



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

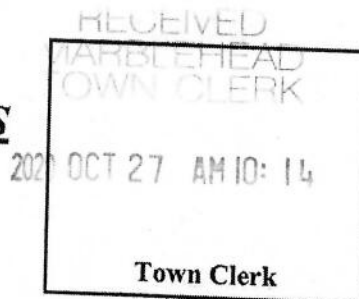
Revision Date: 12-14-15

Town of Marblehead **ZONING BOARD OF APPEALS**

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

PAGE 1 of 3



Project Address 17 Sparhawk Terrace

Assessor Map(s) 117

Parcel Number(s) 44

OWNER INFORMATION

Signature _____

date _____

Name (printed) John & Stephanie Scola

Address 17 Sparhawk Terrace, Marblehead, MA 01945

Phone Numbers: home 617.610.4968

work _____

E-mail stephaniescola1@comcast.net

fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____

date 10.19.20

Name (printed) Walter Jacob Architects LTD

Address 3 Pleasant Street, Marblehead, MA 01945

Phone Numbers: home _____

work 781.631.7440

E-mail walter@architectwaj.com

fax _____

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

See attached page

- 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/

17 Sparhawk Terrace

Assessor Map: 177

Parcel Number: 44

PROJECT DESCRIPTION & RELIEF REQUESTED

This project includes the addition of a one-story structure at the front of the house which encroaches on the side-yard setback and exceeds the 10% expansion limit on an existing non-conforming building which encroaches on the side-yard setback and exceeds the max building height, and on an existing non-conforming lot with less than the required lot width and frontage.

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-14-2015

Project Address 17 Sparhawk Terrace

Map(s) / Parcel(s) 177 / 44

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 Residence

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 10-21-2020

Revision Date: 12-14-2015

Map(s) / Parcel(s) 177 / 44

PROPOSED

11,840 SF

0 SF

1,935 SF

571 SF

324 SF

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

2 0 0 0 0

2,000 51

9,010 SF

0 SF

1,123 SF

1.780 SF

1 015 SE

1,515.01

.....

430 SE

4.357 SF

= 485 SF

$$= 12.525826 \quad \%$$
$$= 2.457386$$
$$= 2.067936$$

3. plan.by/dated

Date 10-21-20

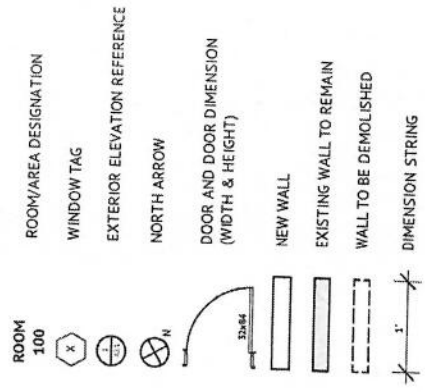
Walter Jacob Architects LTD
3 Pleasant Street
Marblehead, MA 01945
781.631.7440

Reviewed by
Building Department
For Zoning Board
Of Appeals

DRAWING INDEX

CS.1	Cover Sheet
P.1	Survey
L.1	Existing Conditions Photographs
L.2	Existing Landscape Plan
X.1	Proposed Site Plan
A.1	Existing Basement Level Plan
X.2	Proposed Basement Level Plan
A.2	Existing First Level Plan
X.3	Proposed First Level Plan
A.3	Existing Second Level Plan
X.5	Proposed Second Level Plan
A.5	Existing Roof Plan
X.6	Proposed Roof Plan
A.6	Existing Elevations
X.7	Proposed Elevations
A.7	Existing Elevations
X.8	Proposed Elevations
A.8	Existing Elevations
X.9	Proposed Elevations
A.9	Proposed Elevations

SYMBOLS



PROJECT TEAM

CLIENT
John and Stephanie Scola
17 Sparhawk Terrace
Marblehead, MA 01945

ARCHITECT
Walter Jacob Architects LTD.
3 Pleasant Street
Marblehead, MA 01945
T: 781-631-7440
F: 781-631-7441
E: walter@architectwaj.com

SURVEYOR
Reid Land Surveyors
365 Chatham Street
Lynn, MA 01902
T: 781-592-2660
E: ralph@reids.com

ZONING INFORMATION

Zoning District: Shoreline Single Residence

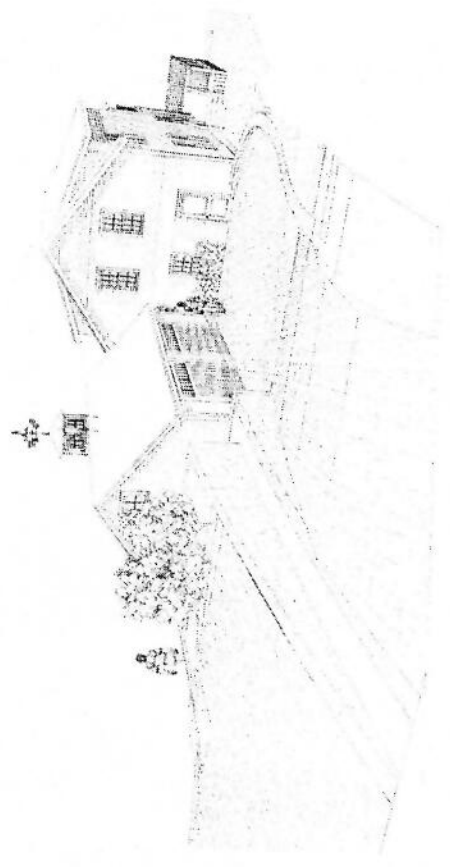
REQUIRED	EXISTING	PROPOSED
10,000 sf	± 11,840 sf	± 11,840 sf
100'	43'	43'
20'	74.5'	46.4'
25'	9.8'	3.6'
15'	32.7'	3.7'
30'	35.9'	35.9'

PROJECT LOCATION

17 Sparhawk Terrace
Marblehead, MA 01945

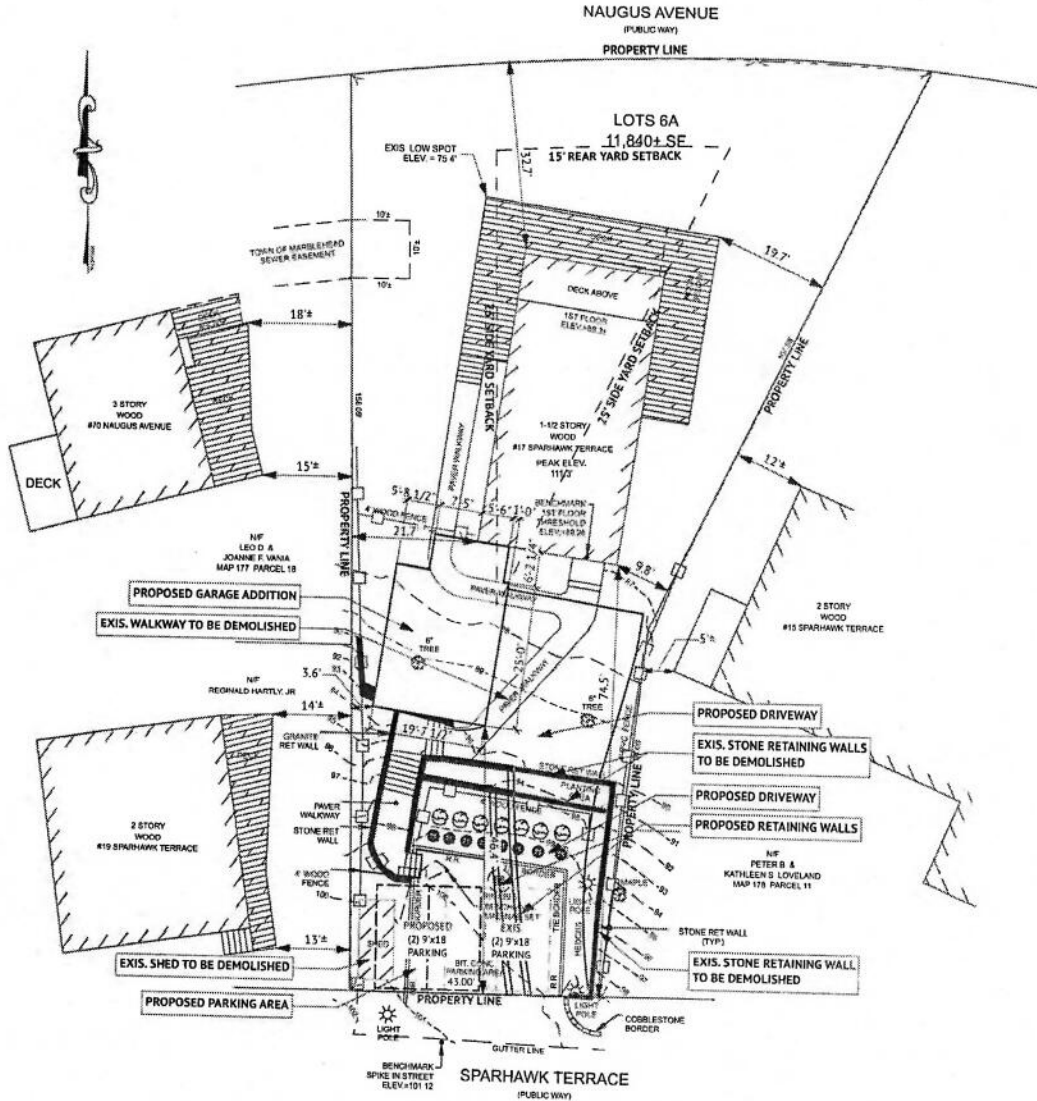
PROJECT DESCRIPTION:

This project includes the addition of a one-story structure at the front of the house which encroaches on the side-yard setback and exceeds the 10% expansion limit on an existing non-conforming building which encroaches on the side-yard setback and exceeds the max building height, and on an existing non-conforming lot with less than the required lot width and frontage.



ZONING DISTRICT - SHORELINE SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 S.F.	11,840 S.F.	11,840 SF
FRONTAGE	100'	43.00'	43.00'
FRONT	20'	74.5'	46.4'
SIDE	25'	9.8'	3.6'
REAR	15'	32.7'	32.7'
BUILDING HEIGHT	30'	35.9'	35.9'



17 SPARHAWK TERRACE

"I CERTIFY THAT THE DWELLING IS
LOCATED AS SHOWN."

Ralph W. Reid
RALPH W. REID P.L.S.

NOTE: THIS PLAN WAS PREPARED FROM
AN INSTRUMENT SURVEY.



MARBLEHEAD, MASSACHUSETTS
PLAN OF LAND PREPARED FOR:
JOHN C. & STEPHANIE JONES SCOLA
PARCEL ID: 177 44 0
17 SPARHAWK TERRACE

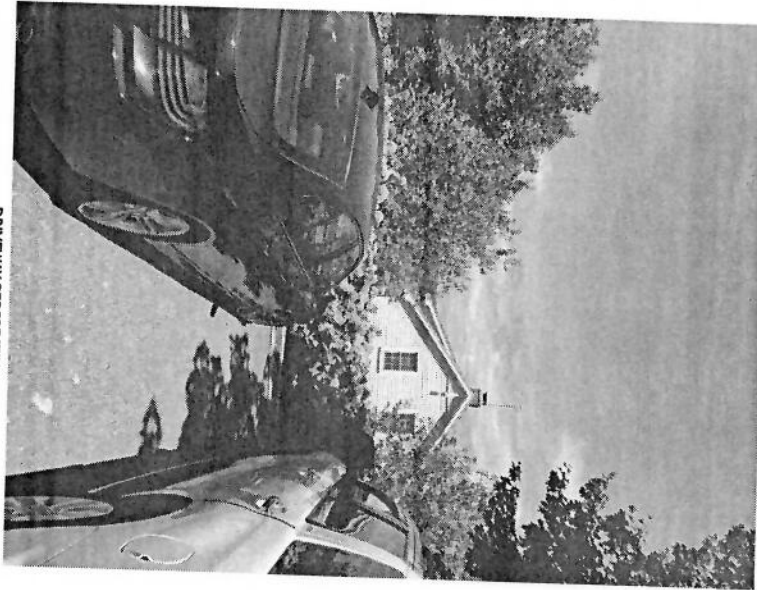
REID LAND SURVEYORS
365 CHATHAM STREET
LYNN, MASSACHUSETTS



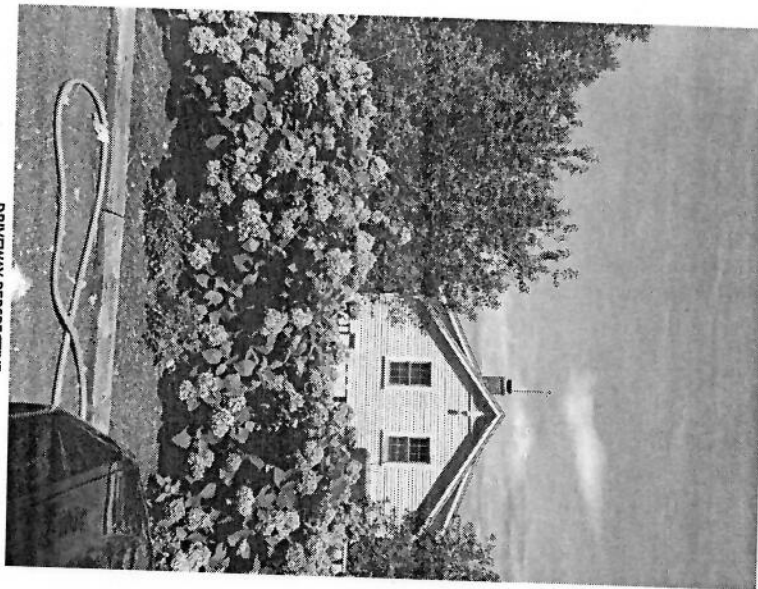
DATE: SEPTEMBER 23, 2020 SCALE: 1" = 20'

DEED REFERENCE:
BOOK: 32810 PAGE: 115

R13-095
BLB/RWR



DRIVEWAY PERSPECTIVE



DRIVEWAY PERSPECTIVE

Private Residence

17 Sparhawk Terrace, Marblehead, MA 01945

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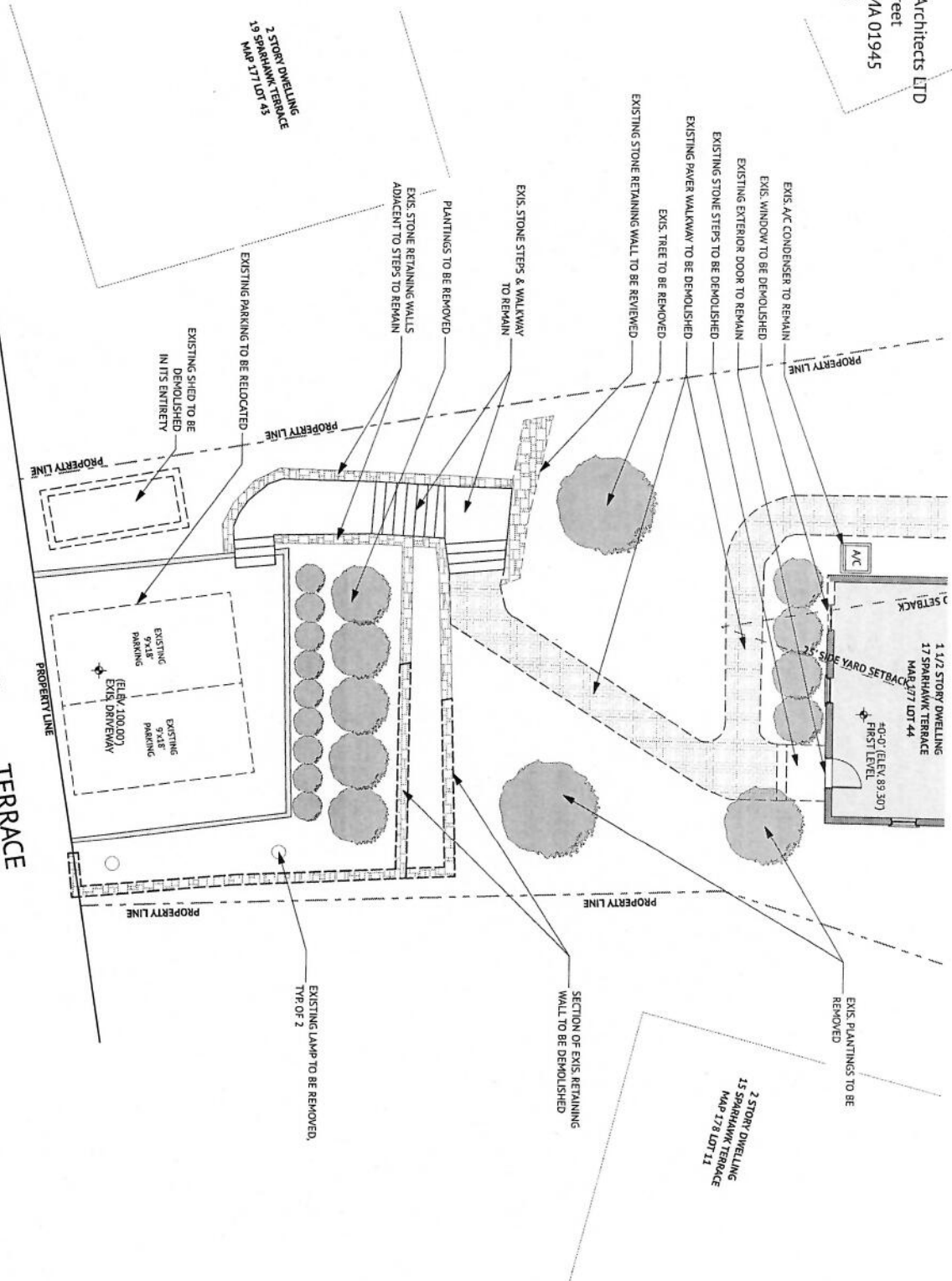
Private Residence

17 Sparhawk Terrace, Marblehead, MA 01945

Existing Landscape Plan
10.19.20 Marblehead Zoning Board of Appeals

1 Existing Landscape Plan
SCALE: 1" = 10'

SPARHAWK
TERRACE



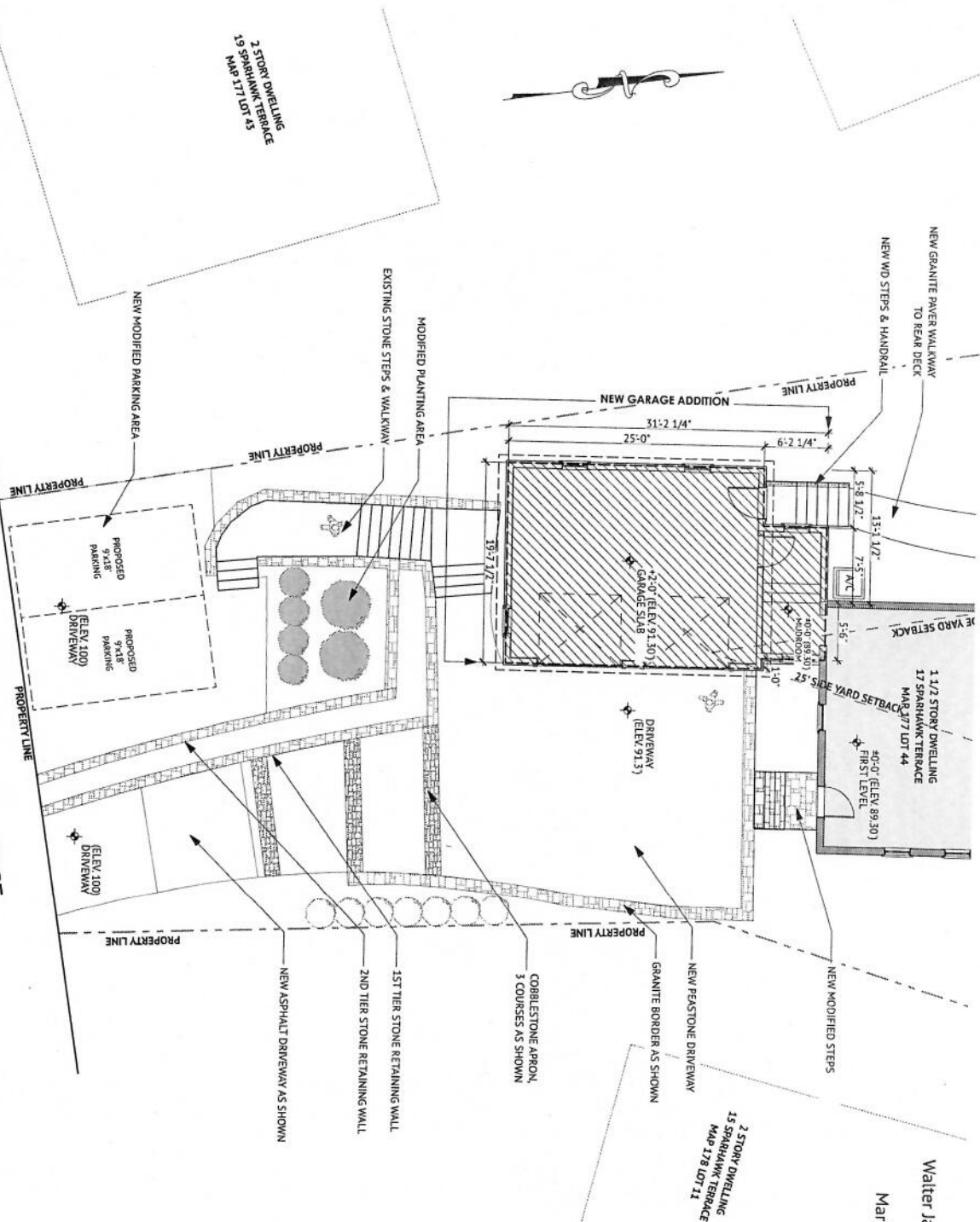
1 Proposed Landscape Plan SCALE: 1" = 10'

SPARHAWK TERRACE

10.19.20 Marblehead Zoning Board of Appeals
Proposed Site Plan

Private Residence

17 Sparhawk Terrace, Marblehead, MA 01945



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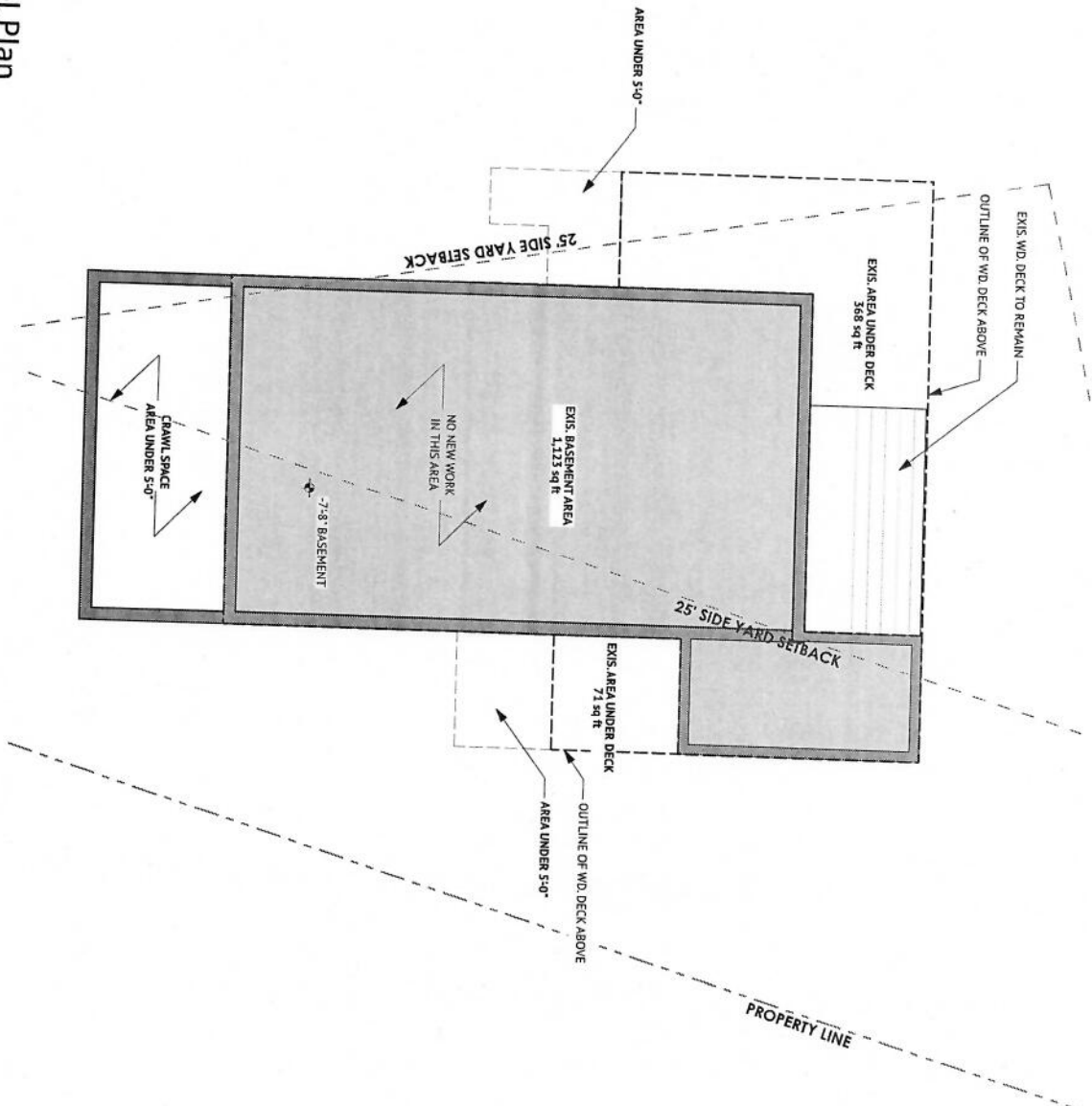
L.2

17 Sparhawk Terrace, Marblehead, MA 01945

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Marblehead, MA 01945
781.631.7440

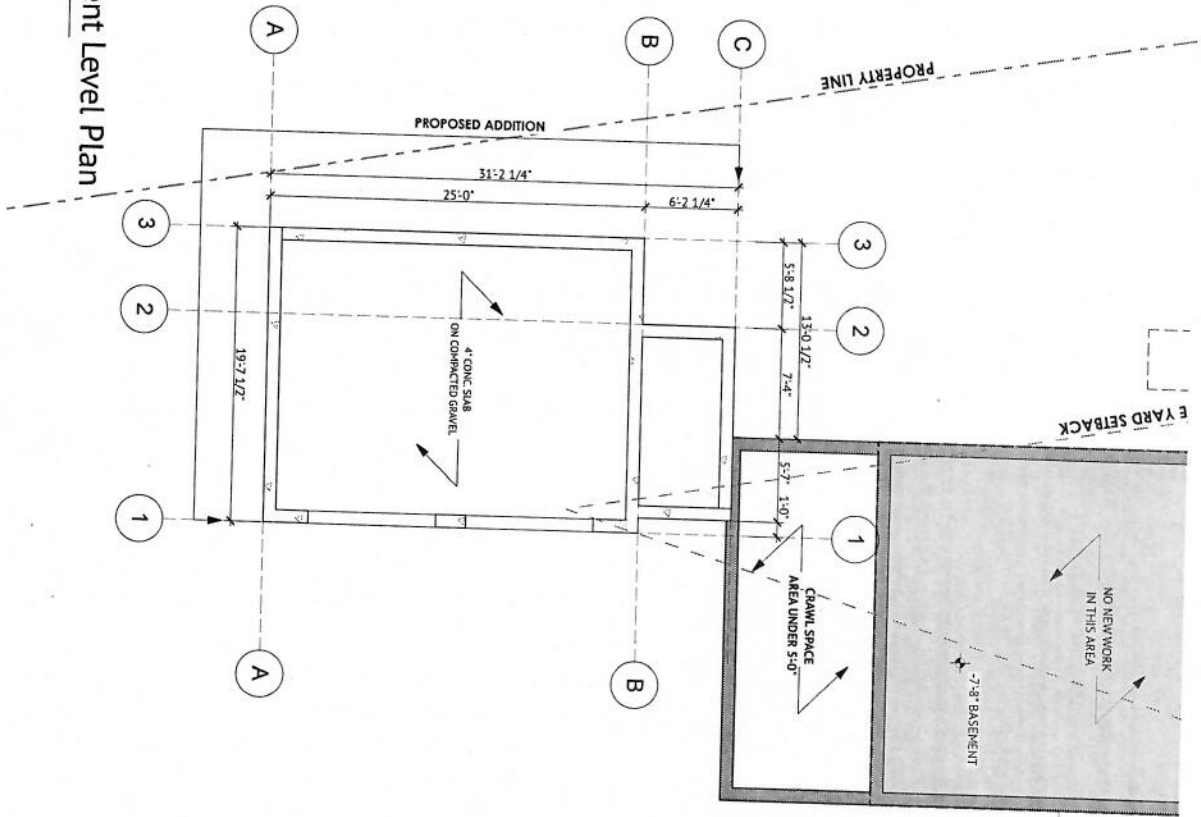
Zoning Areas	
Ex Basement Level Area:	1,123 sf
Ex Building Footprint:	1,366 sf
Ex Area Under Deck:	439 sf
Ex Deck & Steps Footprint:	551 sf
(425 ex + 126 ex)	

1
SCALE: 1/8" = 1'-0"
Existing Basement Level Plan
10.19.20 Marblehead Zoning Board of Appeals



1 Proposed Basement Level Plan

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



OUTLINE OF NEW STEPS ABOVE

Zoning Areas	
FR Basement Level Area:	1,123 sf
NO CHANGE	
FR Building Footprint	1,935 sf
FR 1,366 ex + 569 pf	
FR Also Under Deck	439 sf
NO CHANGE	
FR Deck & Steps Footprint	571 sf
(551 ex + 20 pf)	

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Marblehead, MA 01945
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Private Residence

17 Sparhawk Terrace, Marblehead, MA 01945

Proposed Basement Level Plan
10.19.20 Marblehead Zoning Board of Appeals

A.1

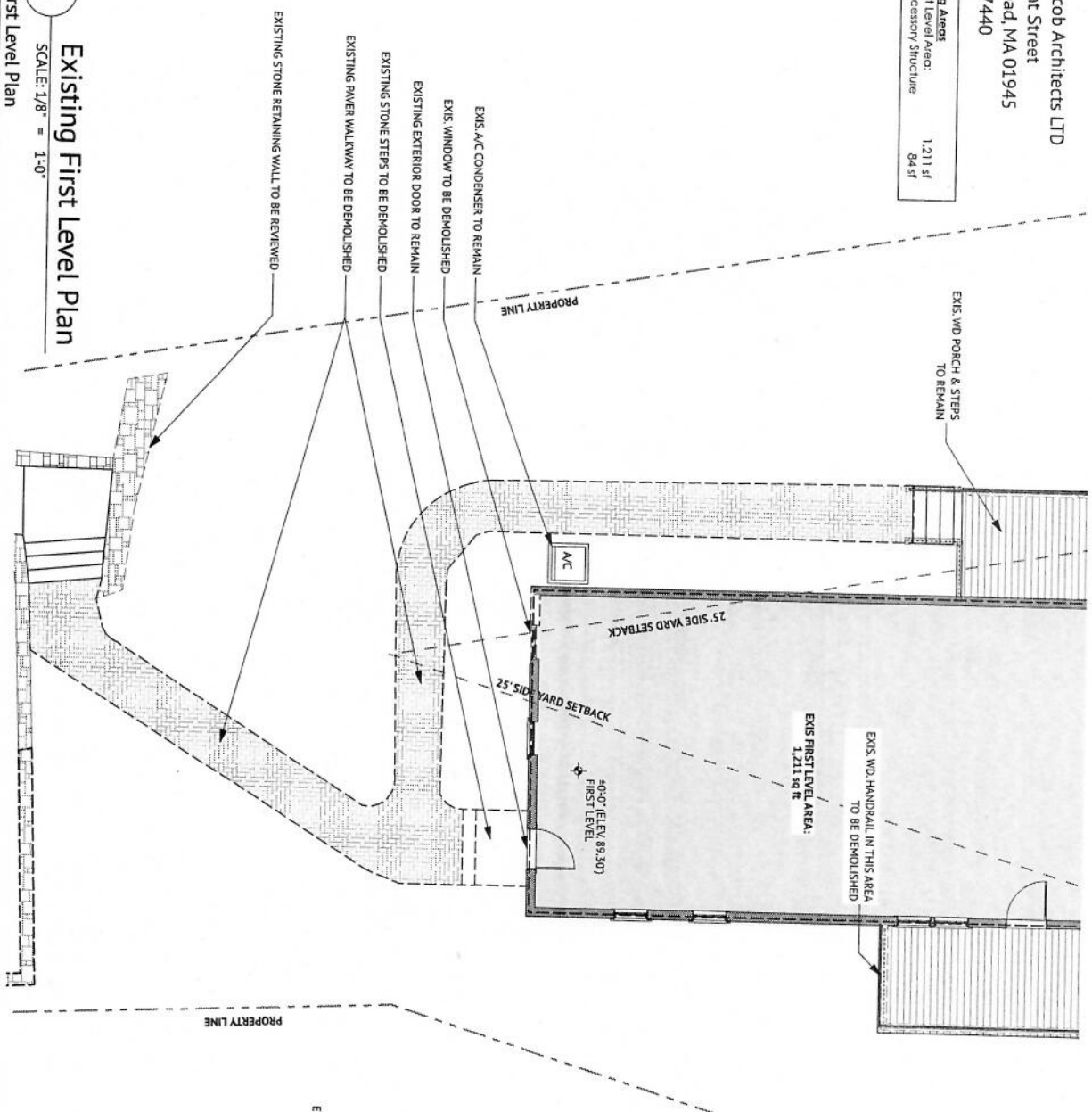
17 Sparhawk Terrace, Marblehead, MA 01945

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3 Pleasant Street
Marblehead, MA 01945
781.631.7440

Zoning Area:	1,211 sf
EX First Level Area:	84 sf
EX Accessory Structure	

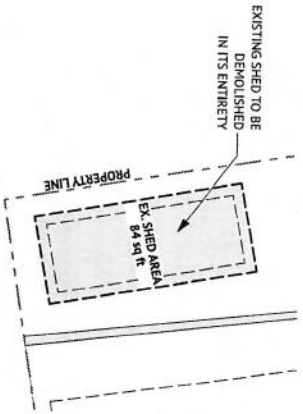
1 Existing First Level Plan

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

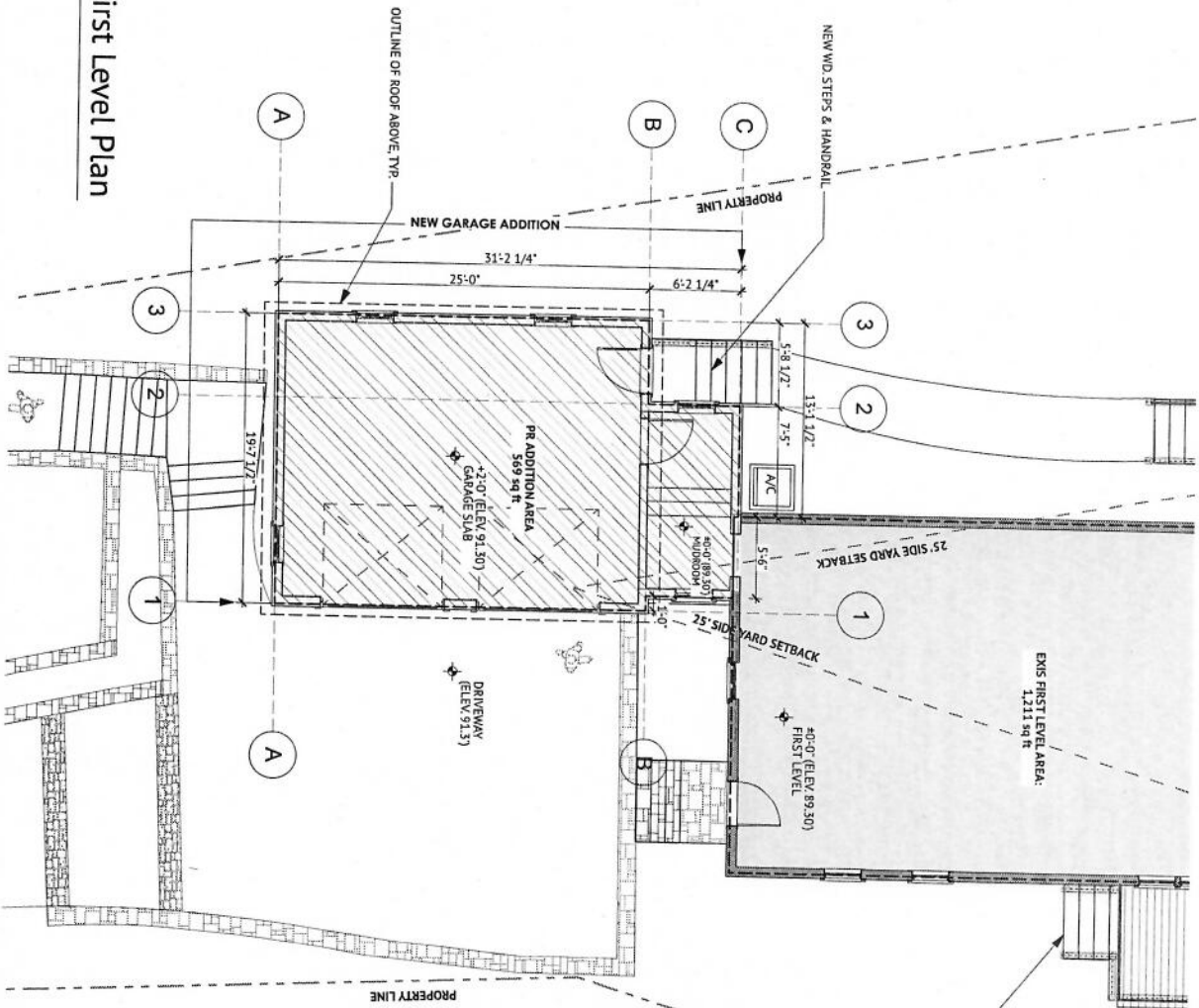


2 Existing Shed Plan

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



1
SCALE: 1/8" = 1'-0"
Proposed First Level Plan



Proposed First Level Plan
10.19.20 Marblehead Zoning Board of Appeals

Private Residence

17 Sparhawk Terrace, Marblehead, MA 01945

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Marblehead, MA 01945
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Existing Area:
PR First Level Area:
(1,211 sq ft + 589 sq ft)
1,780 sq ft

NEW W.D. STEPS & HANDRAIL
@ EXIS. DECK

A.2

17 Sparhawk Terrace, Marblehead, MA 01945

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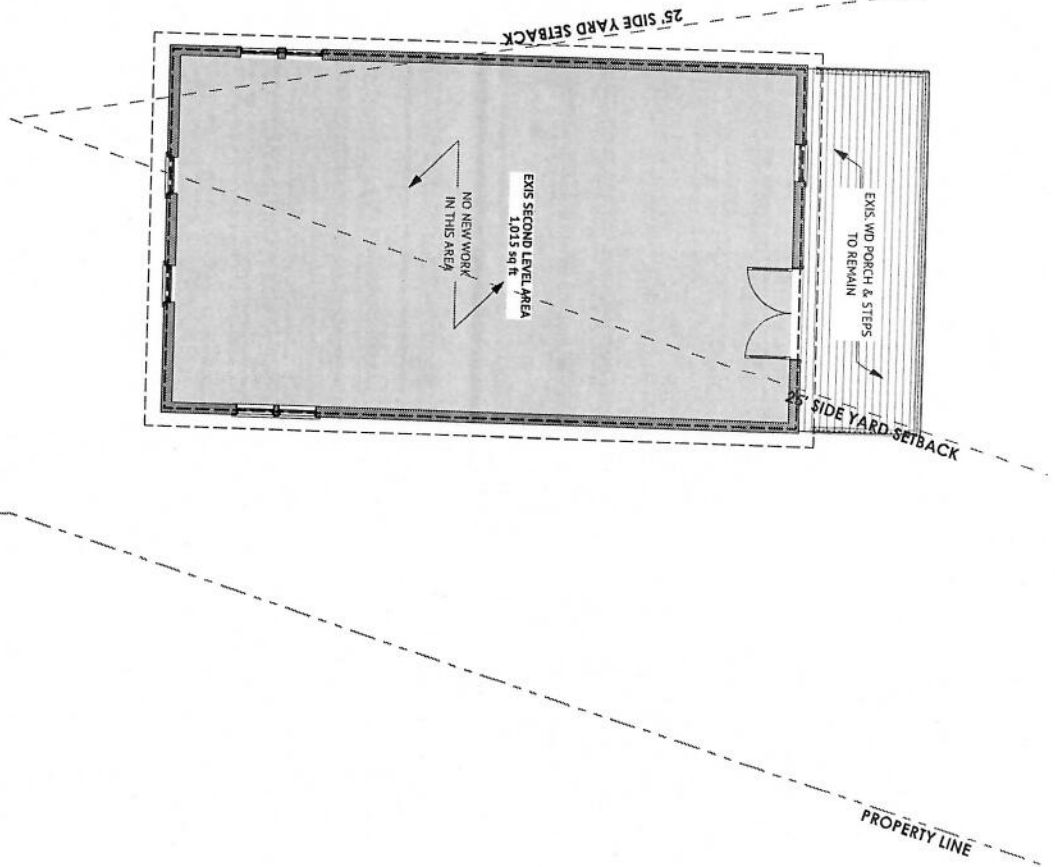
Zoning Area:
EX Second Level Area: 1,015 sq ft

1 Existing Second Level Plan

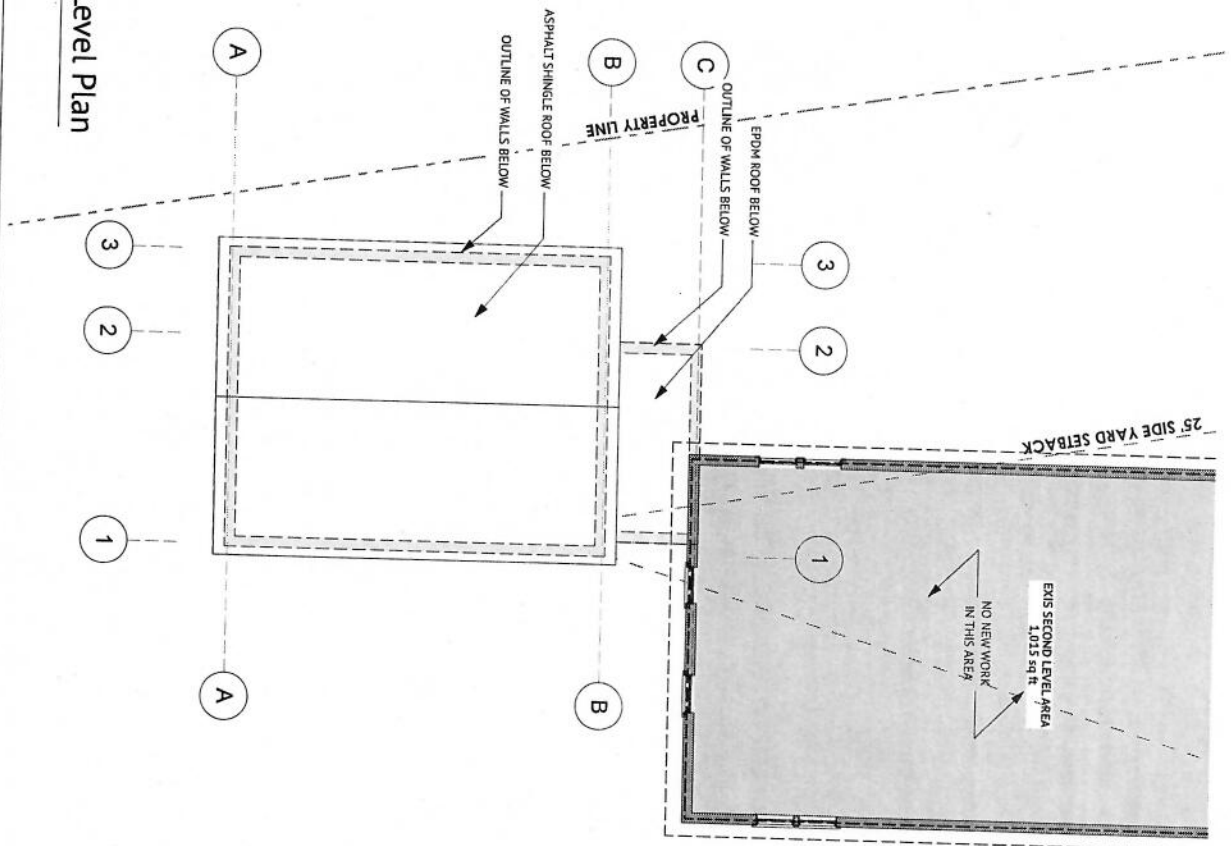
SCALE: 1/8" = 1'-0"

Existing Second Level Plan

10.19.20 Marblehead Zoning Board of Appeals



1
Proposed Second Level Plan
SCALE: 1/8" = 1'-0"



Zoning Area
FR Second Level Area: 1,015 sq ft
NO CHANGE

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Private Residence

17 Sparhawk Terrace, Marblehead, MA 01945

Proposed Second Level Plan
10.19.20 Marblehead Zoning Board of Appeals

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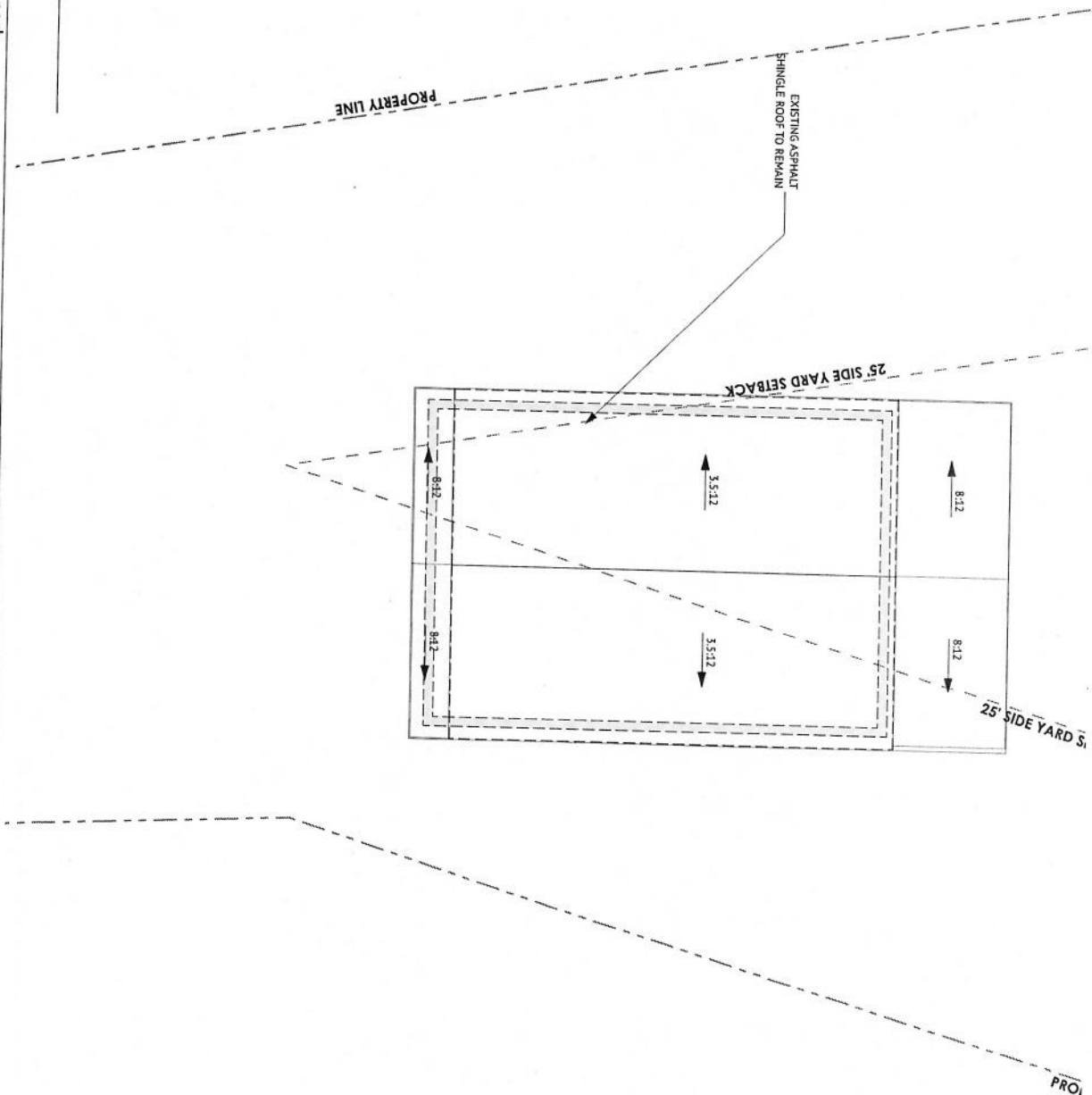
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Existing Roof Plan

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

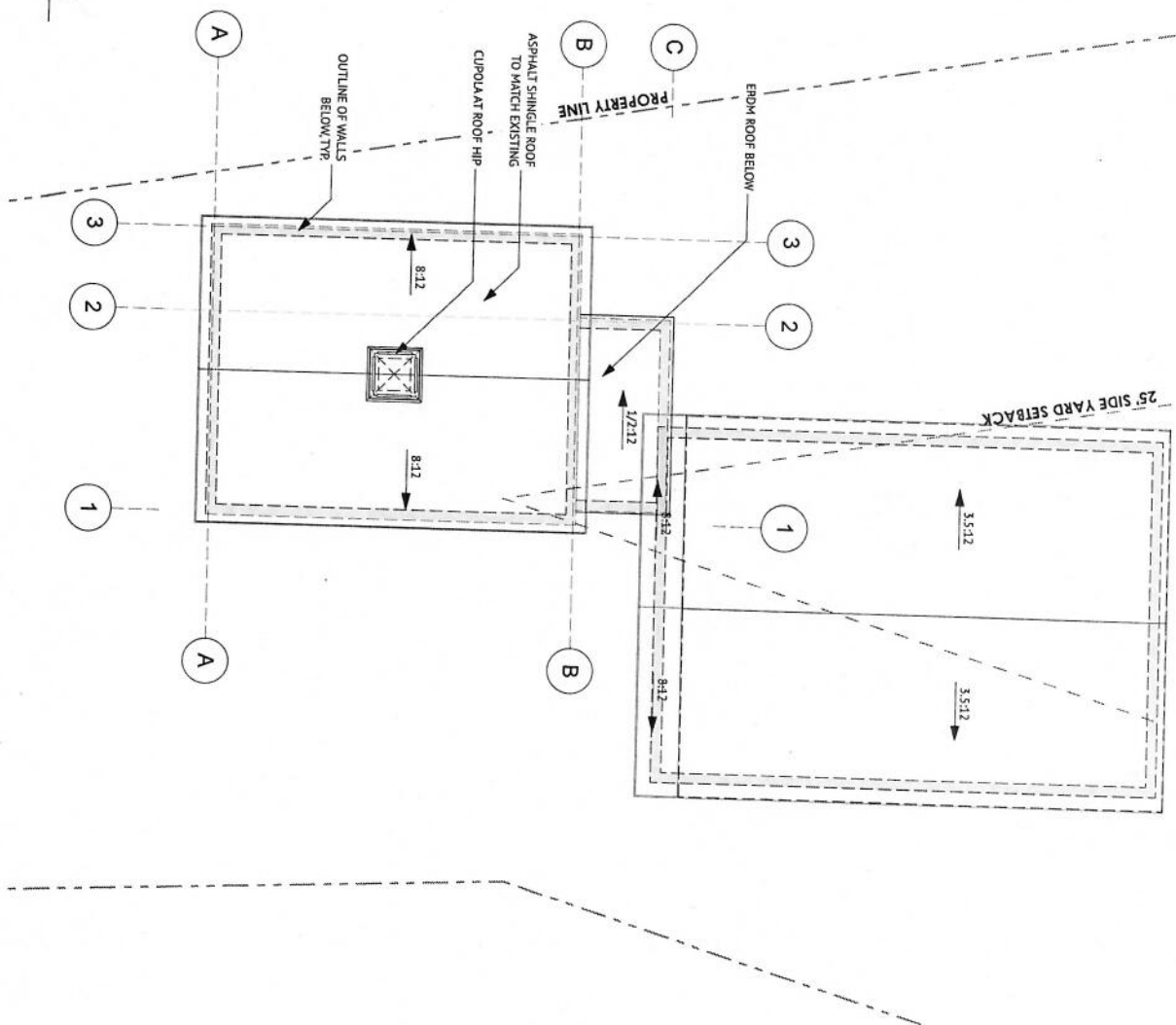
Existing Roof Plan

10.19.20 Marblehead Zoning Board of Appeals



1 Proposed Roof Plan

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



Proposed Roof Plan
10.19.20 Marblehead Zoning Board of Appeals

Private Residence

17 Sparhawk Terrace, Marblehead, MA 01945

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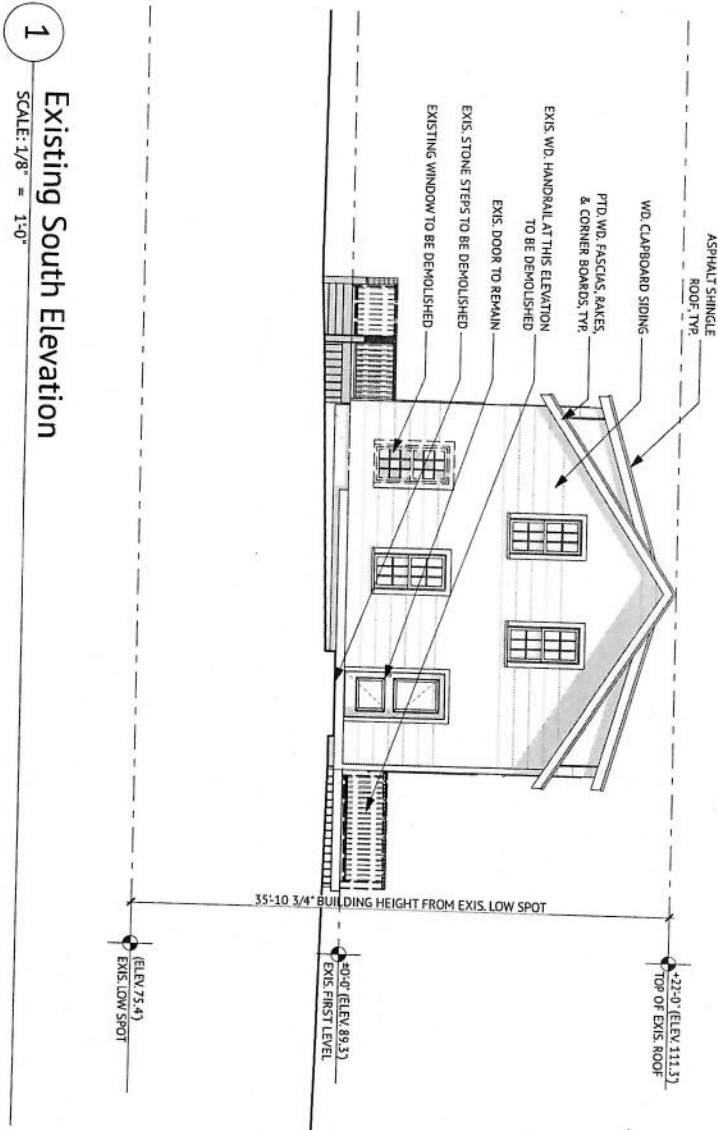
A.5

Walter Jacob Architects LTD
3 Pleasant Street
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Private Residence

17 Sparhawk Terrace, Marblehead, MA 01945

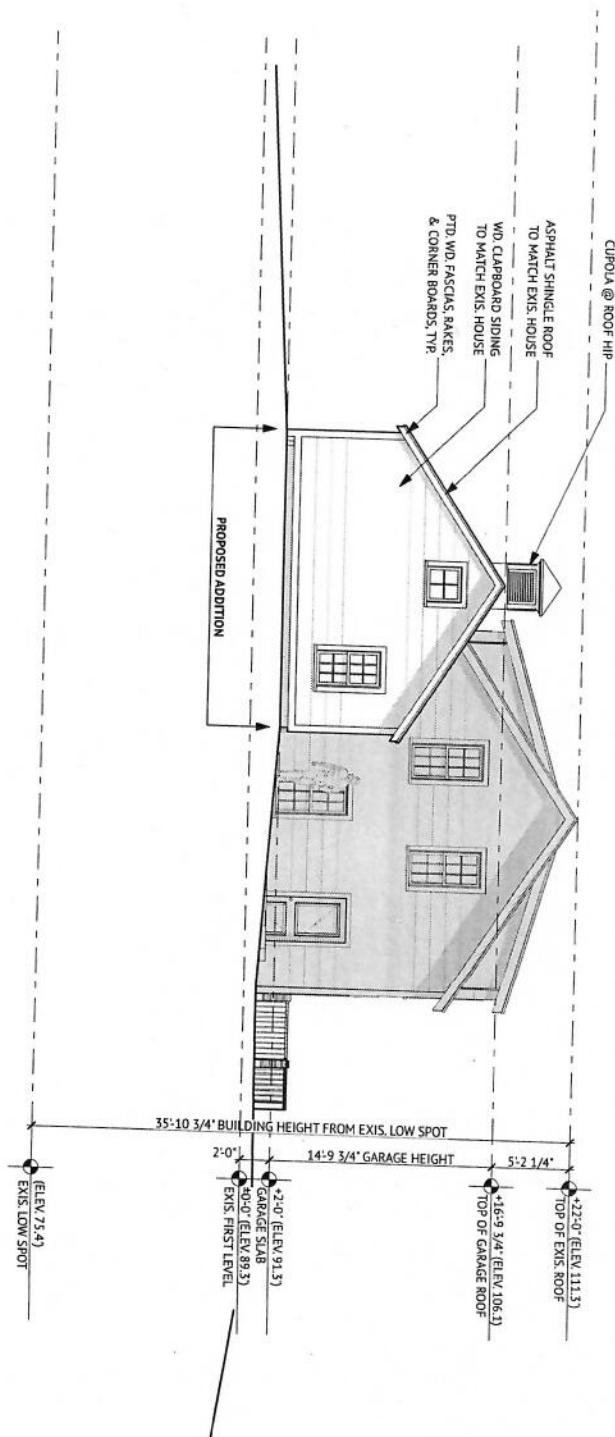
Existing Elevations
10.19.20 Marblehead Zoning Board of Appeals



Walter Jacob Architects LTD
3 Pleasant Street
Marblehead, MA 01945
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A.6

1
Proposed South Elevation
SCALE: 1/8" = 1'-0"



Private Residence

17 Sparhawk Terrace, Marblehead, MA 01945

Proposed Elevations
10.19.20 Marblehead Zoning Board of Appeals

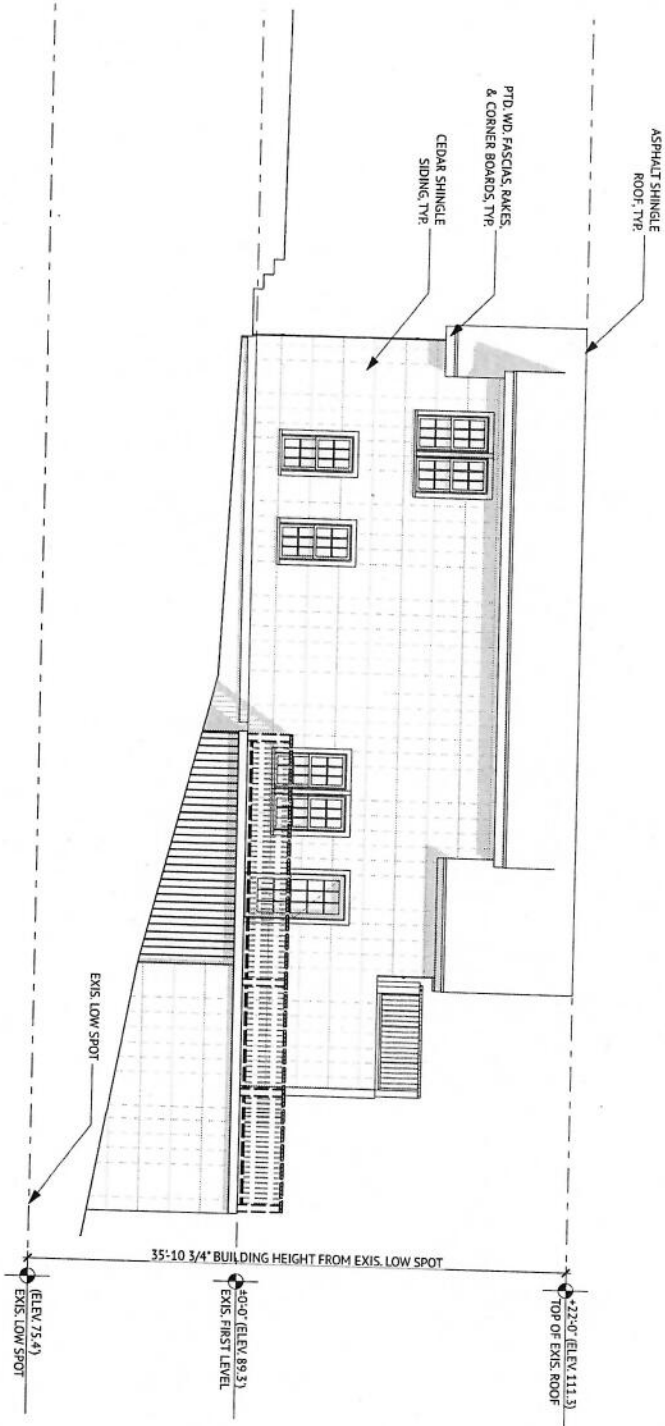
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Marblehead, MA 01945
781.631.7440

Private Residence

17 Sparhawk Terrace, Marblehead, MA 01945

1 Existing East Elevation

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



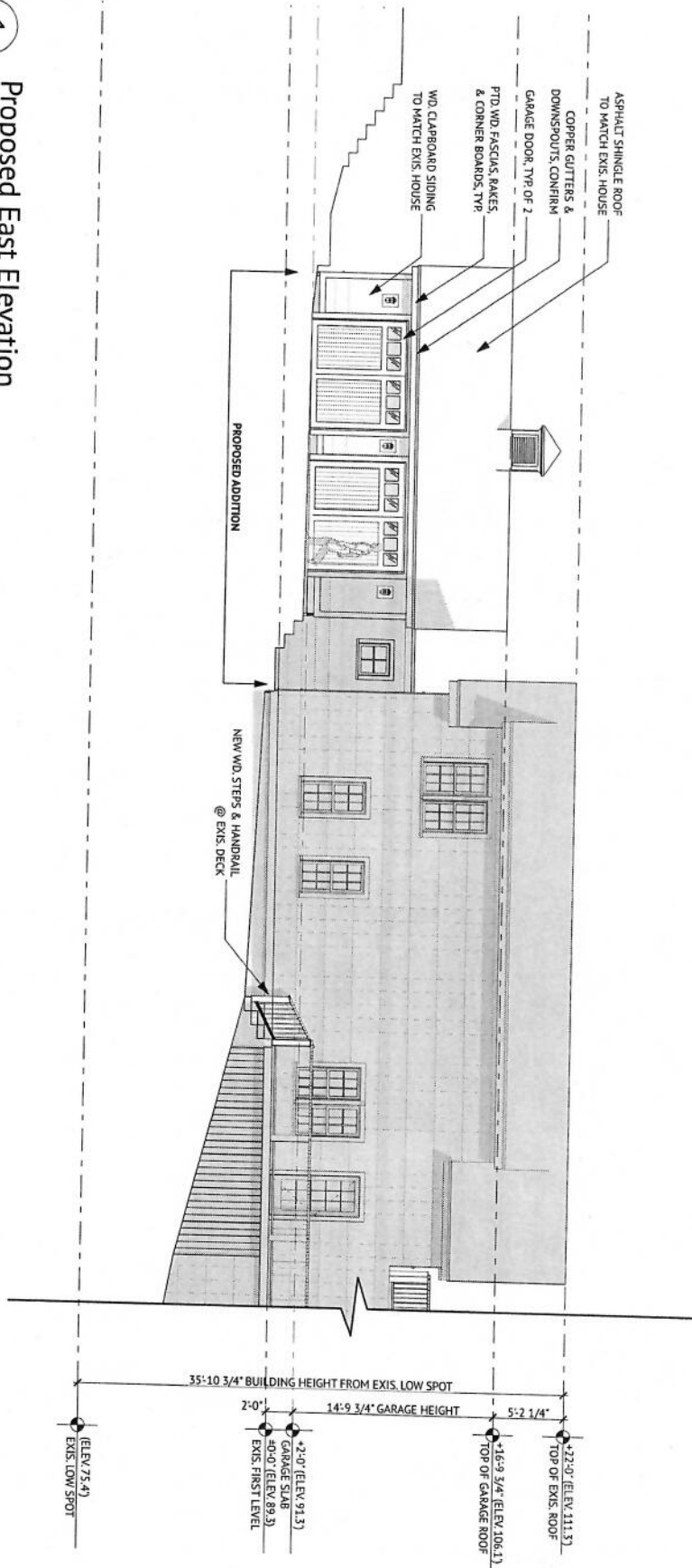
Existing Elevations

10.19.20 Marblehead Zoning Board of Appeals

1

Proposed East Elevation

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



Private Residence

Proposed Elevations
10.19.20 Marblehead Zoning Board of Appeals

Walter Jacob Architects LTD
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17 Sparhawk Terrace, Marblehead, MA 01945

A.7

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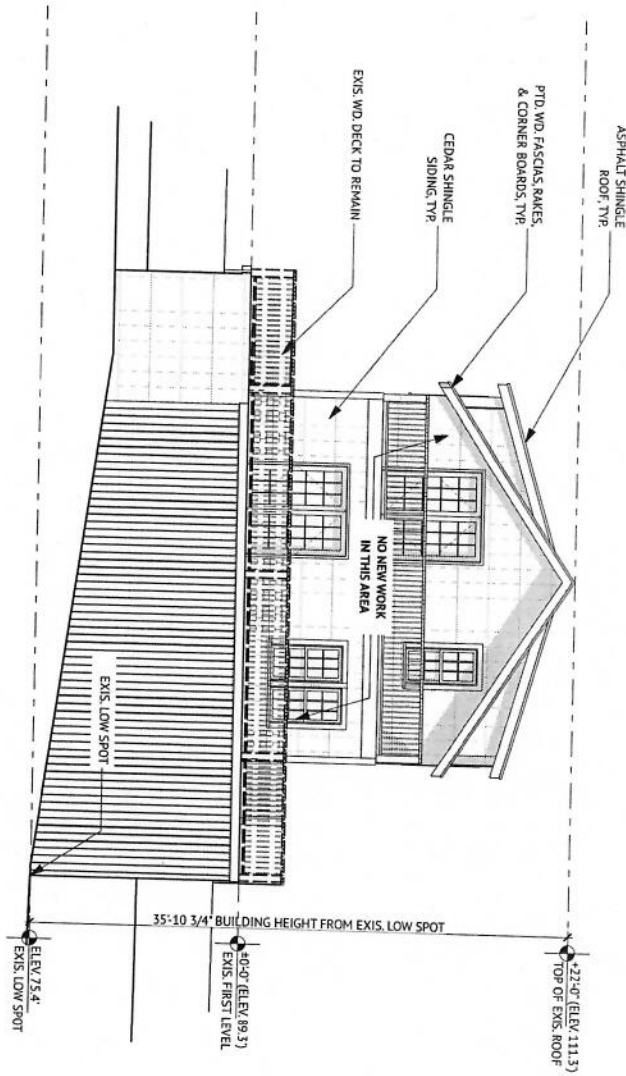
Private Residence

17 Sparhawk Terrace, Marblehead, MA 01945

Existing Elevations
10.19.20 Marblehead Zoning Board of Appeals

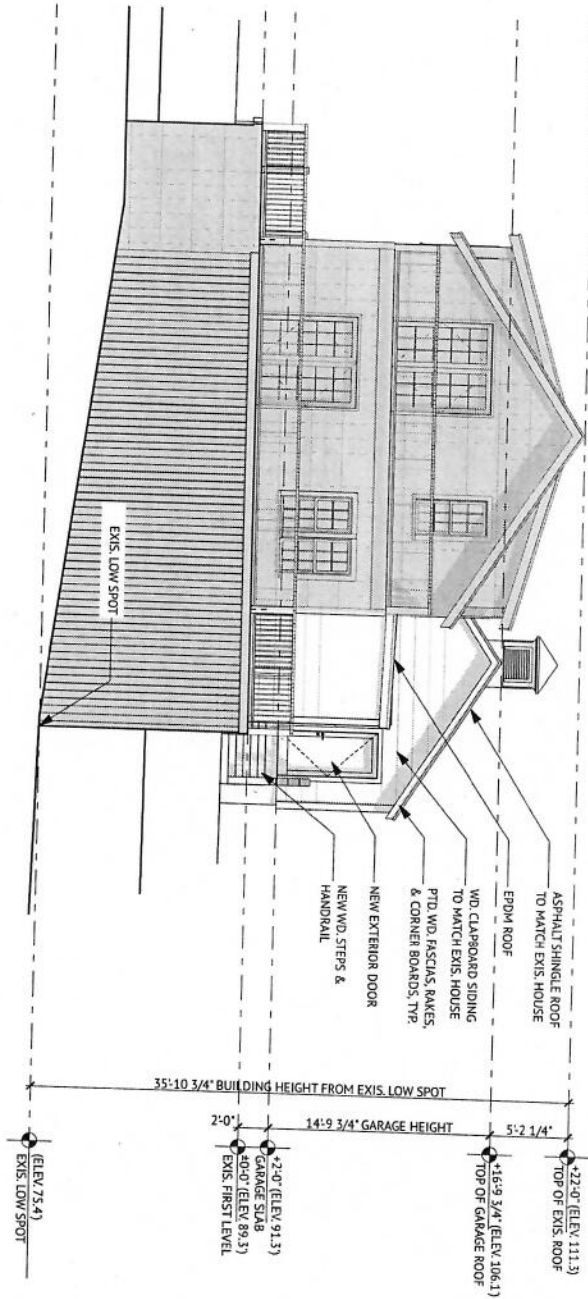
1 Existing North Elevation

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



1 Proposed North Elevation

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



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Proposed Elevations
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Private Residence

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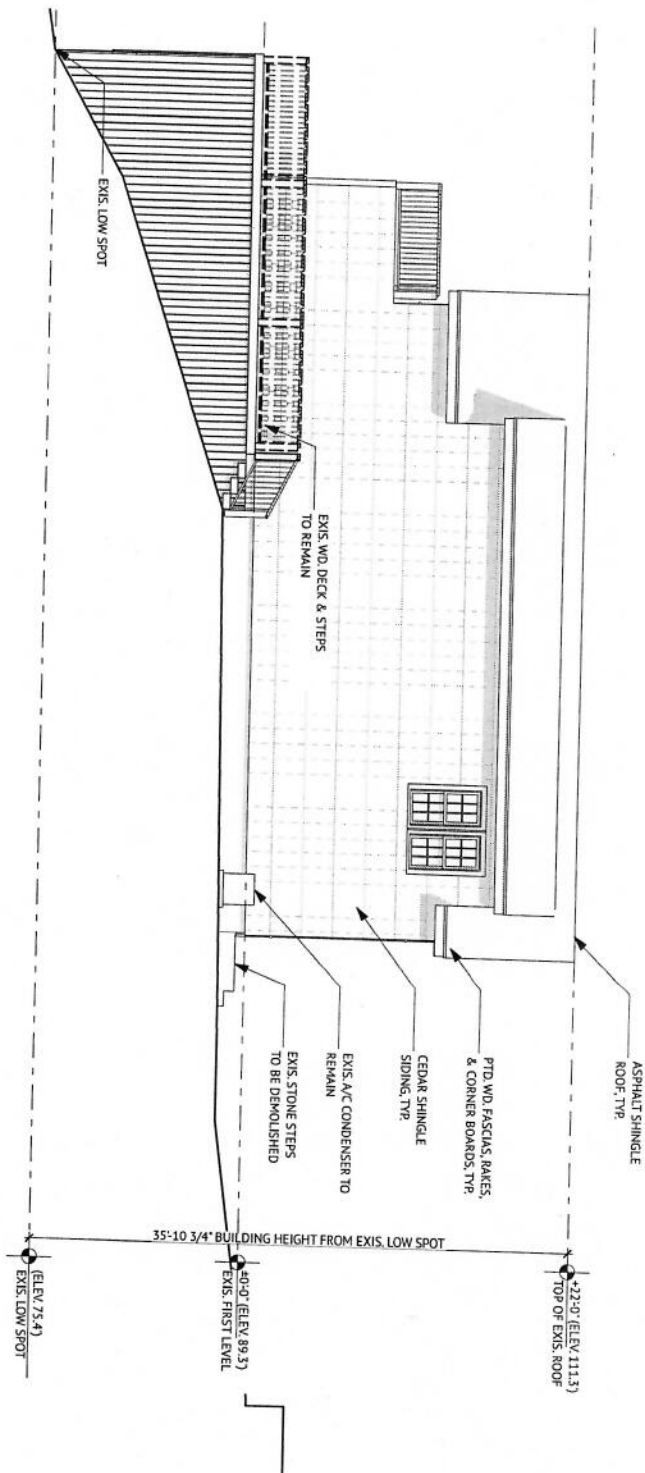
A.8

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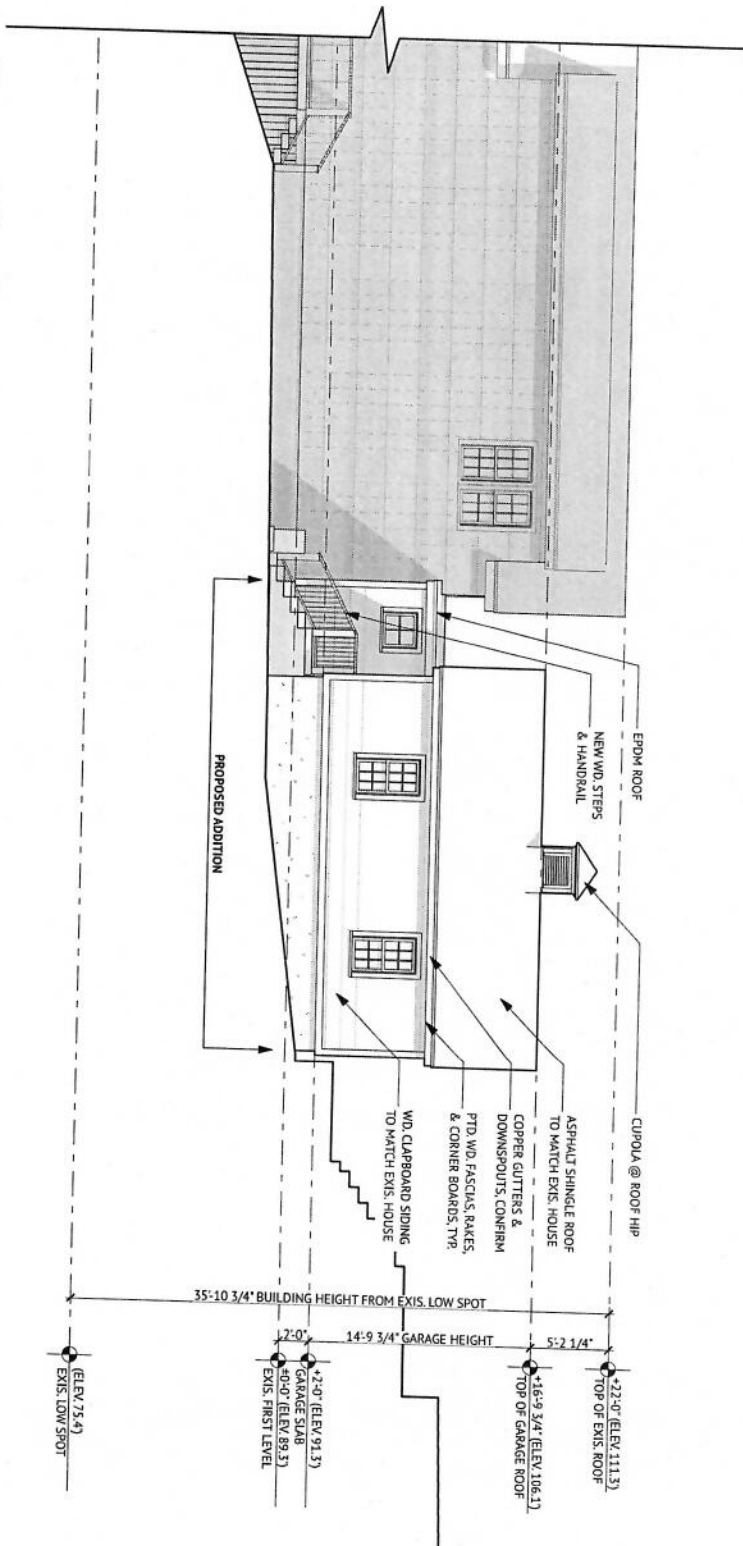
17 Sparhawk Terrace, Marblehead, MA 01945

Existing Elevations
10.19.20 Marblehead Zoning Board of Appeals

1 Existing West Elevation
SCALE: 1/8" = 1'-0"



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



Private Residence

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Proposed Elevations
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