



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 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) _____

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 <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 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)

	<u>EXISTING</u>	<u>PROPOSED</u>
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 <u>2</u> 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

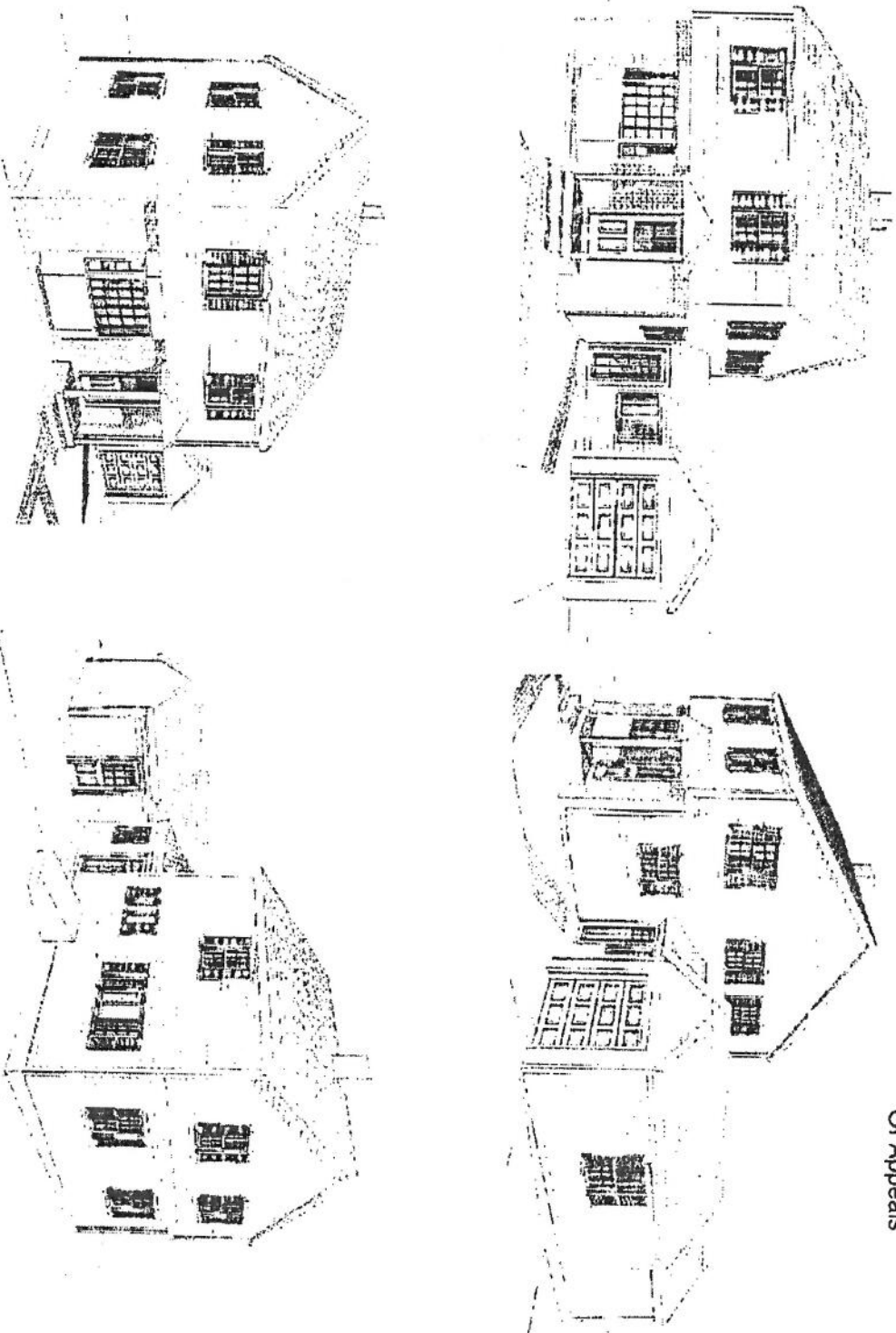
This worksheet applies 1. plan by/dated Tucker Architecture & Landscape/10/09/2020
 to the following plan(s): 2. plan by/dated North Shore Survey/01/06/2020

3. plan by/dated _____

Building Official _____

Date 10-28-2020

Reviewed by
Building Department
For Zoning Board
Of Appeals

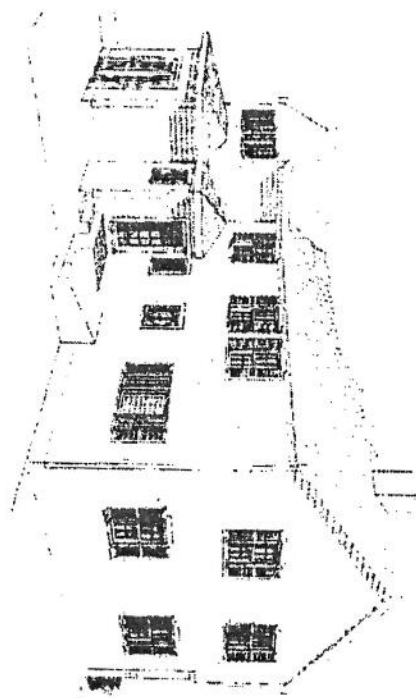
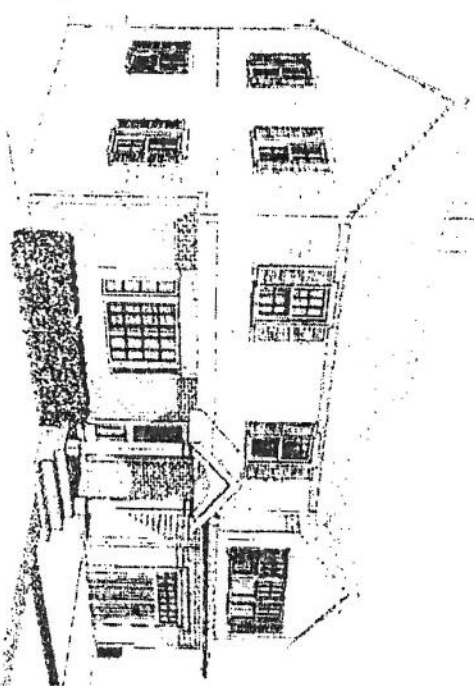
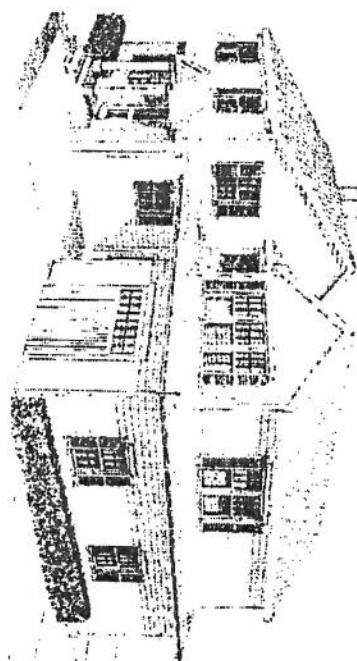
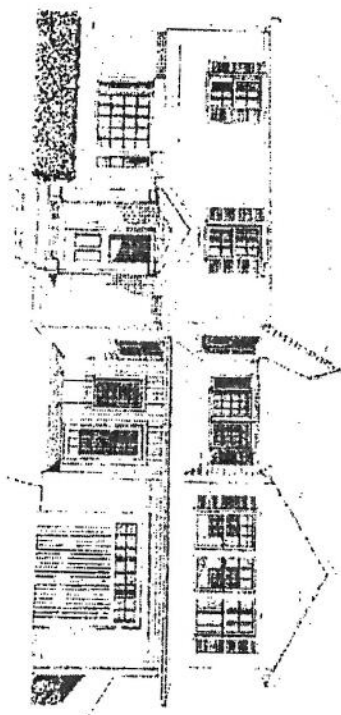


★
TUCKER
Architecture & Landscape
59 Atlantic Avenue, Marblehead, MA
www.tuckerarch.com
(781) 551-3546
Tucker Architecture and Landscape, LLC

NOT FOR CONSTRUCTION
2209 15.00 02A - Perspective

Kennedy Residence
15 Robert Road
Marblehead, MA 01945
Existing Building
Perspectives
X7

Reviewed by
Building Department
For Zoning Board
Of Appeals

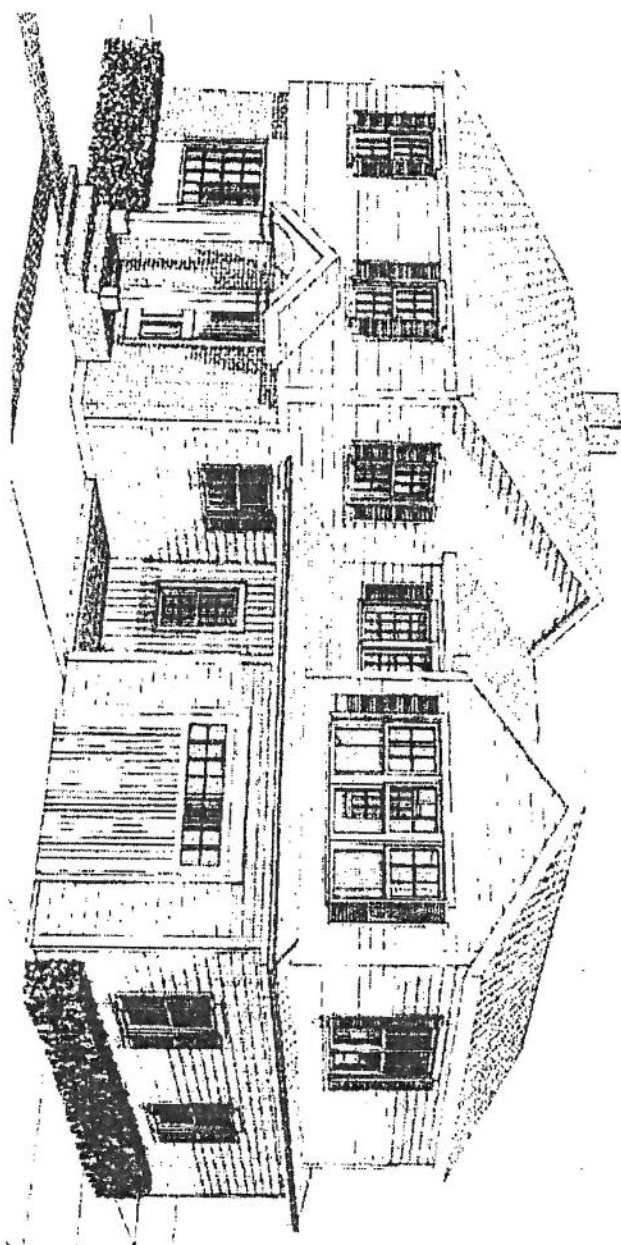


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Architecture & Landscape
39 Auburn Avenue, Malden, MA
www.tuckerarch.com
(781) 331-3536
Tucker Architecture and Landscape, LLC

NOT FOR CONSTRUCTION

Keeney Residence
15 Robert Road
Malden, MA 01945
Proposed Building
Perspectives
7

Reviewed by
Building Department
For Zoning Board
Of Appeals



T U C K E R
Architecture & Landscape

39 Ashbur Avenue, Northbrook, MA

www.tuckerarch.com
(781) 631-3546

Tucker Architecture and Landscape, LLC

Drawing Index:

CVR	Cover
X1	Existing Basement 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	Building Elevations
X6	Existing Building Elevations
6	Building Elevations
X7	Existing Building Perspectives
7	Building Perspectives

NOTED DATE:
2/27/10 BY: ZBA Building

NOT FOR CONSTRUCTION

Kearney Residence
15 Robert Road
Marblehead, MA 01945

Cover

DATE: 02/27/10 DRAWN BY: J. J. JONES FOR: ZBA
PROJECT: 15 Robert Road, Marblehead, MA
PROJECT NO.: 15R01
CVR

1 Existing Basement Floor Plan

A

B

C

D

5

4

3

2

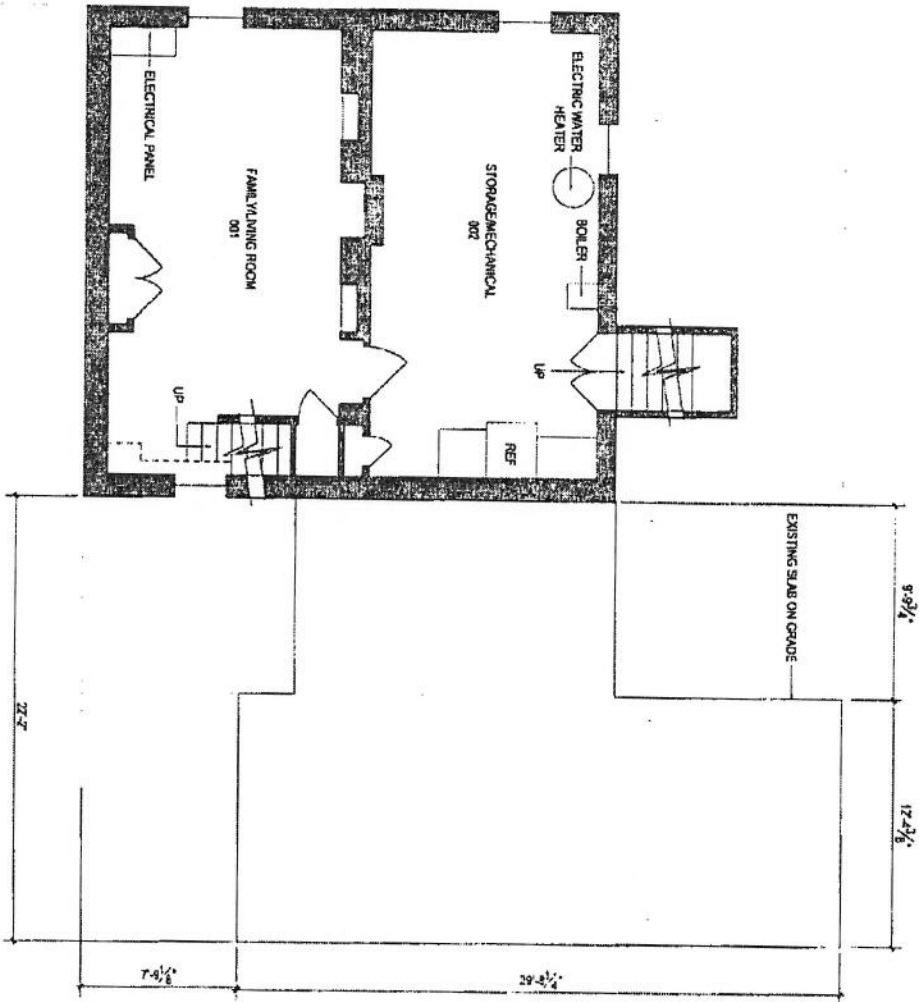
1

A

B

C

D



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Tucker Architecture and Landscape LLC

Reviewed by
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For Zoning Board
Of Appeals

NOT FOR CONSTRUCTION
2009 10/29 JDA Revamp

Kennedy Residence
15 Robert Road
Mattapan, MA 01945
Existing Basement Floor Plan

10/27/2009, Drawing Set To: JDA/TEL/CDL
1
X1

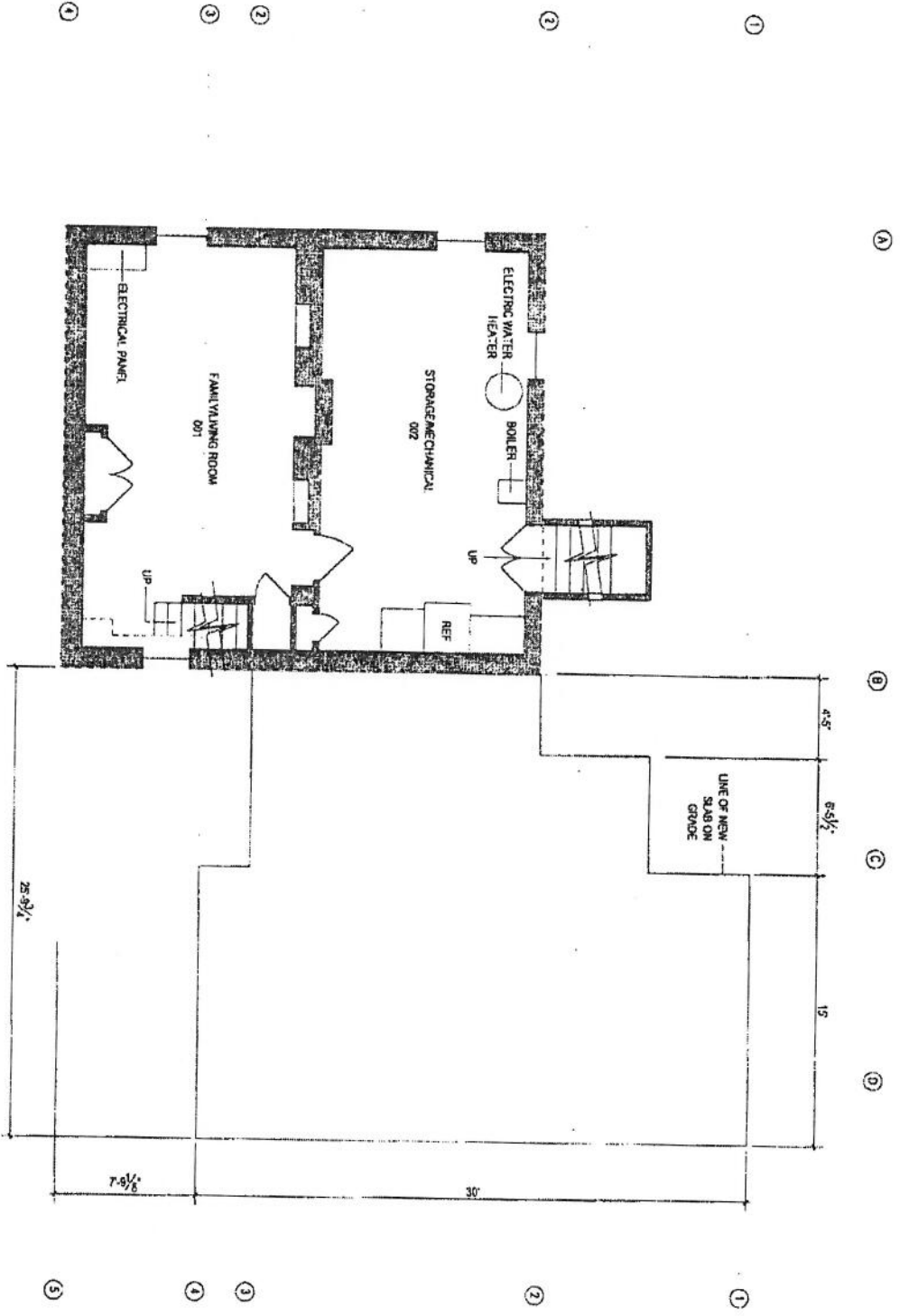
1 Proposed Basement Floor Plan

A

B

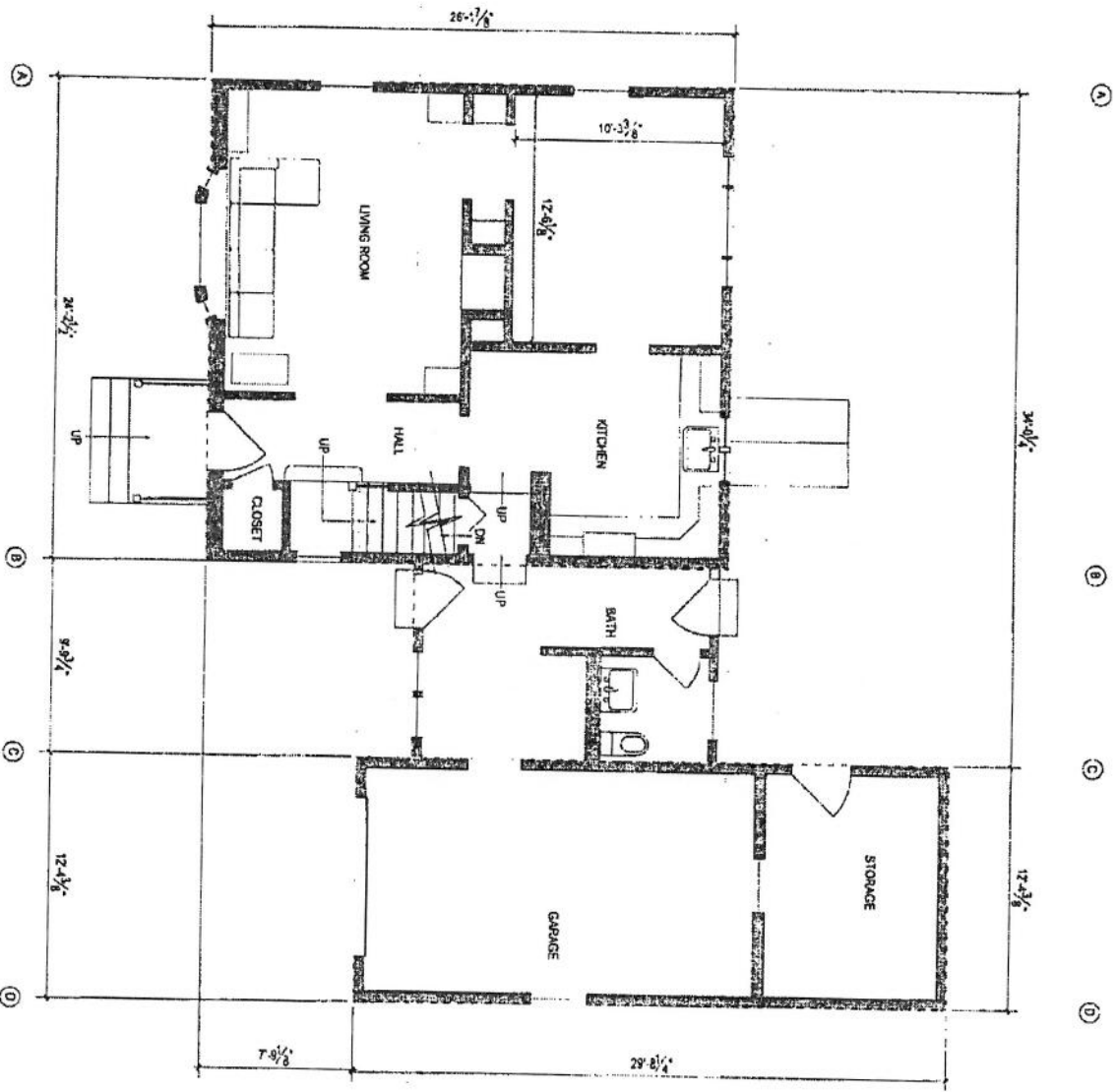
C

D



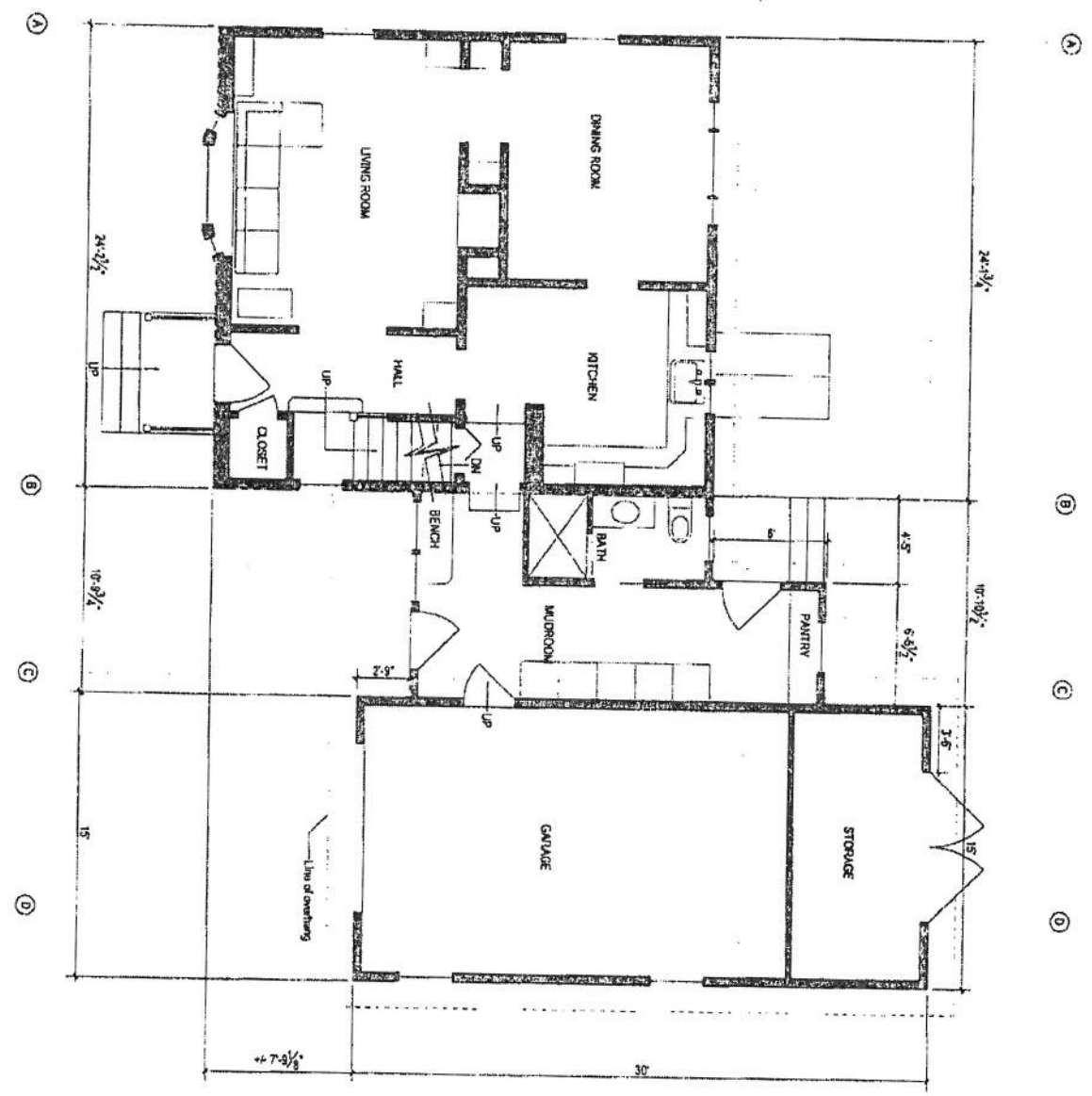
<p>TUCKER Architecture & Landscape 59 Adams Avenue, Northford, MA www.TuckerArch.com (781) 831-3546 Tucker Architecture and Landscape, LLC</p>	<p>Reviewed by Building Department For Zoning Board Of Appeals</p>	<p>NO CONSTRUCTION NOT FOR CONSTRUCTION 2020 10 09 724 Package Kenealy Residence 15 Robert Road Marlborough, MA 01945 Proposed Basement Floor Plan 1</p>
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① Existing First Floor Plan



<p>★ TUCKER Architecture & Landscape 39 Adams Avenue, Marshfield, MA www.TuckerArch.com (781) 631-3546 Tucker Architecture and Landscape LLC</p>	<p>Reviewed by Building Department For Zoning Board Of Appeals</p>	<p>NOT FOR CONSTRUCTION</p>	<p>Kraakoy Residence 15 Robert Road Marshfield, MA 01945 Existing First Floor Plan</p>
<p>Scale: 1/8" = 1'-0" Date: 10/10/2009 X2</p>			

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



<p>TUCKER Architecture & Landscape 59 Atlantic Avenue, Northfield, MA www.tuckerlandscap.com (781) 421-1546 Tucker Architecture and Landscape, LLC</p>	<p>Reviewed by Building Department For Zoning Board Of Appeals</p>	<p>NOTED BY: 2025 10 09 ZBA Package</p> <p>NOT FOR CONSTRUCTION</p>	<p>Kravtsov Residence 15 Robert Road Northfield, MA 01945</p> <p>Proposed First Floor Plan</p> <p>Scale: 1/8" = 1'-0"</p> <p>2</p>
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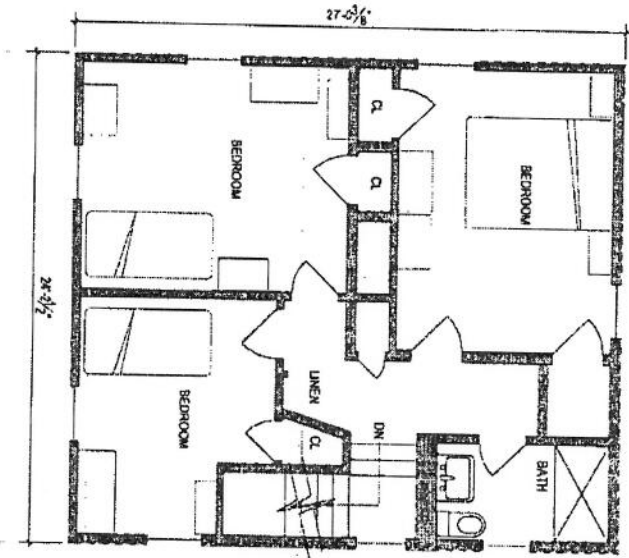
① Existing Second Floor Plan

②

③

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⑥

⑦

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⑩

⑪

⑫

⑬

⑭

⑮

Tucker
Architecture & Landscape
59 Atlantic Avenue, Marblehead, MA
www.TuckerArchitecture.com
(781) 551-3586
Tucker Architecture and Landscape LLC

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Of Appeals

AS NOTED ON
2/2/20 10:28 AM P. 2/2/20

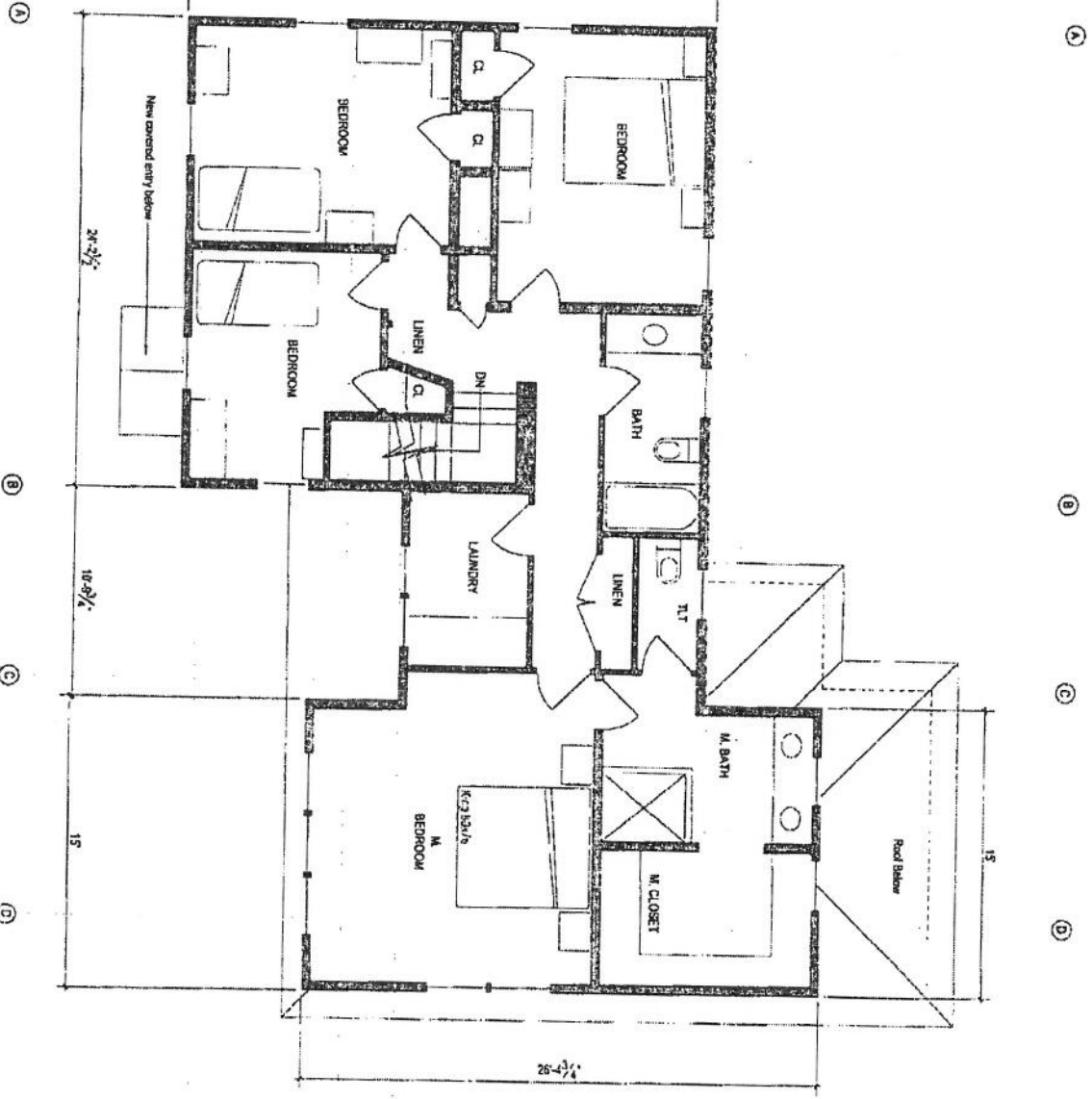
NOT FOR CONSTRUCTION

Keevey Residence
15 Robert Road
Marblehead, MA 01945

Existing Second Floor Plan

NOT SCALE Drawing of EXISTING SECOND FLOOR
X3

1 Proposed Second Floor Plan
 1/2" = 1'-0"

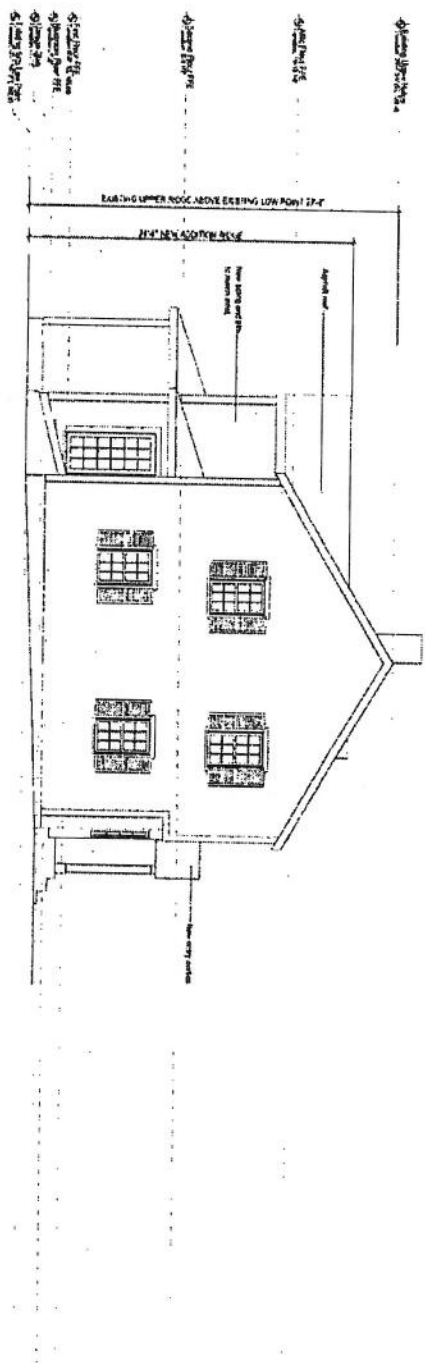


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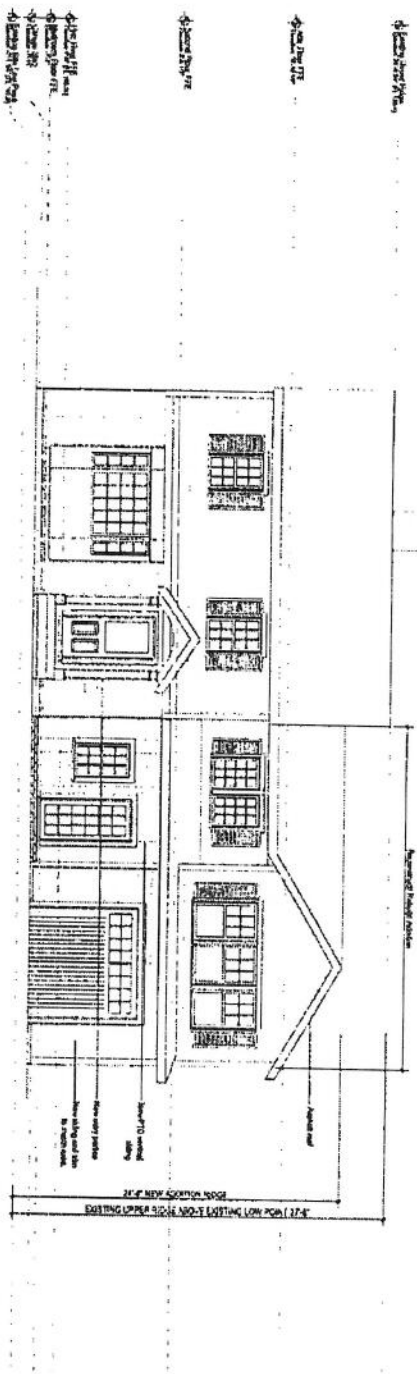
Reviewed by
Building Department
For Zoning Board
Of Appeals

APPROVED FOR:
 2023 12 28 2:14 PM
NOT FOR CONSTRUCTION


Kroenke Residence
 15 Robert Road
 Mardinead, MA 01945
Proposed Second Floor Plan
 SHEET 3 OF 3
 1/2" = 1'-0"



① West Elevation
Scale: 1/8" = 1'-0"



② South Elevation
Scale: 1/8" = 1'-0"

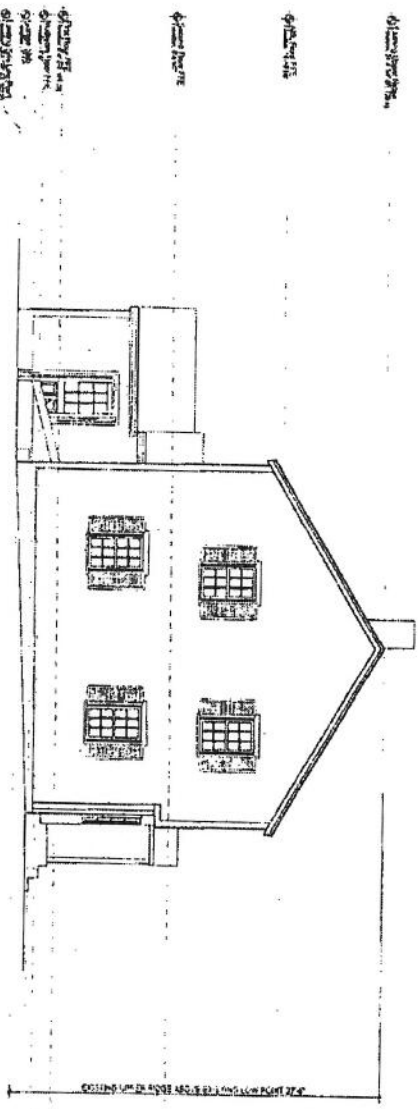

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 Of Appeals

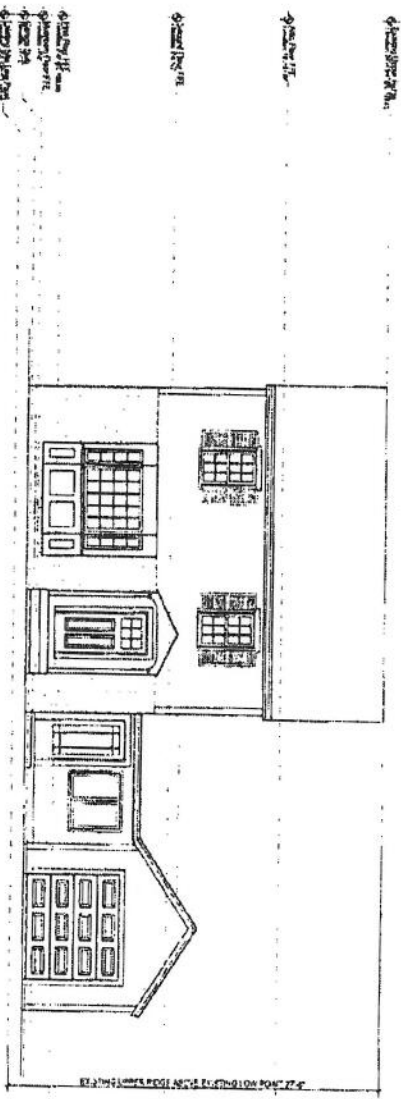
PREPARED BY:
 2020 TO 2024 PERMITS
 NOT FOR CONSTRUCTION

Kneary Residence
 15 Robert Road
 Middlefield, MA 01945


Proposed Building Elevations



① West Elevation



② South Elevation


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 Building Department
 For Zoning Board
 Of Appeals

Architect: Tucker
 2020 10 09 12:04 PM
 NOT FOR CONSTRUCTION
 Kneevoy Residence
 15 Robert Road
 Marshfield, MA 01945
 Existing Building Elevations
 1/18/2021 11:18 AM
 X5

—*Philly Phan* at 12:56 PM

6/16/77
6/16/77

உறுப்பினர் பட்டியல்

Philippe Bouchard

பெரியகோட்டை

① East Elevation
March 14, 1952

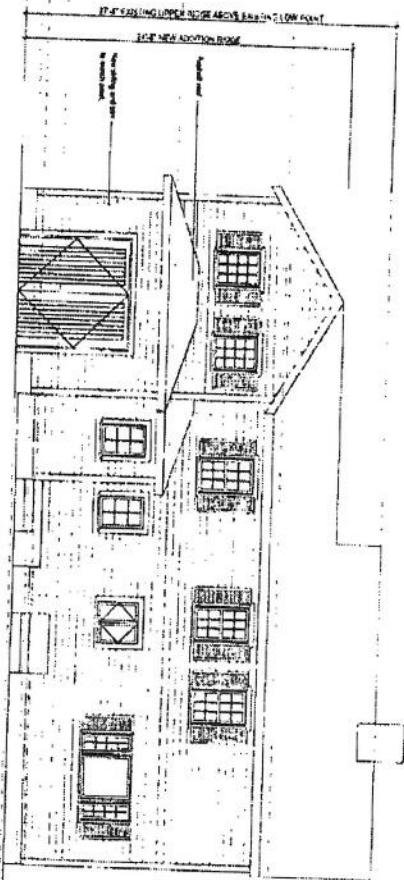
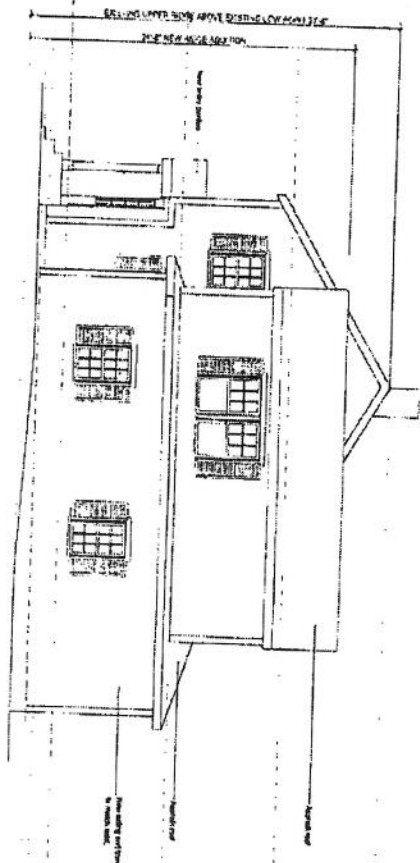
Office of the Mayor


04/25/2015

2nd Round Play

1. 1. The first step is to identify the problem.
 2. 2. The second step is to define the problem.
 3. 3. The third step is to analyze the problem.
 4. 4. The fourth step is to develop a solution.
 5. 5. The fifth step is to implement the solution.

② North Elevation
Scale 1/4" = 1'-0"



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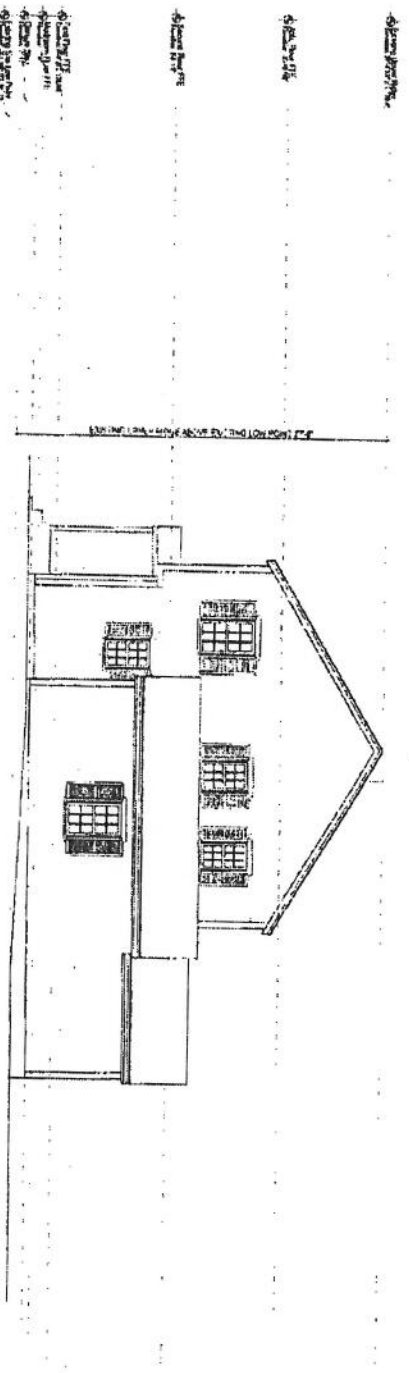
Reviewed by
Building Department
For Zoning Board
Of Appeals

2020 10 08 ZBA Package

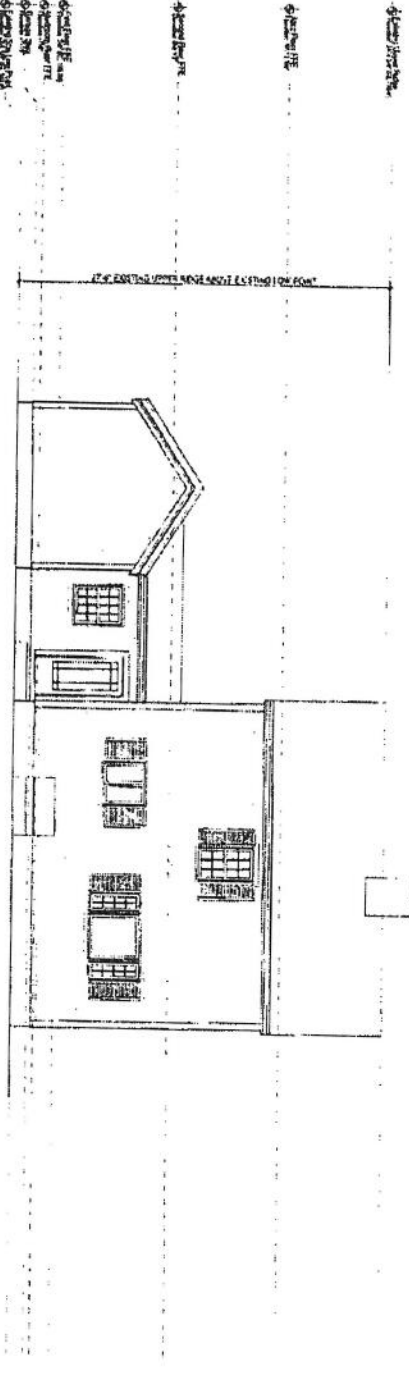
NOT FOR CONSTRUCTION

Kruevoy Residence
15 Robert Road
Marblehead, MA 01945


Proposed Building Elevations



① East Elevation
 Scale: 1/8" = 1'-0"



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


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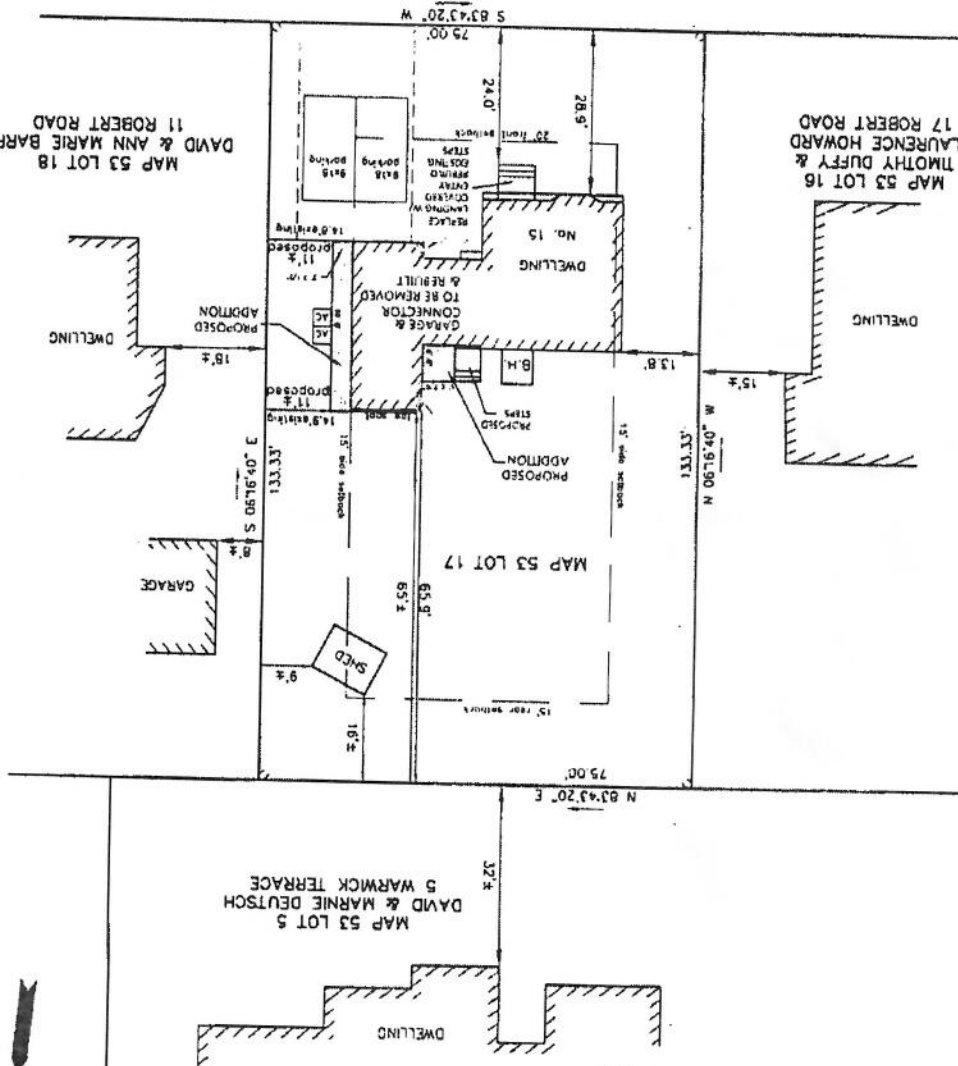
APPROVED
 2020 10 28 2:14 PM
 NOT FOR CONSTRUCTION

Kneewy Residence
 15 Robert Road
 Northbrook, MA 01945
 Existing Building Elevations
 1/8" = 1'-0" (Overall, Reduced 1/8" TO SHOW 1/4" SCALE)

X6

ZONING DISTRICT - SINGLE RESIDENCE

LOT AREA	10000±	10000±	10000±
FRONTAGE	100	75.00'	75.00'
FRONT	20	24.0'	24.4'
SIDE	15	13.8'	11.4'
REAR	25	65.9'	65.4'
BUDG HEIGHT	35	27.4'	27.4'



Reviewed by
Building Department
For Zoning Board
Of Appeals

ROBERT ROAD

ZONING BOARD OF APPEALS PLAN

MARBLEHEAD

PROPERTY OF

JONATHAN & LORI KREEVOY

SCALE 1" = 20' OCTOBER 6, 2020

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

4907

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

