



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 JUL 10 AM 10:46

Town Clerk

Project Address #17 Nonantum Road

Assessor Map(s) 103 Parcel Number(s) 15

OWNER INFORMATION

Signature _____ date _____

Name (printed) Robert J. Slattery

Address #17 Nonantum Road, Marblehead, MA 01945

Phone Numbers: home 781-632-6018 work _____

E-mail rjsslatt@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 7-9-20

Name (printed) Paul M. Lynch, Esq.

Address 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 remove existing dwelling and accessory shed and construct a new dwelling on a non conforming lot with multiple single family dwellings located within land of Bessom Association.

- 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 #17 Nonantum Road

Map(s) / Parcel(s) 103/15

ZONING DISTRICT (circle all that apply)

B BI 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) pre-existing nonconforming

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) multiple dwellings on one lot
- ☐ 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
Historic District Commission
Planning Board

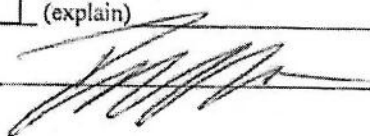
Yes ☒ No ☐
Yes ☐ No ☐
Yes ☒ No ☐

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes ☒ No ☐ (explain)

Building Official



Date 7/9/20

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-14-2015

Project Address #17 Nonantum Road

Map(s) / Parcel(s) 103/15

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	531,432	531,432
Area of features		
footprint of accessory building(s)	117	117
footprint of building	1,000	1000
footprint of deck(s), porch(es), step(s), bulkhead(s)	0	62
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	1,441	1,503
Net Open Area (NOA) = (A - B)	529,991	529,929

GROSS FLOOR AREA (GFA)

accessory structure(s)	117	117
basement or cellar (area >5' in height)	0	0
1st floor (12' or less in height) NOTE: [for heights exceeding	1000	1000
2nd floor (12' or less in height) 12' see definition	0	862
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)		
roofed porch(es)	0	62
Gross Floor Area (GFA) = sum of the above areas	1,117	2041

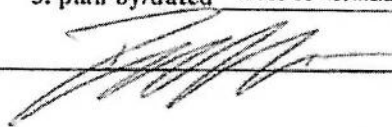
Proposed total change in GFA = (proposed GFA - existing GFA) = 924

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 83 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) Reviewed by Building Department = 1:474 *

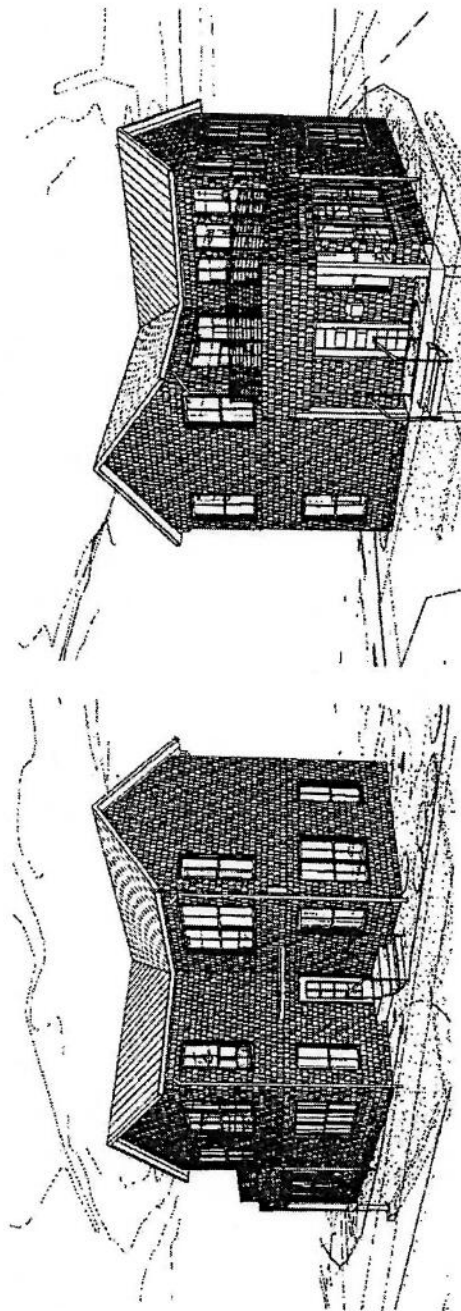
Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) For Zoning Board Of Appeals = 1:259 *

This worksheet applies 1. plan by/dated Michael Madden/6/28/2020
to the following plan(s): 2. plan by/dated Locus Plan
3. plan by/dated _____ * ratios do not include existing dwellings on the Association

Building Official  Date 7/9/20

**SINGLE FAMILY RESIDENCE
ADDITION/ RENOVATION**

17 NONANTUM ROAD
MARBLEHEAD, MA 01845
PLANNING SUBMISSION



Sheet Number	Sheet Name	Issued
A100	SITE PLAN	
0 GENERAL		
A000	COVER SHEET	
A000	SITE PLAN & SUMMARY OF WORK	
1 DEMOLITION		
D100	DEMOLITION PLANS	
D001	DEMOLITION ELEVATIONS	
2 MECHANICAL		
M100	FOUNDATION AND FIRST FLOOR	
M102	SECOND FLOOR & ROOF PLANS	

Sheet Number	Sheet Name	Issued
A100	REFLECTED CEILING PLANS	
A101	FRESH FLOOR PLANS	
A301	PAVING CEMENTATION	
A302	PAVING REFINISHING	
A303	PAVING DETAILING	
A304	PAVING DETAILS	
A305	PAVING DETAILS	
A306	PAVING DETAILS	
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A399	PAVING DETAILS	
A400	PAVING DETAILS	

Reviewed by
Building Department
For Zoning Board
Of Appeals

SHEFFIELD - SLATTERY RESIDENCE
17 Norburn Road
Northfield, MA 01245

NOT FOR
CONSTRUCTION

JUNE 28, 2020

COVER SHEET

A000



PROPOSED FLOOR AREA			
	EXISTING	ADDITION	TOTAL
FIRST FLOOR	880 SF	0 SF	880 SF
SECOND FLOOR	NA	853 SF	853 SF
TOTAL:	880 SF	853 SF	1,733 SF

OPEN AREA: 1,000 SF

ENERGY CODE COMPLIANCE		
ENERGY CODE: 2019 IECC		
CLIMATE ZONE: 5		
	REQUIRED	PROPOSED CONSTRUCTION
FLOOR (6'-0" x 8'-0" SPACE)	R20	R10 CLOSED CELL SPF APPLIED TO INSIDE OF FLOOR SHEATHING (BETWEEN JOISTS)
WALLS	R20	R20 OPEN CELL SPF
ROOF (RAMBER TERRACES)	R48	R10 CLOSED CELL SPF APPLIED TO INSIDE OF ROOF SHEATHING
ROOF (ATTIC SPACE)	R40	R40 CLOSED CELL SPF APPLIED TO INSIDE OF ROOF SHEATHING (BETWEEN RAFTERS)
WINDOWS	20 U VALUE	20 U VALUE
ENTRY DOOR	EXEMPT	R-15

SUMMARY OF WORKS

SELECTIVE DEMOLITION OF EXISTING HIGH-RISE STRUCTURE INCLUDED ALL EXISTING CONCRETE, STEEL, MECHANICAL AND ELECTRICAL, PIPING, GLAZING, WOOD AND MASONRY. THE EXISTING STRUCTURE WAS DEMOLISHED IN SEVERAL STAGES. THE DEMOLITION OF EXISTING ROOF SYSTEMS WOULD INCLUDE REMOVAL OF MECHANICAL, PIPING, AND ELECTRICAL.

CONSTRUCTION TO BE WORK FROM EXISTING ROOF WITH EXISTING ROOF JOISTS IN PLACE. ALL TRIMMING AND FINISHING WORK WITHIN EXISTING FRAMEWORK TO BE PERFORMED. ALL EXISTING EXTERIOR GLAZING WAS REMOVED. MATERIALS WERE TO BE RECYCLED TO NEW PROJECT. CONSTRUCTION OF INSULATED ROOF TO BE PERFORMED TO NEW PROJECT DESIGN OF INSULATED PANELS, METAL DECKING AND INSULATION. EXISTING EXTERIOR WALLS TO BE DEMOLISHED. EXTERIOR RESPONSES FOR EXISTING EXTERIOR WALLS WERE SUBMITTED TO STRUCTURAL ENGINEER FOR CONSTRUCTION.

THE FIRST SYSTEM TO BE REPAIRED AS A SECONDARY SUPPLY IS NEW 0.15 FIRST BACK AS LOCATED IN THE SECOND FLOOR MECHANICAL ROOM.

[illegible]

THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY THE FOLLOWING

A. INFORMATION WITH ACCESS

[illegible]

*COSTS: \$750
 *WORKSHEET: \$500
 *WARRANTY: 2-6200 BENCH
 *UNDERMOUNT: 1-5000 BENCH

TOTAL 11. 11.00
 4-DOORER TRAIL - 5.00
 2-DOORER TRAIL - 5.00
 1-DOORER TRAIL - 5.00
 1-DOORER TRAIL - 5.00
 1-DOORER TRAIL - 5.00

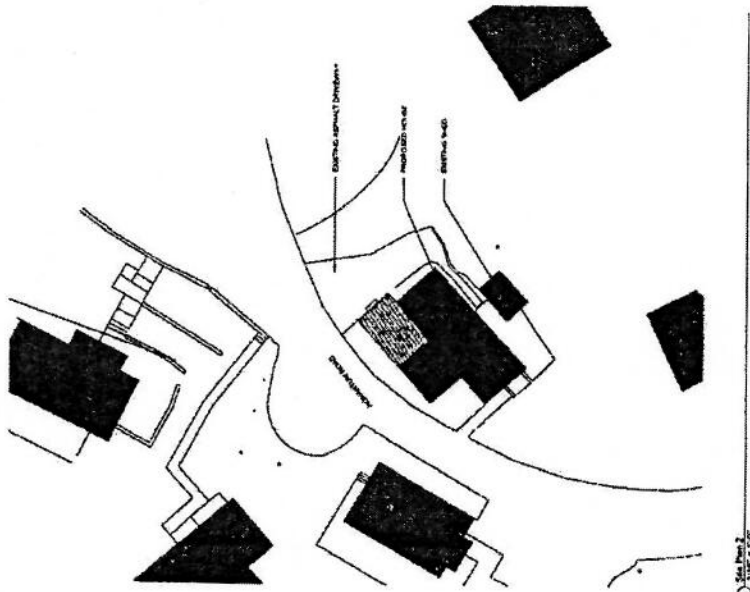
104 (T) - 8 53
 514 - 6 6 (T) - 3 20
 100 (T) - 6 1 - 5 20

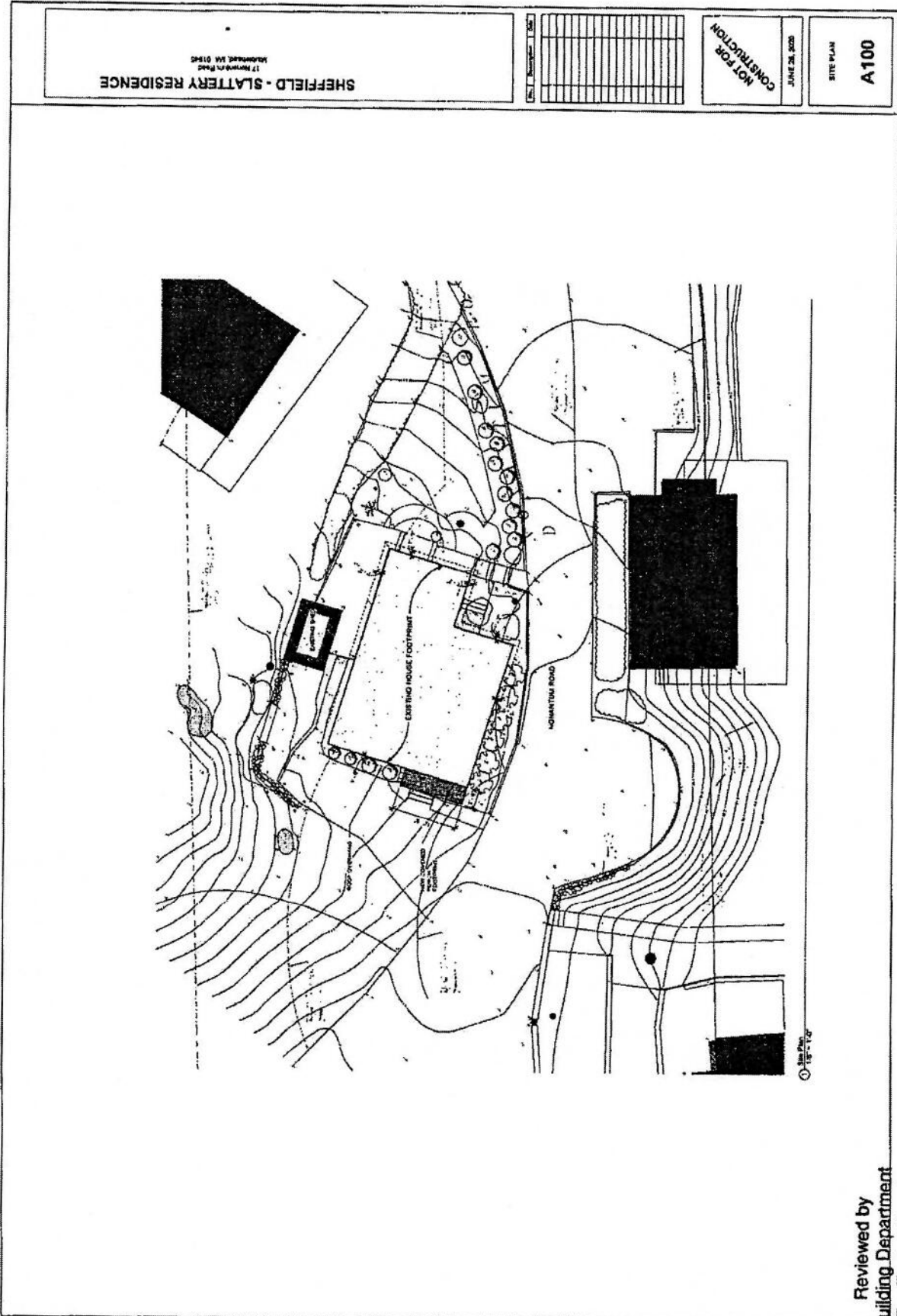
"AUGUST 1, 1962
 LINDSEY ACHESON
 "THESE SUCCESSORS TO THE WORKERS IN CHARGE AND INSTALLED BY

WOMEN, MARCH 27TH, WESTSIDE BATHS, 4 FOUR COCKS, BATHS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835,

CHANGE THE NEW ALLOWANCE FOR CASEWORK INCLUDING
HETEROGENEOUS CASEWORK
WILLING TO BE YOUNG
COURTESY OF THE YOUNG

STOCK MARKET
AMERICAN FALLS IN EFFORT TO BE BOUTIQUE WITH SPONSORING STEEL BATH POWER





Reviewed by
Building Department
For Zoning Board
Of Appeals

17 Montpelier Road
Mantoloking, NJ 07040

NOT FOR
CONSTRUCTION

JUNE 20, 2020

**FOUNDATION AND
FIRST FLOOR PLAN**

A101

KEYNOTES

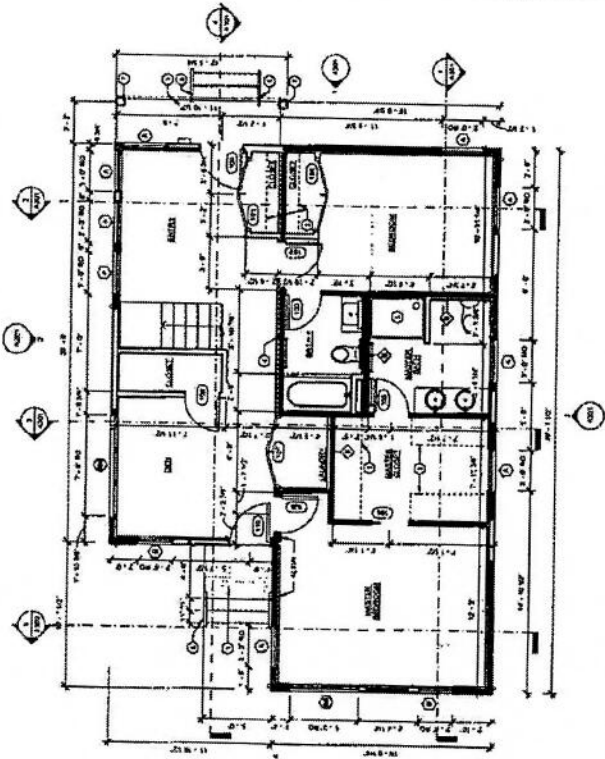
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WALL STREET JOURNAL

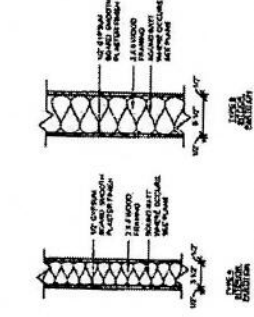
1. What is the difference between a **substance** and a **subliminal** message?
2. How is a **subliminal** message different from a **subliminal** message?
3. How is a **subliminal** message different from a **subliminal** message?

Water supply

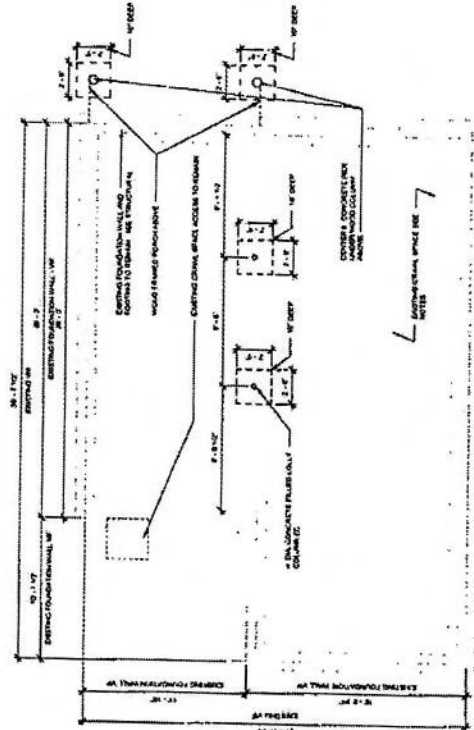
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED



② FIRST FLOOR PLAN
1/8" = 1'-0"

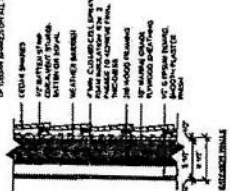


DATE: _____



FOUNDATION PLAY

NOTE: PROVIDE ALTERNATE PRICE FOR CERTAIN RECYCLED PAPER PRODUCTS. (SEE ATTACHED SHEET FOR DETAILS ON RECYCLED PAPER PRODUCTS.)



Wind Types

Reviewed by
Building Department
For Zoning Board
Of Appeals

SHEFFIELD - SLATTERY RESIDENCE

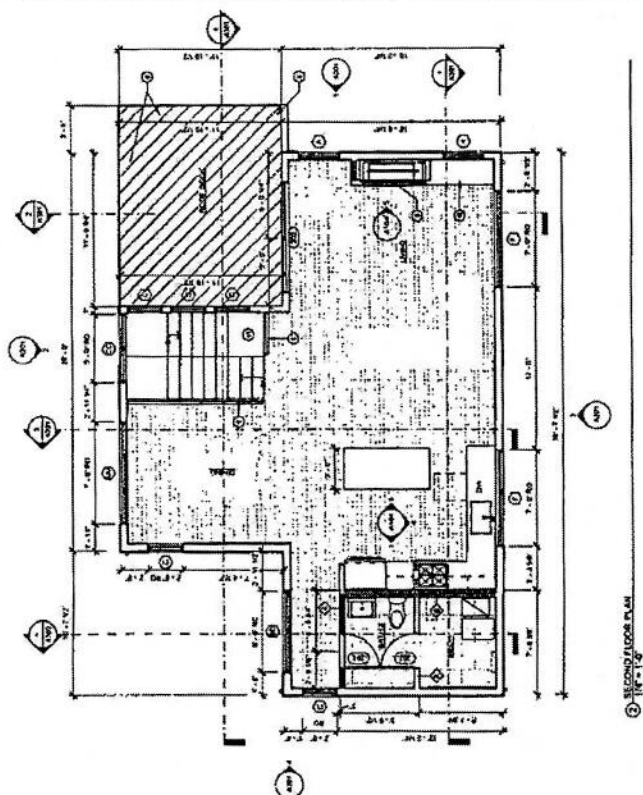
01945, WA 98145

RECEIVED

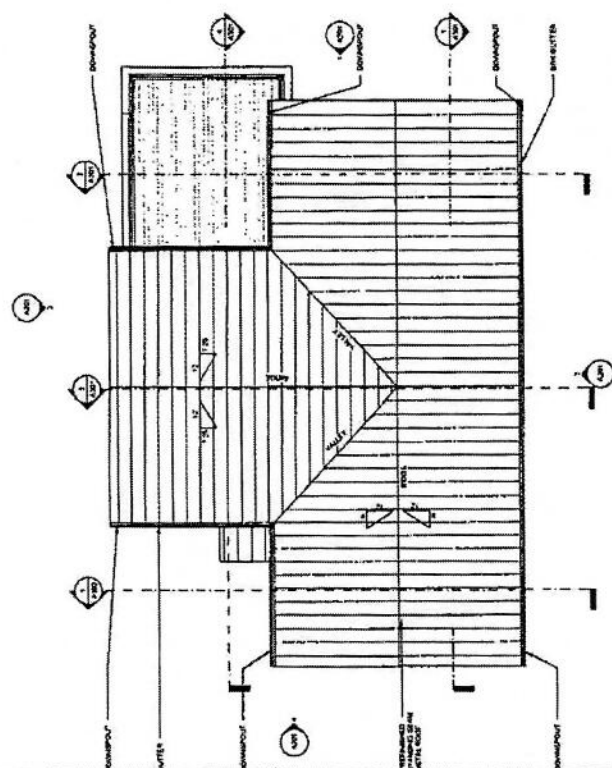
- LAURENCE O'BRIEN, 67, 1001 N. 10TH ST., CHICAGO, ILL. 60610, IS A FORMER MEMBER OF THE CHICAGO POLICE DEPARTMENT. HE WAS ARRESTED IN 1968 FOR THE SAME TYPE OF VIOLATION AS O'BRIEN.

KEYNOTES

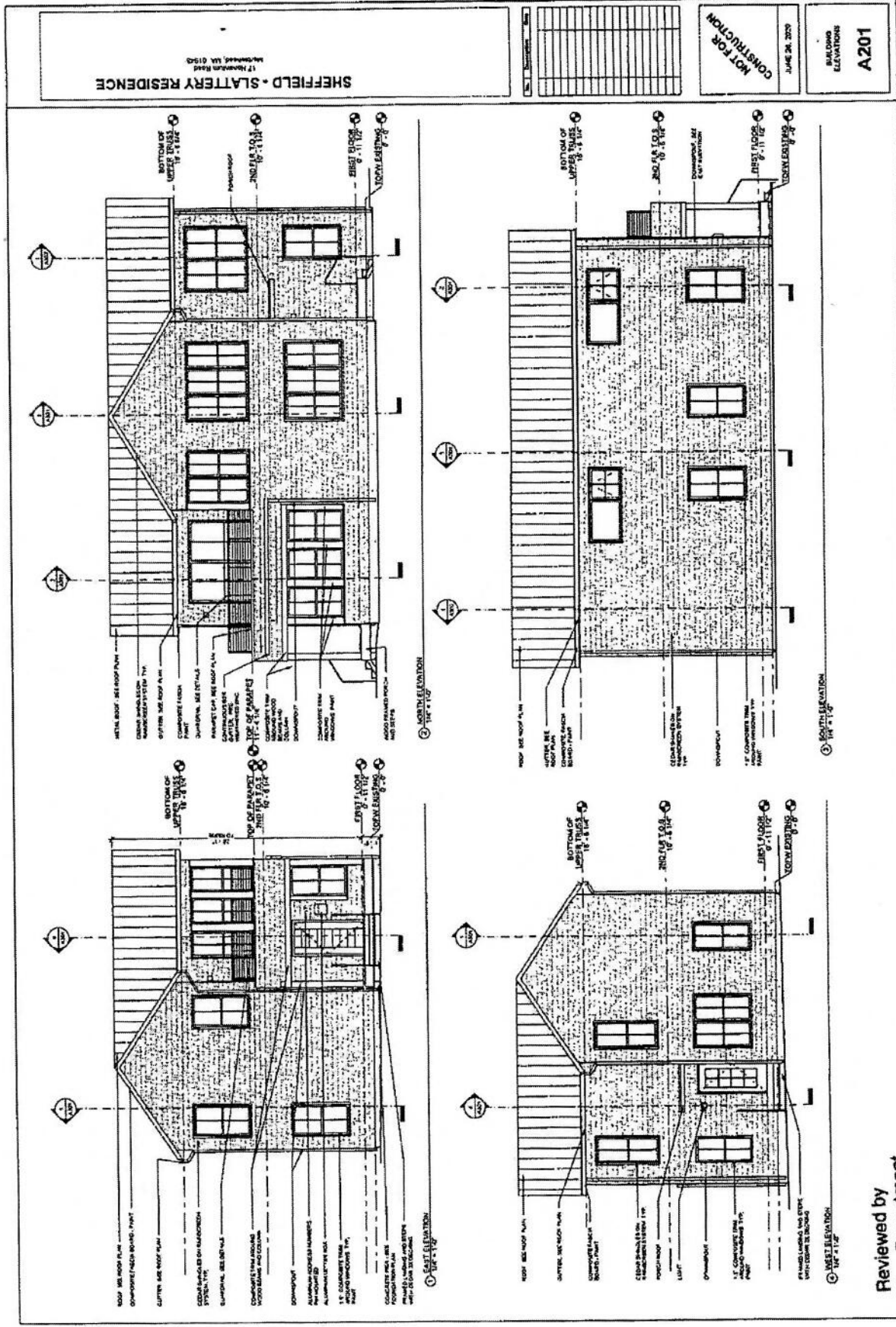
- [illegible]



② SECOND FLOOR PLAN



ROOF PLAN



SHEFFIELD-SLATTERY RESIDENCE

17 Highland Road
Methuen, MA 01840

**NOT FOR
CONSTRUCTION**

JUNE 24, 2003

**BUILDING
ELEVATIONS**

A201

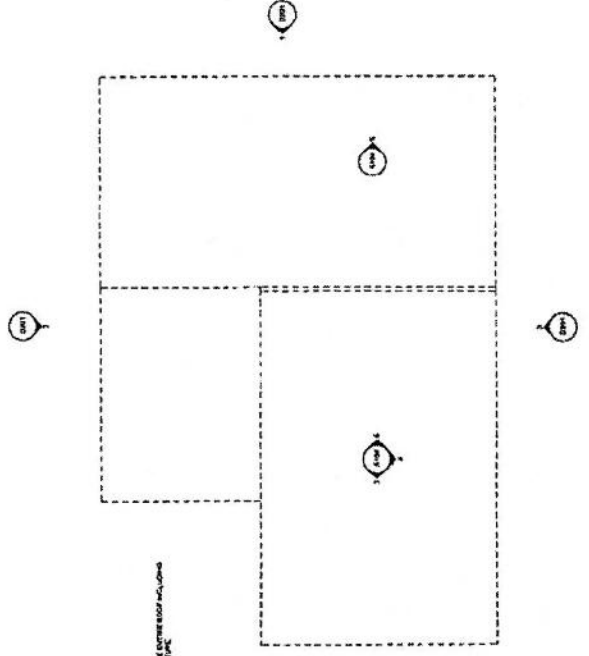
Reviewed by
Building Department
For Zoning Board
J. A. Reals

SHEFFIELD - SLATTERY RESIDENCE
 177 Main Street, Slattery
 177 Main Street, Slattery

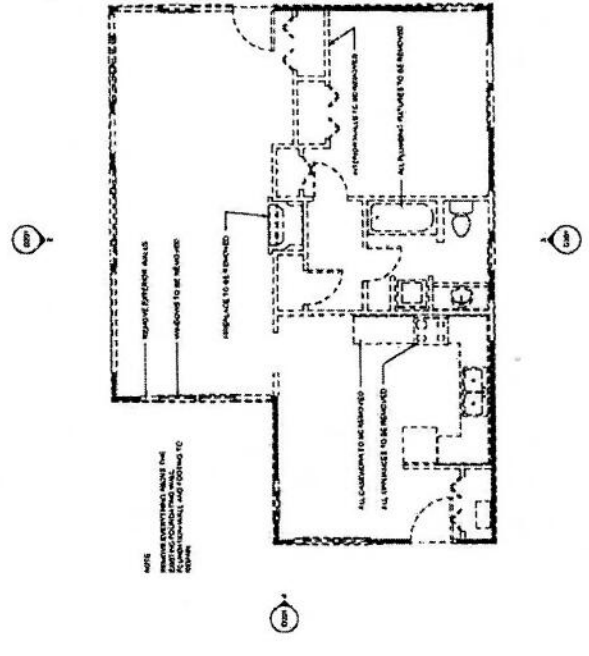
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NOT FOR CONSTRUCTION
 JUNE 26, 2019
 DEMOLITION PLANS
D101

DEMOLITION SCOPE SUMMARY:
 1. DEMOLITION OF EXISTING STRUCTURE AND FRAMEWORK.
 2. REMOVAL OF EXISTING ROOF AND FLOORING.
 3. REMOVAL OF EXISTING WALLS AND PARTIAL ROOF.
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 100. REMOVAL OF EXISTING ROOF AND FLOORING.



① DEMOLITION - ROOF PLAN
 1/8" = 1'-0"



② DEMOLITION - FLOOR PLAN
 1/8" = 1'-0"

Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

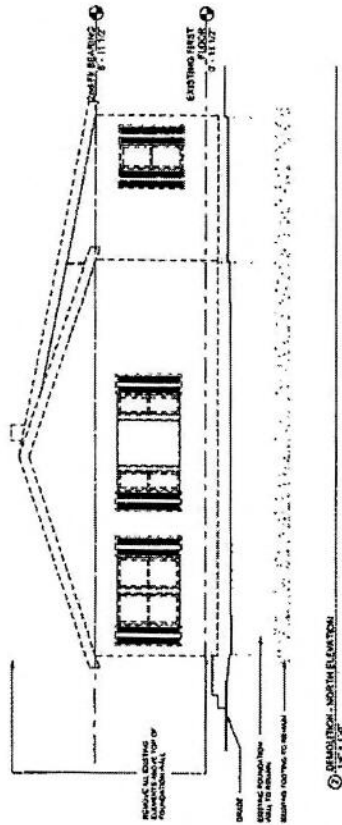
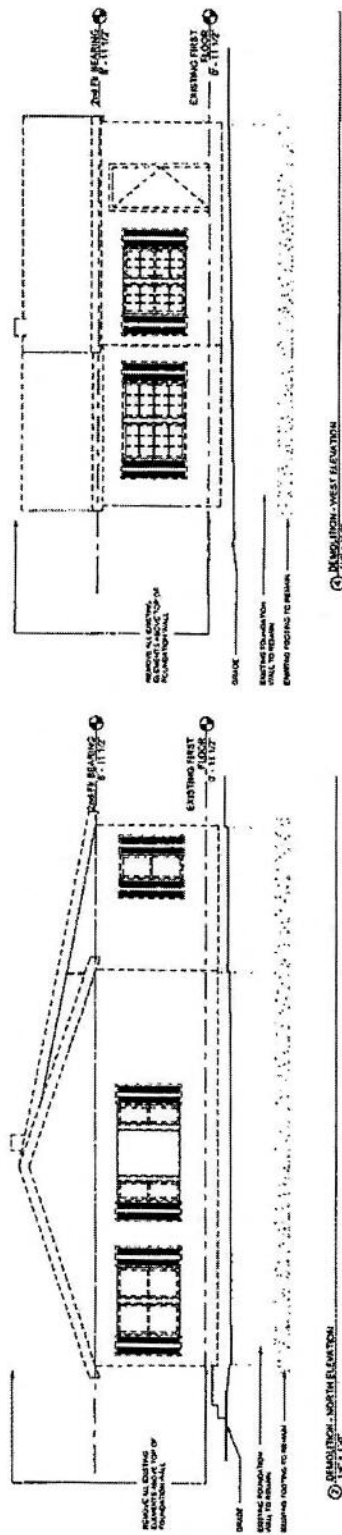
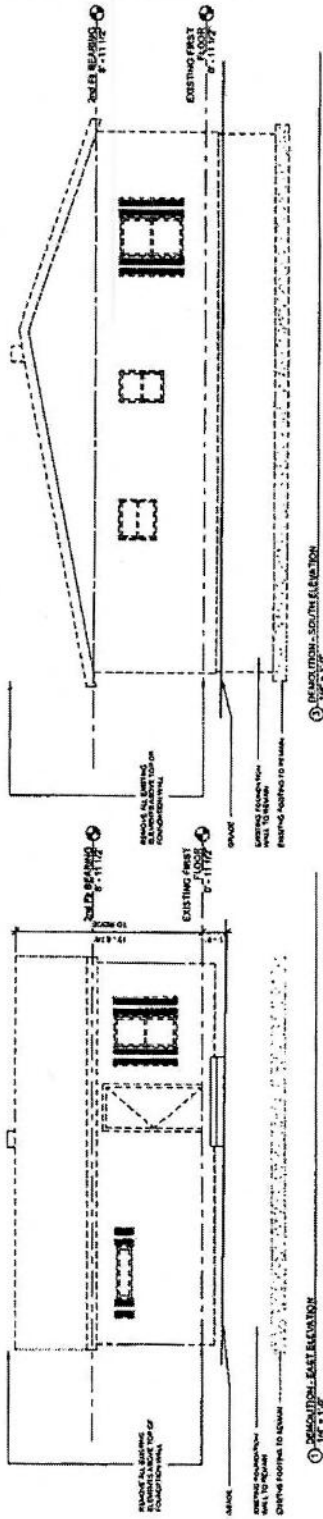
JUNE 28, 2020

ENCLOSURE

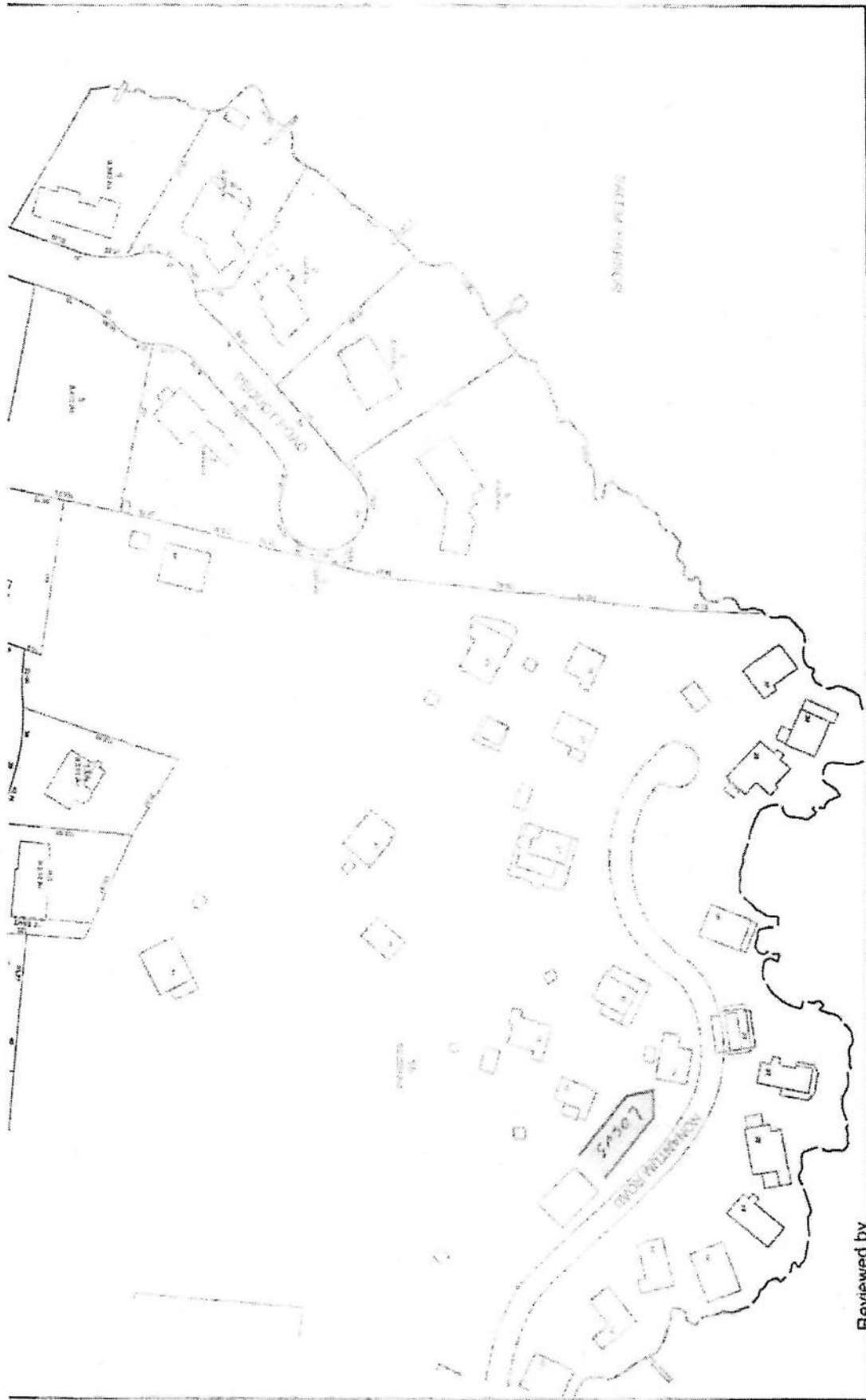
D201

SHEFFIELD - SLATTERY RESIDENCE

17 Monmouth Road
Middletown, NJ 07045



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