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

RECEIVED
MARBLEHEAD
TOWN CLERK
2020 OCT 30 AM 11:00
Town Clerk

Project Address 15 Robert Road

Assessor Map(s) 53 **Parcel Number(s)** 17

OWNER INFORMATION

Signature _____ **date** _____

Name (printed) Jonathan & Lori Kreevoy

Address 15 Robert Road, Marblehead, MA

Phone Numbers: home 781-990-1536 **work** _____

E-mail jkreevoy@hotmail.com **fax** _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ **date** October 15, 2020

Name (printed) Jonathan & Loti Kreevoy

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

Phone Numbers: home _____ **work** 781-631-7808

E-mail lynch@marbleheadlwa.com **fax** _____

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

Special Permit to construct an addition to an existing single family dwelling with less than the required frontage and side yard setback. The addition will exceed the allowed 10% expansion for a nonconforming structure. The property is located in the single residence district.

- *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) _____ 10-28-2020
2. **Town Clerk's stamp** (upper right corner)

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 15 Robert Road **Map(s) / Parcel(s)** 53/5

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** ☐	**No** ☒
Historic District Commission	**Yes** ☐	**No** ☒
Planning Board	**Yes** ☐	**No** ☒

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

Yes ☒ **No** ☐ (explain)

Building Official _____ **Date** 10-28-2020

Town of Marblehead

ZBA-APPLICATION

Page 3 of 3

Revision Date: 12-14-2015

Project Address 15 Robert Road **Map(s) / Parcel(s)** 53/17

NET OPEN AREA (NOA)	***EXISTING***	***PROPOSED***
Lot area = A	10,000	10,000
Area of features		
footprint of accessory building(s)	86	86
footprint of building	1149	1291
footprint of deck(s), porch(es), step(s), bulkhead(s)	62	118
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	1,621	1,819
Net Open Area (NOA) = (A - B)	8,379	8,181

GROSS FLOOR AREA (GFA)		
accessory structure(s)	86	86
basement or cellar (area >5' in height)	660	660
1st floor (12' or less in height) NOTE: [for heights exceeding	1149	1291
2nd floor (12' or less in height) 12' see definition	654	1219
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)	0	0
roofed porch(es)	24	54
Gross Floor Area (GFA) = sum of the above areas	2,573	3,310

Proposed total change in GFA = (proposed GFA - existing GFA) = 737

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 28.64 %

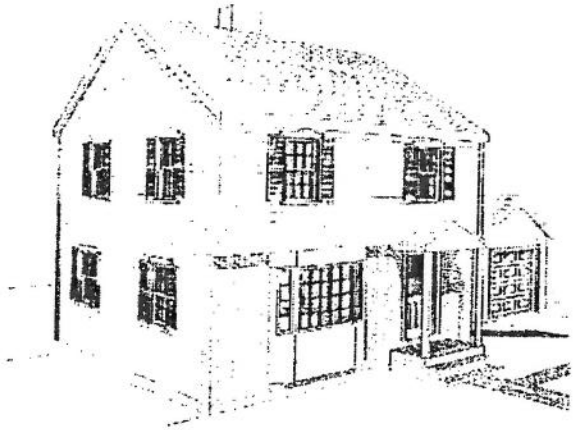
Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1:3.26

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1:2.47

This worksheet applies to the following plan(s):
1. **plan by/dated** Tucker Architecture & Landscape/10/09/2020
2. **plan by/dated** North Shore Survey/01/06/2020
3. **plan by/dated**

Building Official [signature] **Date** 10-28-2020

Reviewed by
Building Department
For Zoning Board
Of Appeals



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Tucker Architecture and Landscape LLC

REVISION DATE:
2320 10 08 ZBA Package

NOT FOR CONSTRUCTION

Kreevoy Residence
15 Robert Road
Marblehead, MA 01945
Existing Building
Perspectives

NOTE: ORIGINAL DRAWING SET TO 20X36 FULL SCALE

PAGE #:
X7

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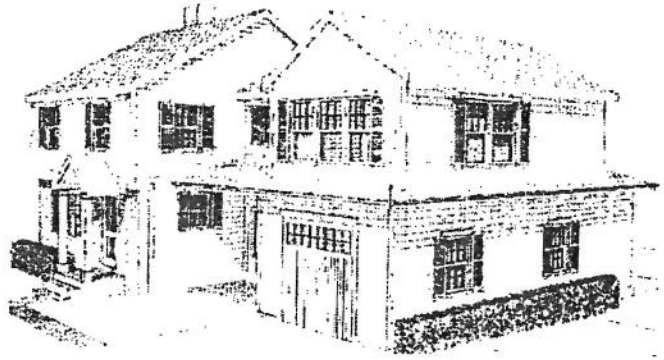

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NOT FOR CONSTRUCTION

Kreevoy Residence
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Marblehead, MA 01945

Proposed Building
Perspectives

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Drawing Index:

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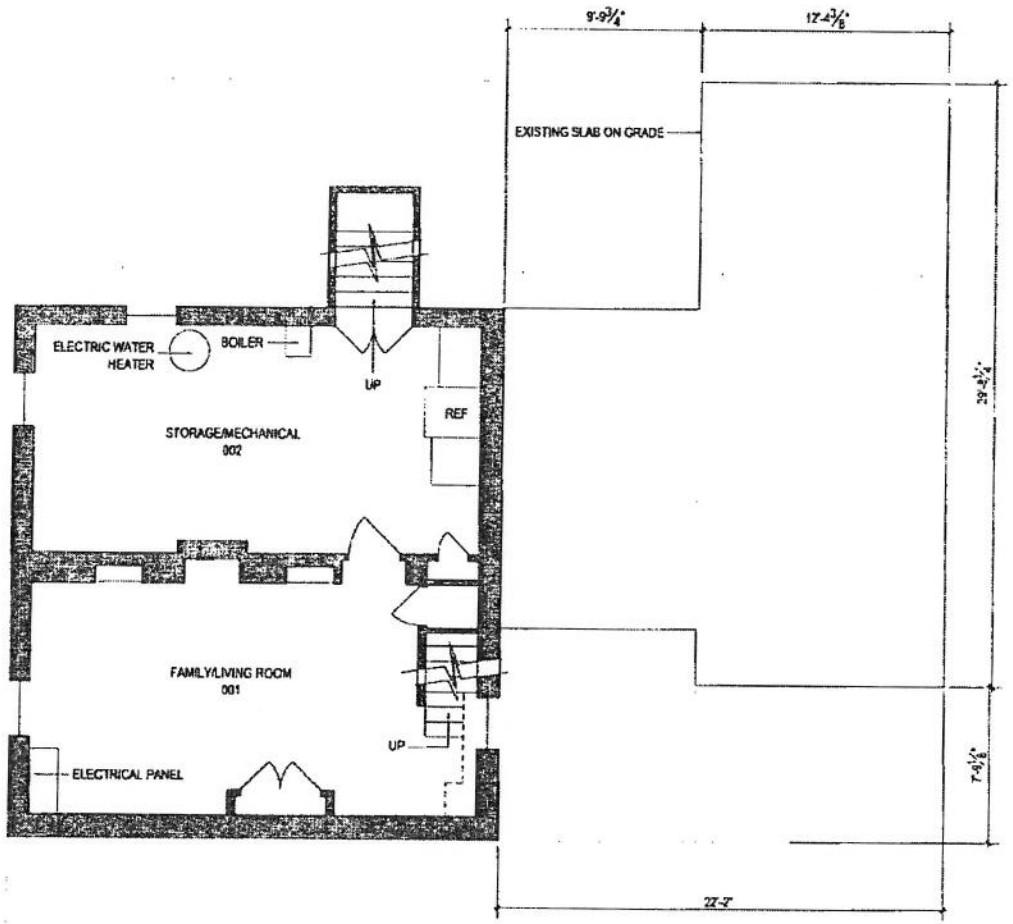
NOT FOR CONSTRUCTION

Kreevoy Residence
15 Robert Road
Marblehead, MA 01945

Cover

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE

PAGE NO.
CVR



1 Existing Basement Floor Plan

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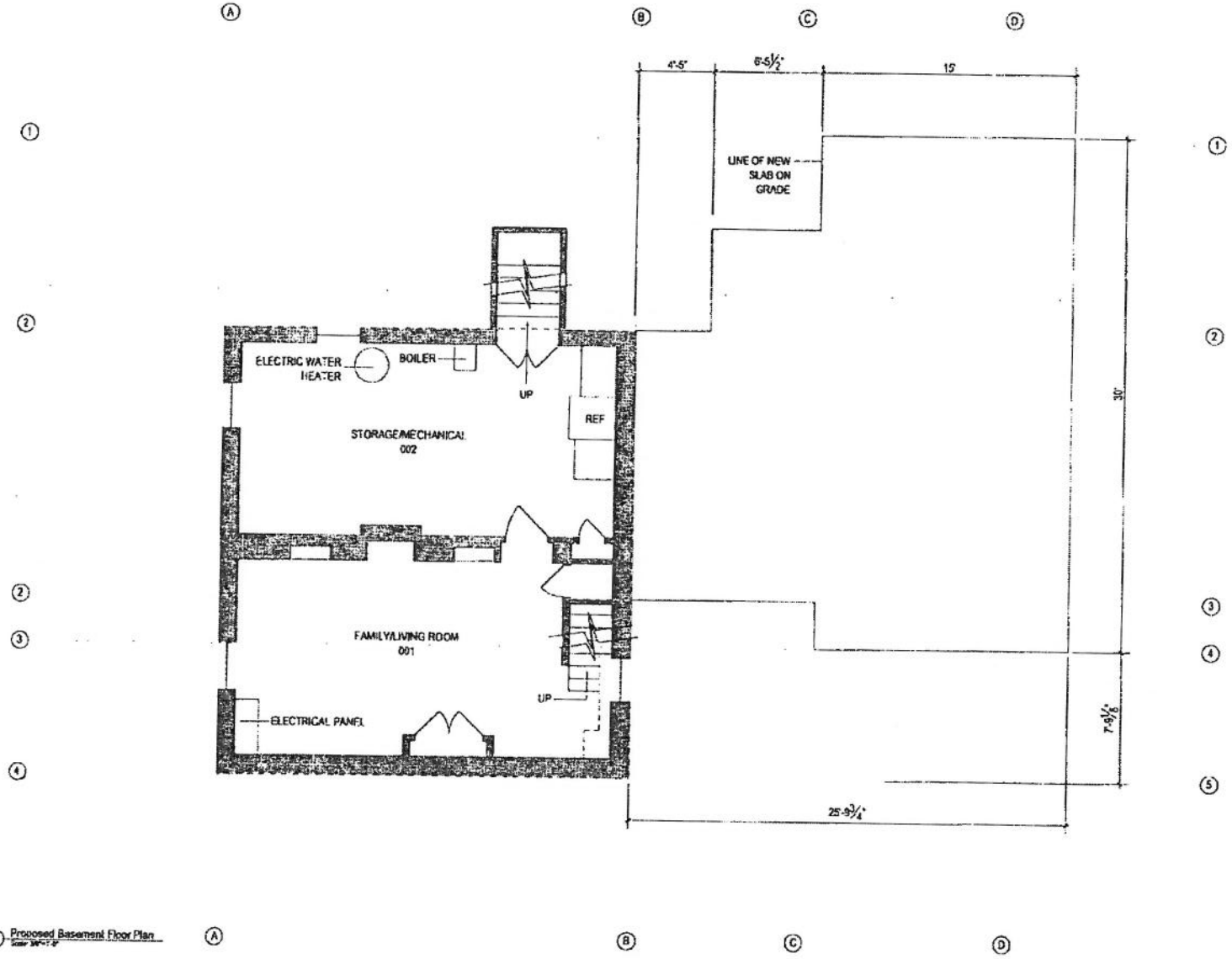
Kreevoy Residence
15 Robert Road
Marblehead, MA 01945

Existing Basement Floor Plan

NOTE: ORIGINAL DRAWING SET TO MADE FULL SCALE

PAGE NO
X1



1 Proposed Basement Floor Plan

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Kreevoy Residence
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Marblehead, MA 01945

Proposed Basement
Floor Plan

NOTE: ORIGINAL DRAWING SET TO BARS FULL SCALE

PAGE NO
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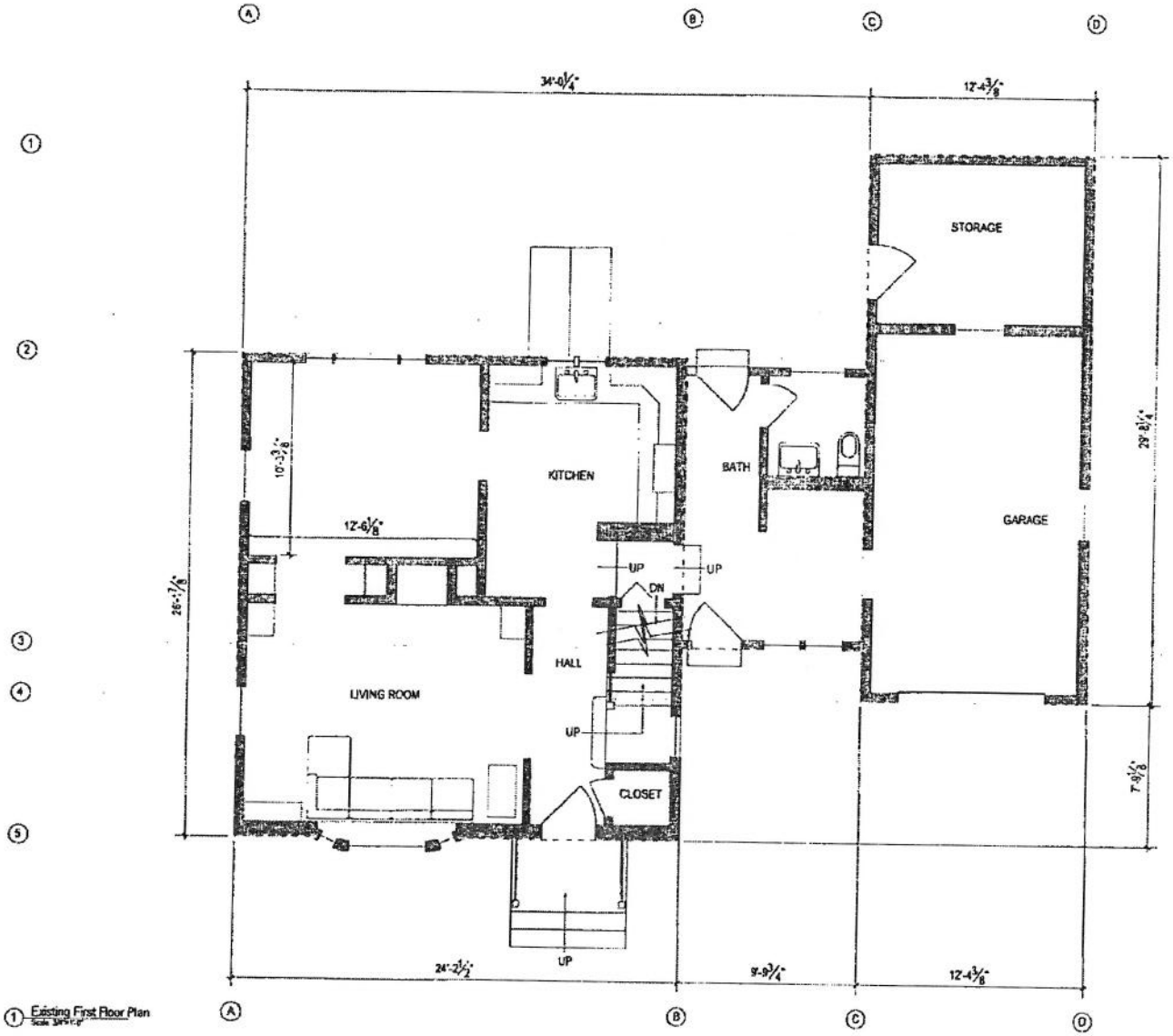

1 Existing First Floor Plan
Scale: 3/8"=1'-0"

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15 Robert Road
Marblehead, MA 01945

Existing First Floor Plan

NOTE: ORIGINAL DRAWING SET TO 24x36 PLAN SCALE

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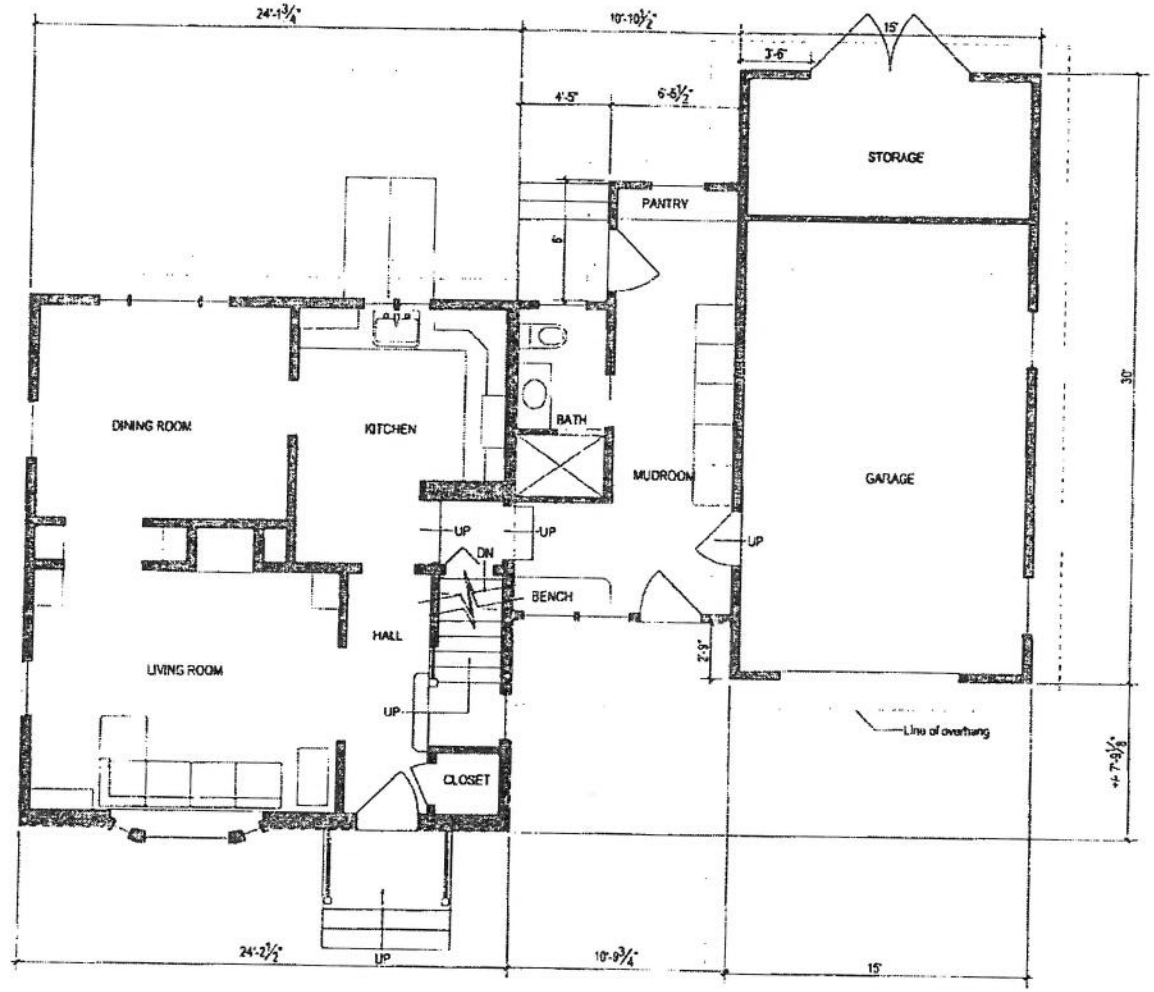

1 Proposed First Floor Plan

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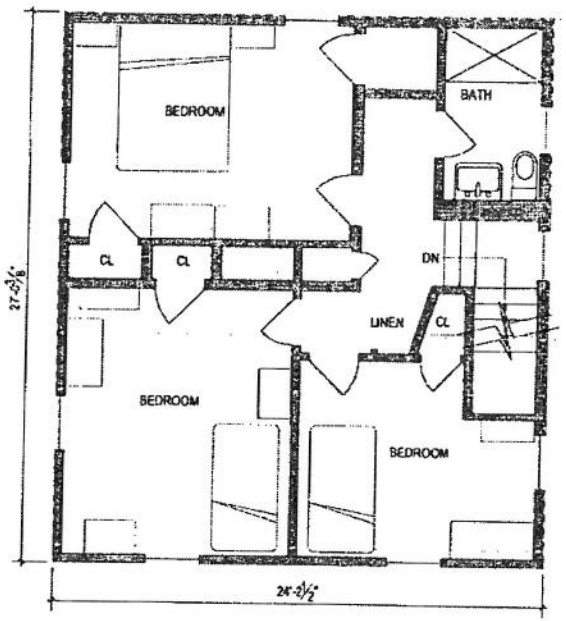
15 Robert Road
Marblehead, MA 01945

Proposed First Floor Plan

NOTE: ORIGINAL DRAWING MAY TO HIGH HALF SCALE

PAGE NO
2



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

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Existing Second Floor Plan

NOTE: ORIGINAL DRAWING SET TO 24x36 FULL SCALE

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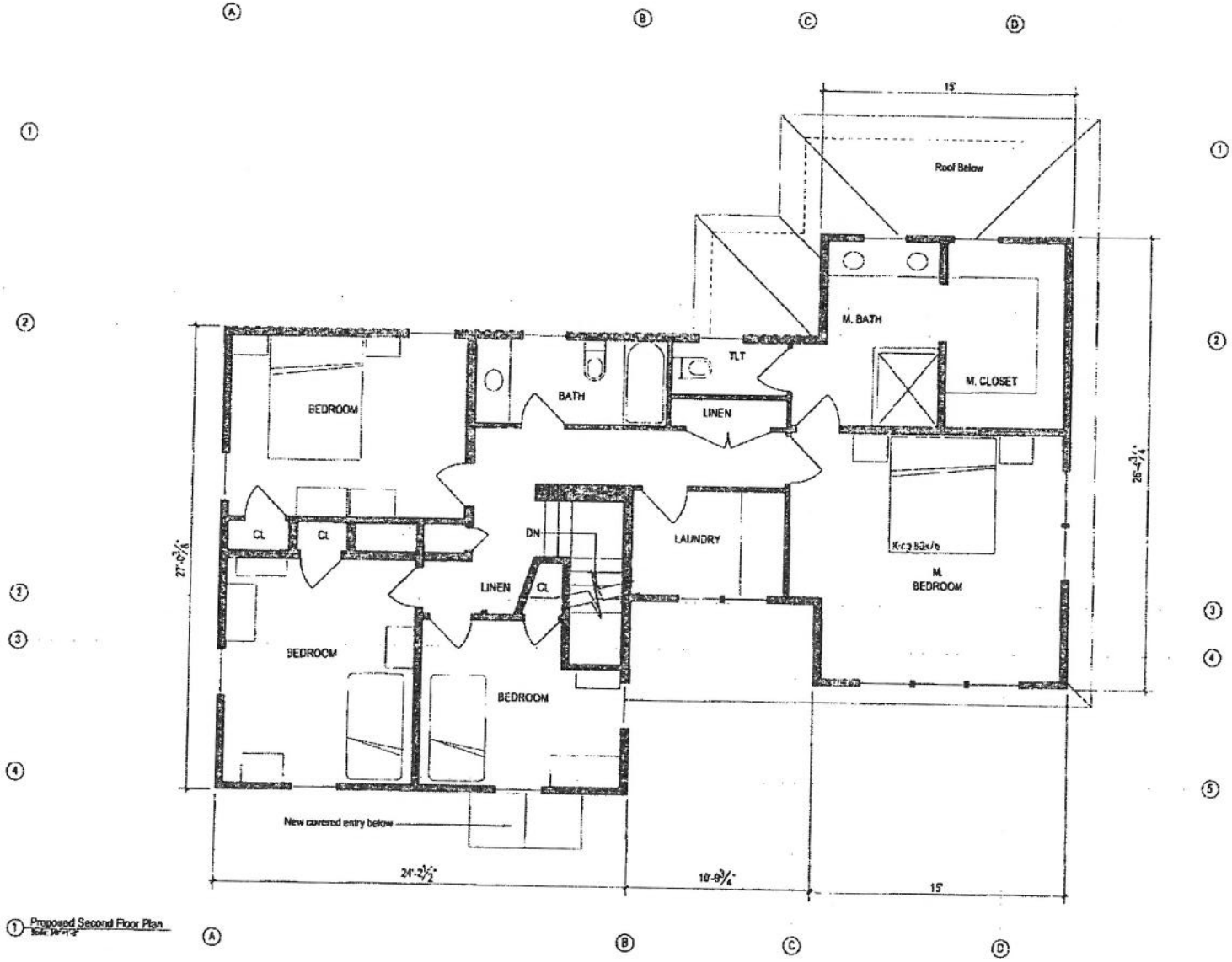
X3



1 Proposed Second Floor Plan
Scale: 1/4"=1'-0"

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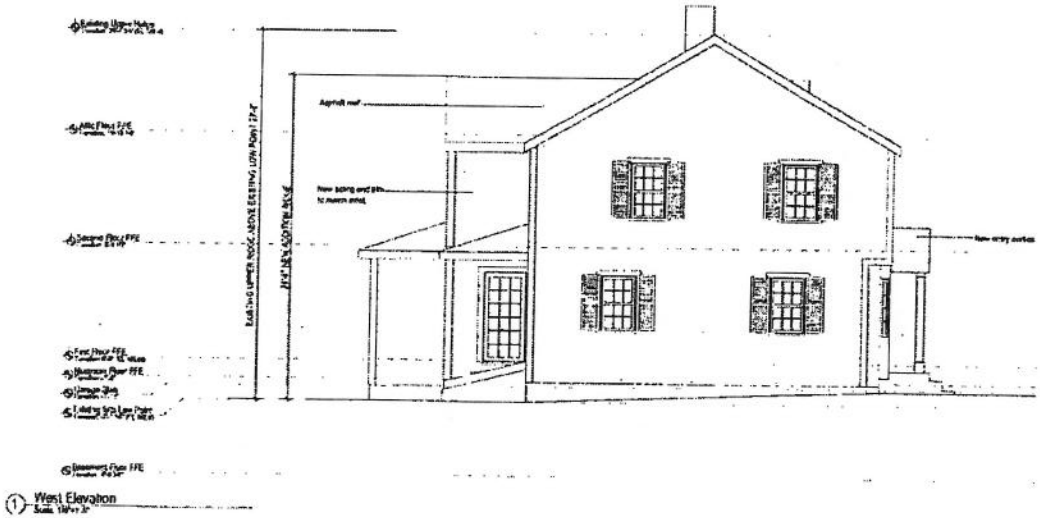
Kroevoy Residence
15 Robert Road
Marblehead, MA 01945

Proposed Second Floor Plan

NOTE: ORIGINAL DRAWING SET TO MAKE FULL SCALE

PAGE NO. 3



1 West Elevation

2 South Elevation

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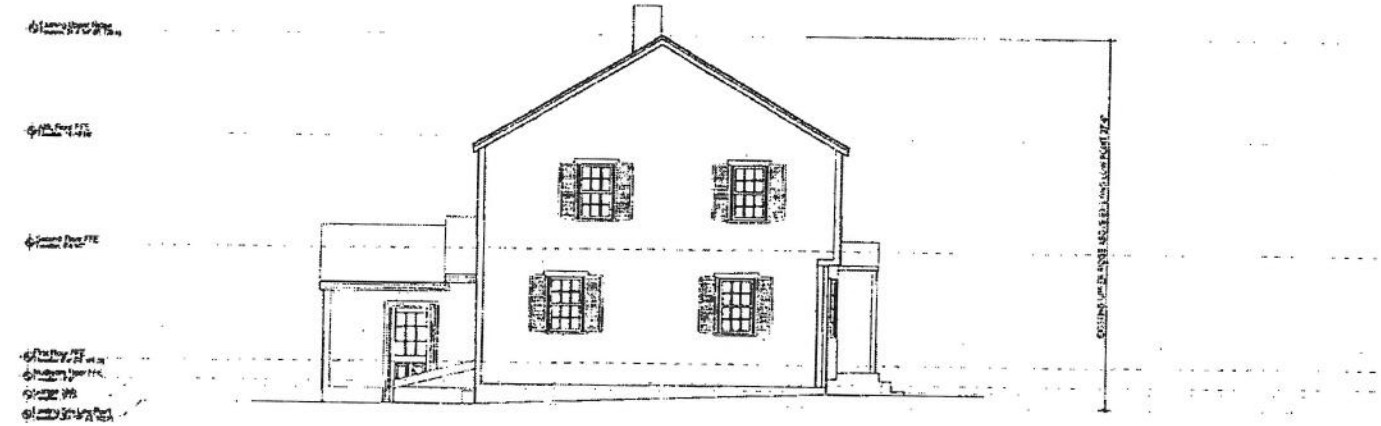
Proposed Building Elevations

NOTE: ORIGINAL DRAWING SET TO FINISH TITLE SCALE

PAGE NO.
5



1 West Elevation

2 South Elevation

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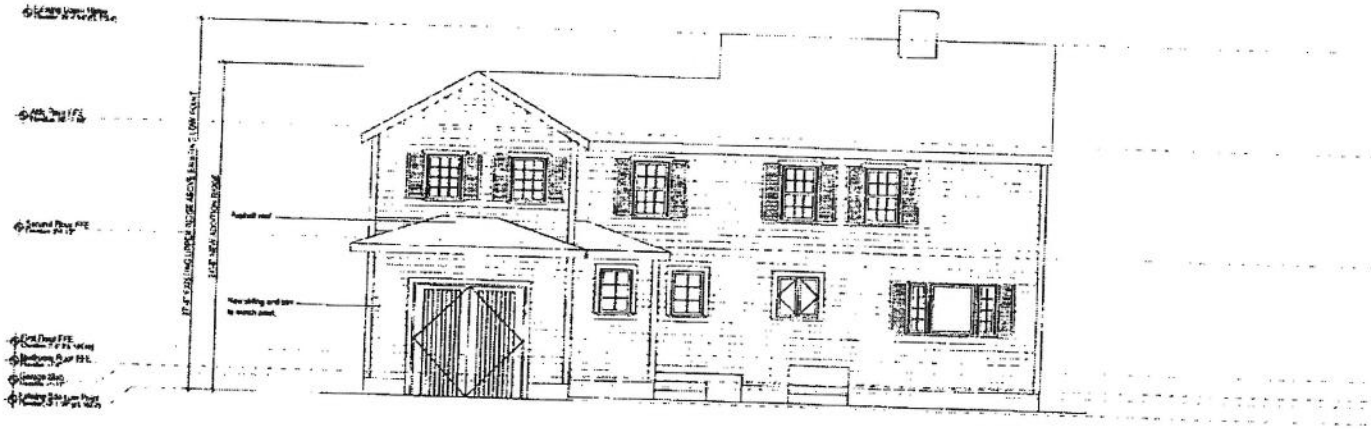
Existing Building Elevations

NOTE: ORIGINAL DRAWING SET TO FACH FULL SCALE

PAGE NO
X5

① East Elevation



② North Elevation

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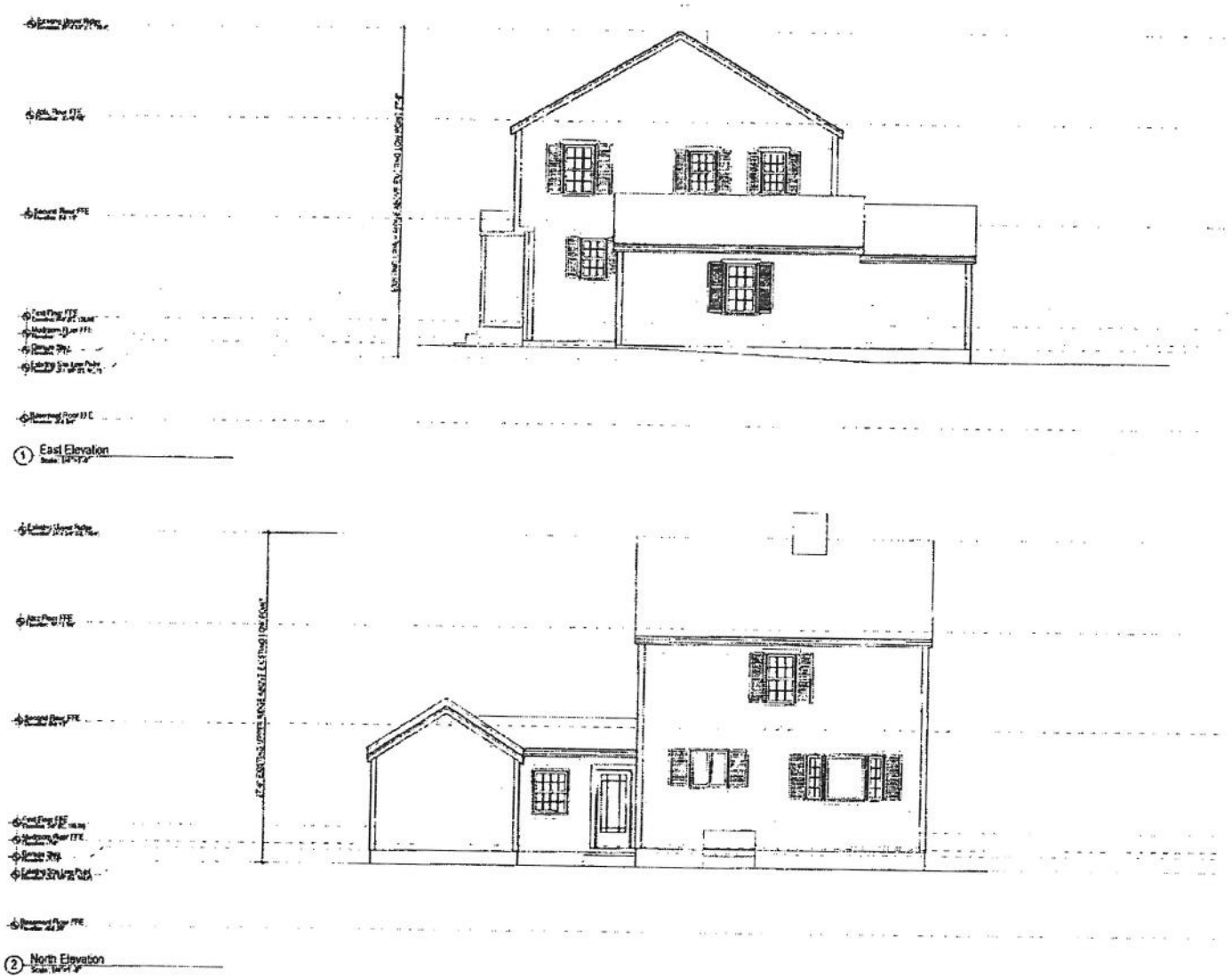
Proposed Building Elevations

NOTE: ORIGINAL DRAWING SET TO HAVE FULL SCALE

PAGE NO
6



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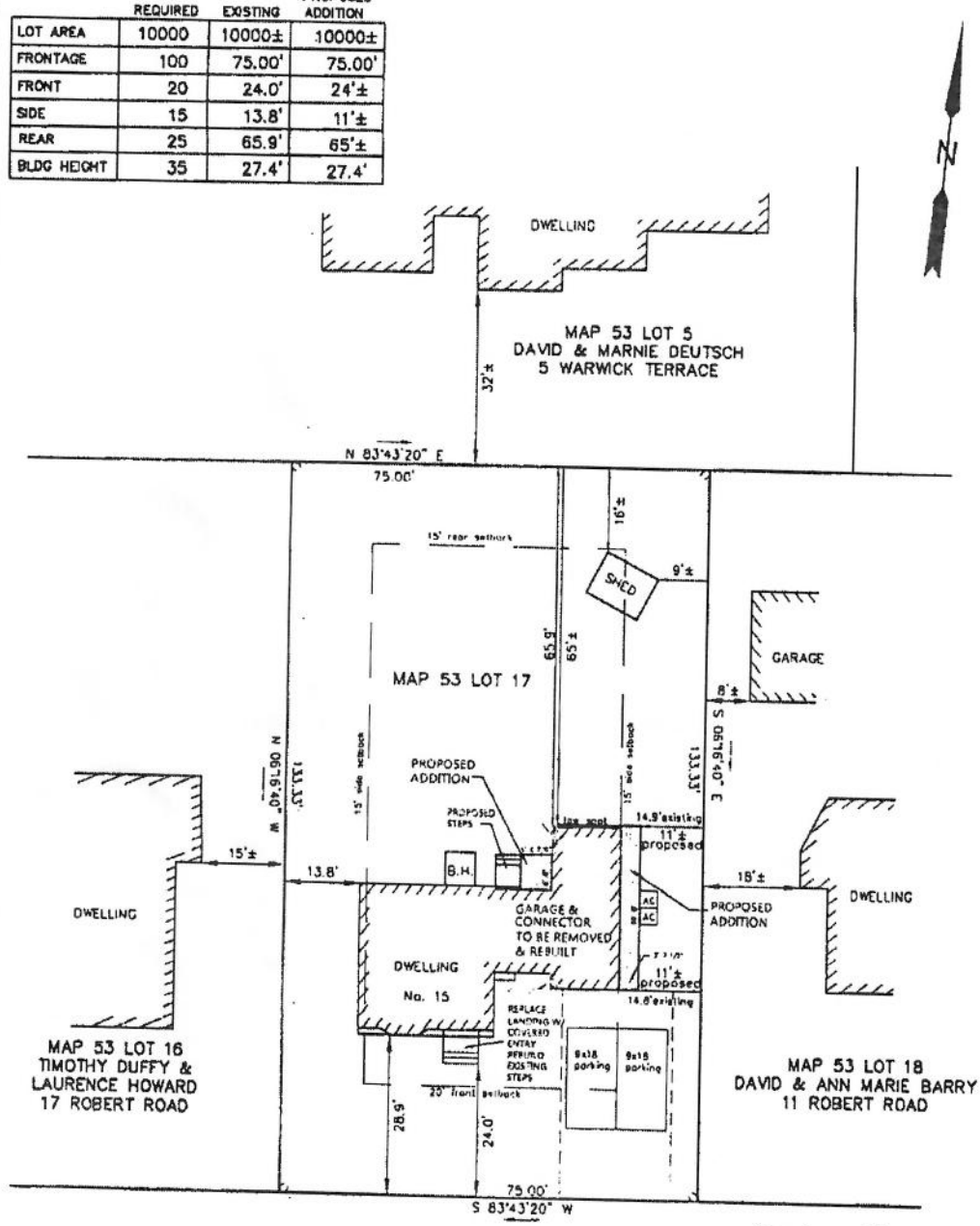
Existing Building Elevations

NOTE: ORIGINAL DRAWING SET TO SHOW FULL SCALE

PAGE NO.
X6

ZONING DISTRICT – SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	10000±	10000±
FRONTAGE	100	75.00'	75.00'
FRONT	20	24.0'	24'±
SIDE	15	13.8'	11'±
REAR	25	65.9'	65'±
BLDG HEIGHT	35	27.4'	27.4'



ROBERT ROAD

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COMMONWEALTH OF MASSACHUSETTS
GAIL L. SMITH
NO. 35043
REGISTERED
PROFESSIONAL LAND SURVEYOR

Gail L. Smith

ZONING BOARD OF APPEALS PLAN

15 ROBERT ROAD

MARBLEHEAD

PROPERTY OF

JONATHAN & LORI KREEVOY

SCALE 1" = 20' OCTOBER 6, 2020

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. – SALEM, MA

(978) 744–4800

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

4907