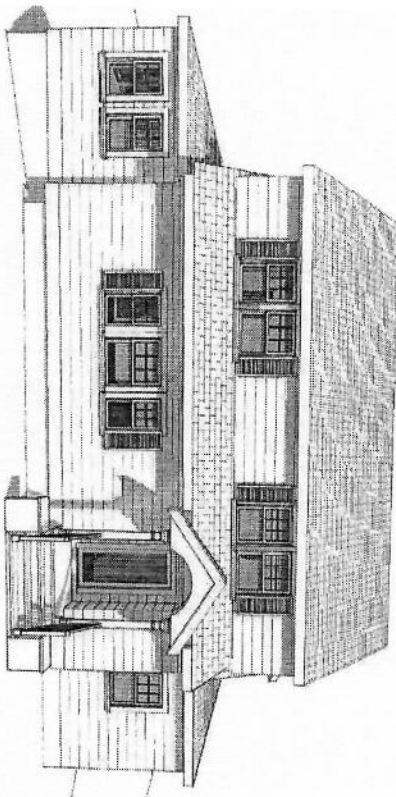
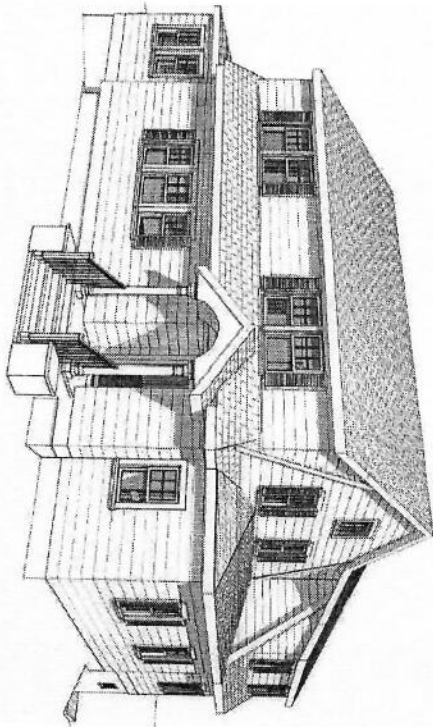
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ISSUANCE DATE:
 2/20/19 2:29 PM S&H

NOT FOR CONSTRUCTION

Brown Residence
 15 Marion Road
 Marblehead, MA
Existing Building
Perspectives

NOTE: ORIGINAL DRAWING SET TO SCALE: 1/8"=1'-0" FROM: 10/1/18
 1 2 3 4 5 6 7 8 9 10
 X7



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Proposed Building
Perspectives

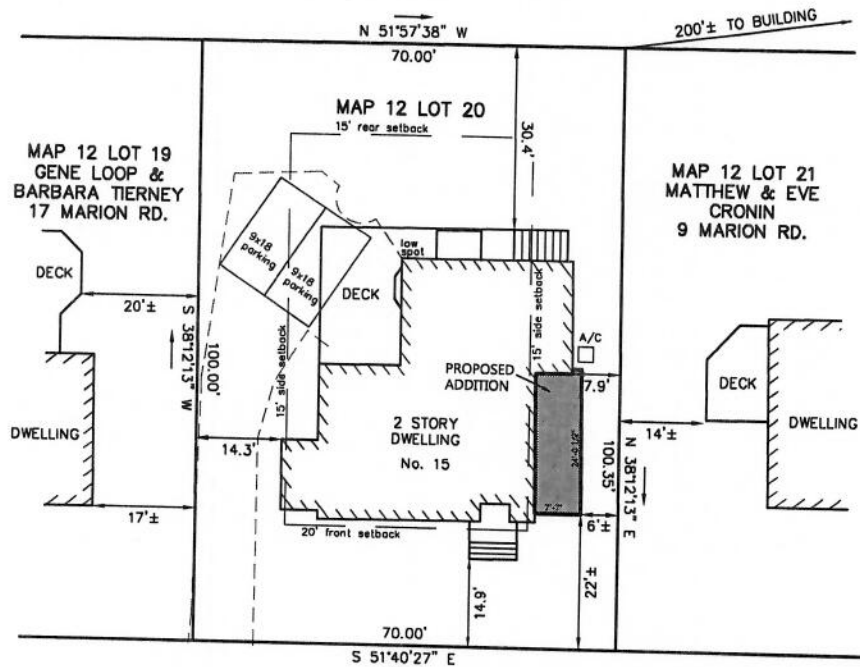
NOTE: ORIGIN: DRAWING SET TO MATCH ALL SCALE: 1/8"=1'-0"
 1 2 3 4 5 6 7

ZONING DISTRICT - SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	7012±	7012±
FRONTAGE	100	70.00'	70.00'
FRONT	20	14.9'	22'±
SIDE	15	7.9'	6'±
REAR	15	30.4'	N/A
BLDG HEIGHT	35	33.4'	33.4'



MAP 12 LOT 25
OLIVER'S POND CONDOMINIUM
210 - 218 HUMPHREY ST.



MARION ROAD



ZONING BOARD OF APPEALS PLAN

15 MARION ROAD

MARBLEHEAD

PROPERTY OF

SCOTT & JOCELYN BROWN

SCALE 1"=20' SEPTEMBER 25, 2020

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

5034