



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

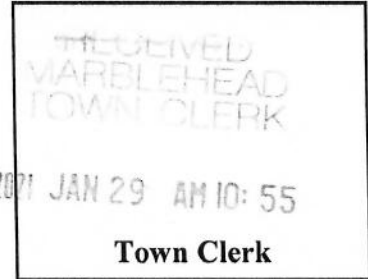
Revision Date: 12-02-20

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 20 Mechanic Square

Assessor Map(s) 150 Parcel Number(s) 87-2

Reviewed by
Building Department
For Zoning Board
Of Appeals

OWNER INFORMATION

Signature [Signature] date 1/29/21

Name (printed) Town of Marblehead

Address Abbot Hall, Marblehead, MA 01945

Phone Numbers: home _____ work 781-631-0000

E-mail wileyk@marbleheadorg.com

fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 1-29-21

Name (printed) Charing Cross Realty

Address 420 Lafayette Street, Salem, MA 01970

Phone Numbers: home _____ work 978-317-3784

E-mail bluster@charingcrossrealty.com

fax _____

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

Special Permit to convert the existing municipal building previously occupied as a school to a multi unit residential use located in an Unrestricted Zoning District.

SEE ATTACHED NARRATIVE

- 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) [Signature] 1-29-2021

2. Town Clerk's stamp (upper right corner)

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

Town of Marblehead
ZBA-APPLICATION

Revision Date: 12-02-2020

Page 2 of 3

Project Address 20 Mechanic Square

Map(s) / Parcel(s) 150/87-2

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU

CURRENT USE (explain) Municipal Building (former school)

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes X No _____ (explain) _____

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PROPOSED CHANGE OF USE

No _____ Yes X (explain) change to multi family dwelling

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes _____ No X

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)
- X Open Area - Less than required (§200-7, §200-15.B(2) 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)

- X 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)
- X Height - Exceeds maximum allowed (§200-7 and Table 2)
- X Open Area - Less than required (§200-7, §200-15.B(2) and Table 2)
- X 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 <u>X</u> _____
Historic District Commission	Yes <u>X</u> _____	No _____
Planning Board	Yes _____	No <u>X</u> _____

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

Yes X No _____ (explain) _____

Building Official _____

Date 1-29-2021

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-02-2020

Project Address 20 Mechanic Square

Map(s) / Parcel(s) 150/87-2

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

Area of features

footprint of accessory building(s)

19,023

19,023

footprint of building

0

0

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

5,929

5,929

number of required parking spaces 16 x (9'x 18' per space)

0

0

area of pond(s), or tidal area(s) below MHW

0 Exempt

2,592

other areas (explain) _____

0

0

Sum of features = B

5,929

8,521

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

13,094

10,502

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area >5' in height)

5,929

5,791

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

5,724

5,672

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

5,651

5,651

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

4,168

4,598

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)

0

0

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

21,472

21,712

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

= 240

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

= 1.1 %

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

= 1:.61

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA)

= 1: .48

This worksheet applies 1. plan by/dated Pitman & Wardley 1/19/21

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

3. plan by/dated _____

Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

Building Official _____

Date 1-29-2021

NARRATIVE
APPLICATION OF CHARING CROSS REALTY
20 MECHANIC SQUARE.

The application before the Board is to convert the former Gerry School into an eight (8) unit multi family dwelling.

After the use of the building was abandoned as a school the Town voted to declare the building and a portion of the land as surplus and offered the property consisting of the building and 19,023 square feet of land on an RFP to interest parties. After review of the bids and proposed plans the applicant was awarded the bid subject to approval from the Old and Historic Marblehead Districts Commission as well as the Zoning Board of Appeals.

Since the prior use was for municipal purposes it was not subject to the dimensional regulations of the bylaw and the change of use now triggers the new dimensional non-conformities as set forth in the attached application.

**OLD & HISTORIC DISTRICT COMMISSION
ISSUED JANUARY 19, 2021**

GENERAL REQUIREMENTS

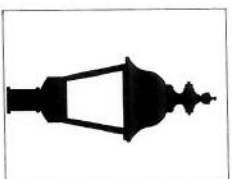
VICINITY MAP

FRONT ELEVATION



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Carol D. Evans & Wendy Morrison



POST LAMP LUMINAIRE



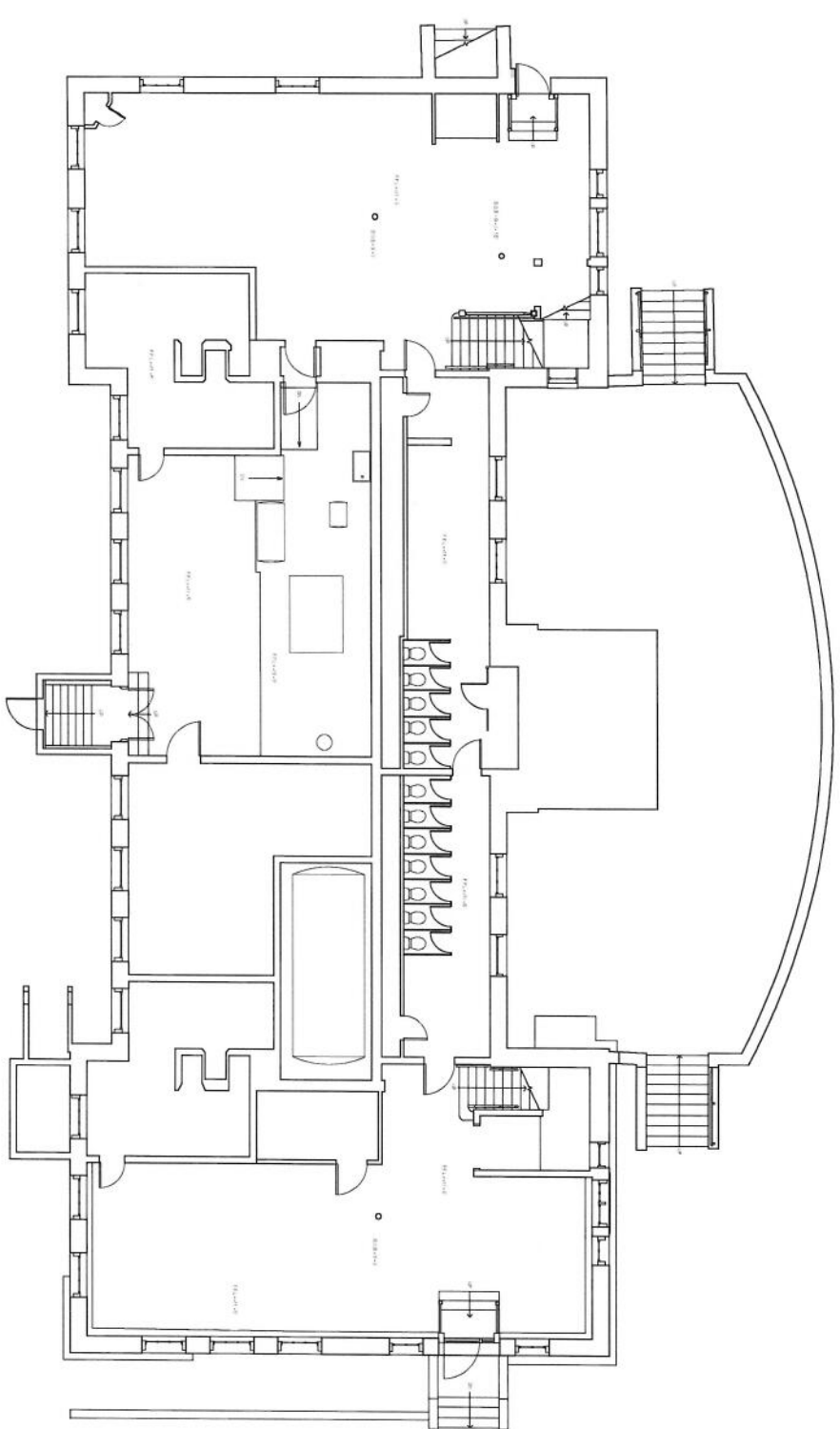
STONE WALL WITH GRANITE CAP



METAL FENCE



HANDRAJ.SAT STEPS



01 EXISTING LOWER LEVEL PLAN

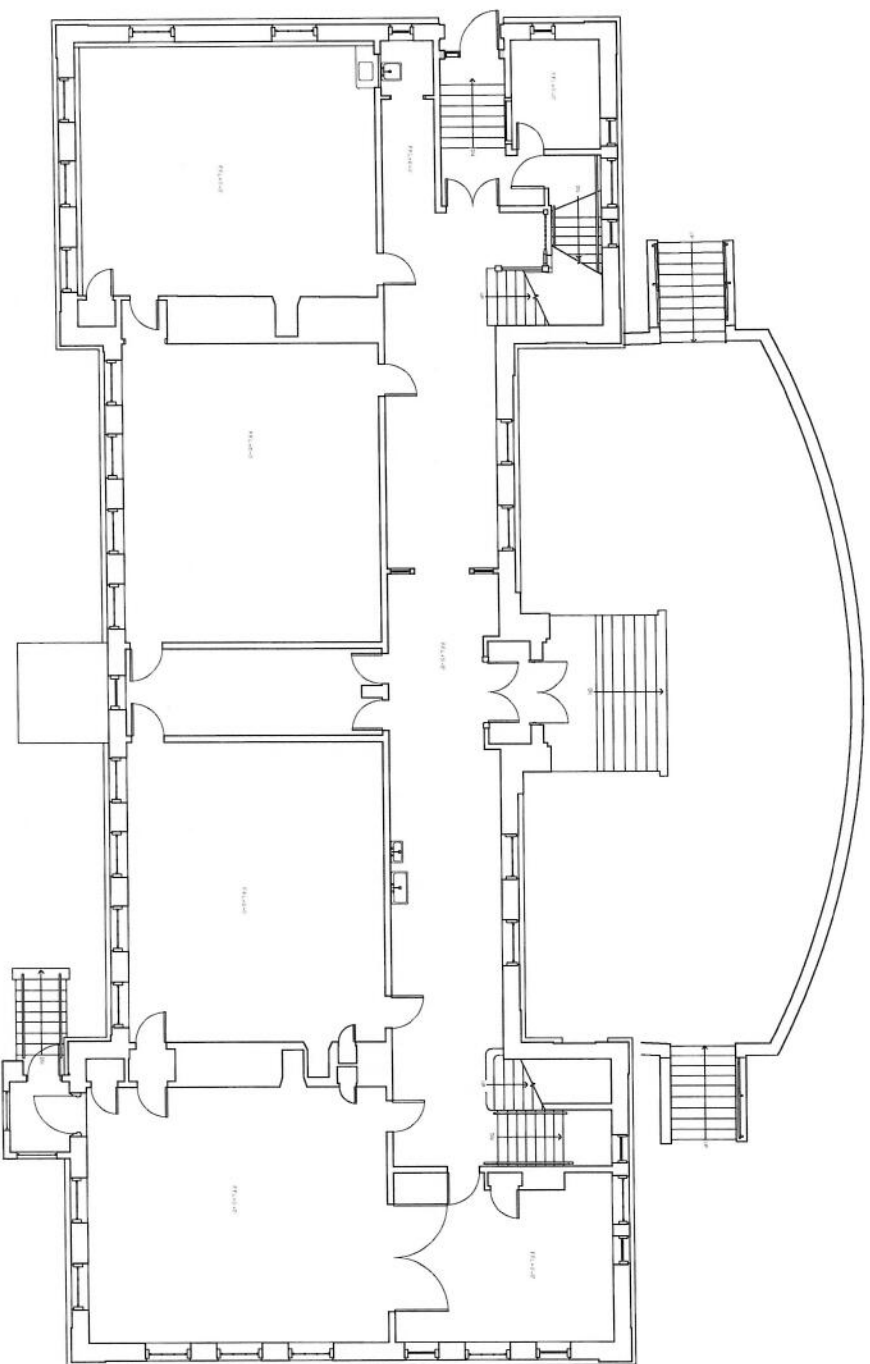
PROGRESS DRAWINGS NOT FOR CONSTRUCTION

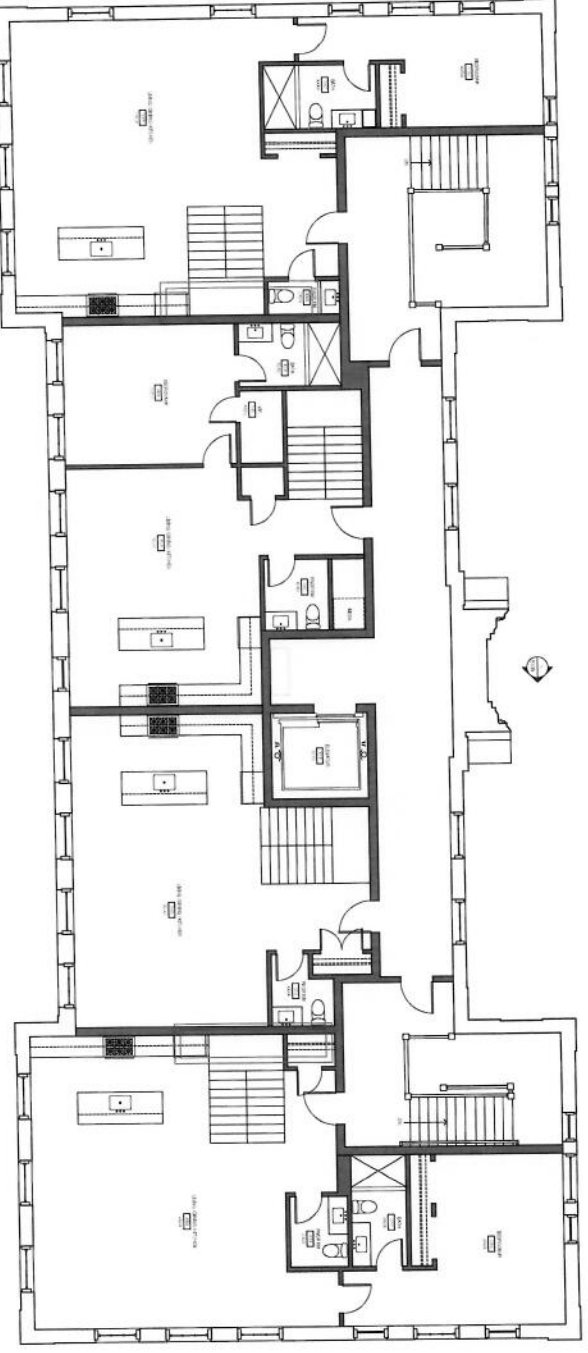
PROGRESS DRAWINGS NOT FOR CONSTRUCTION

01
 PROPOSED LOWER LEVEL PLAN
 10' = 1"



10' = 1"





01
PROPOSED SECOND LEVEL PLAN
1/2" = 1' - 0"



PROJECT OWNER
ELBRIDGE GERRY SCHOOL
1000 N. 10TH STREET
SUITE 100
ARLINGTON, VA 22209

PROJECT TEAM

ARCHITECT
PITMAN & WARDLEY
1000 N. 10TH STREET
SUITE 100
ARLINGTON, VA 22209

GENERAL CONTRACTOR
BURNS & MCDONNELL
1000 N. 10TH STREET
SUITE 100
ARLINGTON, VA 22209

MECHANICAL ENGINEER
HKS ENGINEERING, INC.
1000 N. 10TH STREET
SUITE 100
ARLINGTON, VA 22209

LANDSCAPE ARCHITECT
JAMES R. LAMBERT ASSOCIATES
1000 N. 10TH STREET
SUITE 100
ARLINGTON, VA 22209

**ELBRIDGE GERRY SCHOOL
MULTI-FAMILY
REDEVELOPMENT**

50 E. L STREET
LANSBERRY, VA 22095

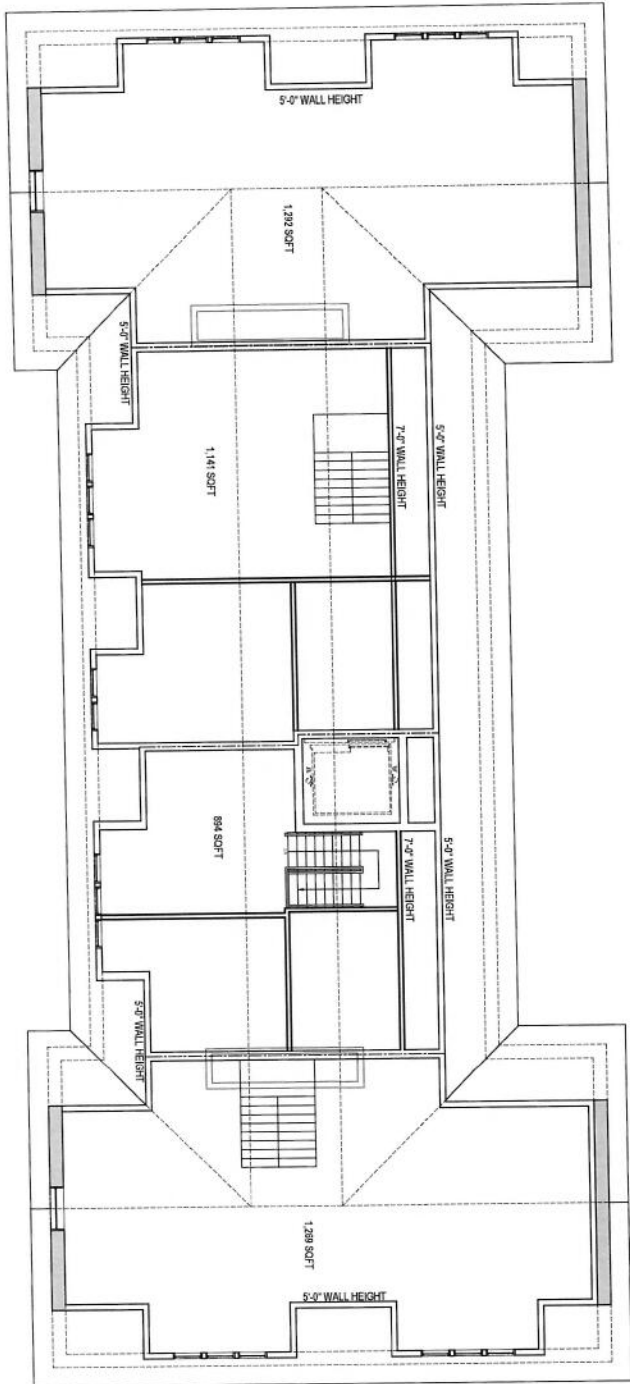
1/19/2022

DATE
1/19/2022
BY
PITMAN & WARDLEY

THIRD LEVEL PLAN

SCALE

PROPOSED THIRD LEVEL PLAN
1/19/2022



PROGRESS DRAWINGS NOT FOR CONSTRUCTION

A1.4
PITMAN & WARDLEY
1000 N. 10TH STREET
SUITE 100
ARLINGTON, VA 22209
703.241.1111
WWW.PITMAN-AND-WARDLEY.COM

PROJECT: ELBRIDGE GERRY SCHOOL
REDEVELOPMENT
200 E. BRIDGE STREET, SUITE 100
ANN ARBOR, MI 48106
09/20/2021

PROJECT TEAM

GENERAL CONTRACTOR
ANN ARBOR
200 E. BRIDGE STREET, SUITE 100
ANN ARBOR, MI 48106
734.769.4400

CONSULTANTS
ANN ARBOR
200 E. BRIDGE STREET, SUITE 100
ANN ARBOR, MI 48106
734.769.4400

LANDSCAPE ARCHITECT
ANN ARBOR
200 E. BRIDGE STREET, SUITE 100
ANN ARBOR, MI 48106
734.769.4400

ELBRIDGE GERRY SCHOOL
REDEVELOPMENT
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ANN ARBOR, MI 48106
734.769.4400

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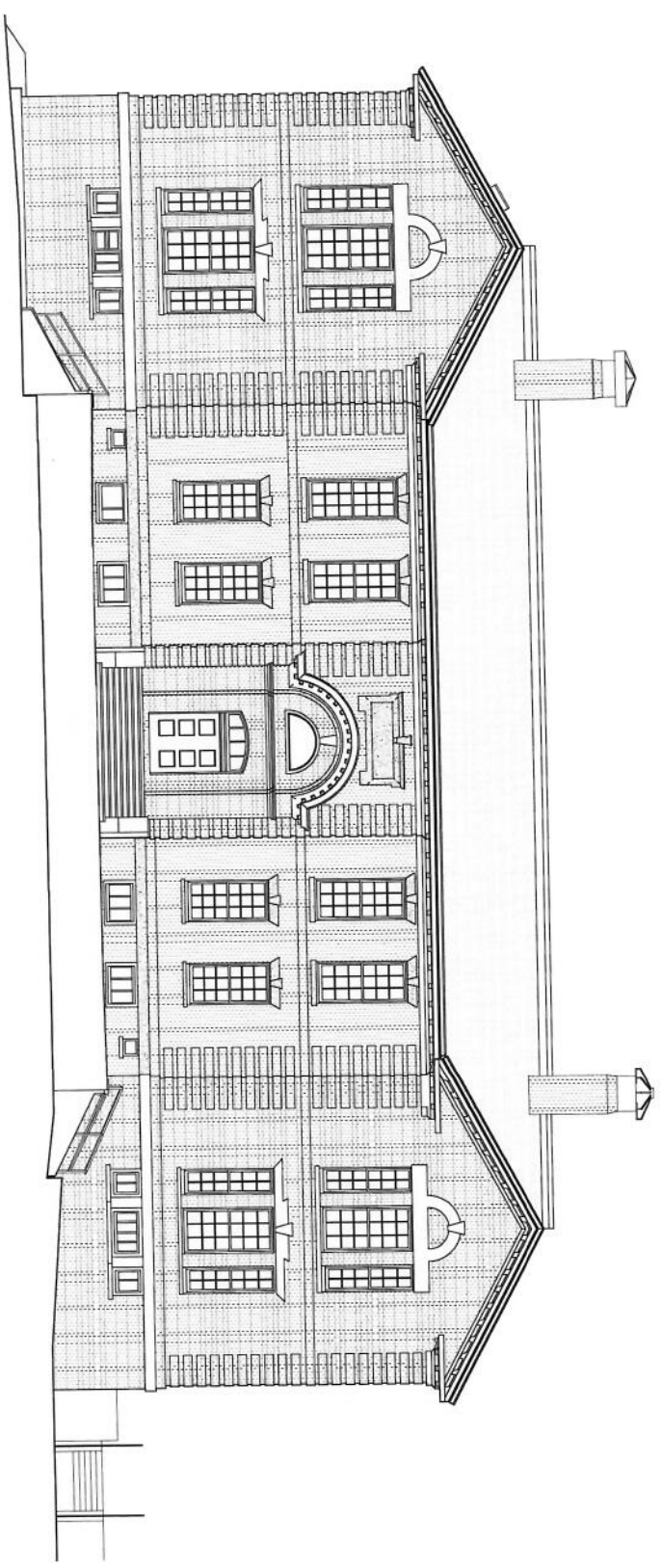
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200 E. BRIDGE STREET, SUITE 100
ANN ARBOR, MI 48106
734.769.4400



01 EXISTING NORTH ELEVATION
200 E. BRIDGE STREET

PROGRESS DRAWINGS NOT FOR CONSTRUCTION



EX2.1

ANN ARBOR
200 E. BRIDGE STREET, SUITE 100
ANN ARBOR, MI 48106
734.769.4400

PROJECT NAME
**ELBRIDGE GERRY SCHOOL
 REDEVELOPMENT**
 50 ELM STREET
 MANASSAS, VA 20108
 571-261-4000

PROJECT TEAM
 ARCHITECT
PRITMAN & WARDLEY
 1000 15TH STREET, NW
 WASHINGTON, DC 20005
 (202) 462-1000
 WWW.PRITMANWARDLEY.COM
 LANDSCAPE ARCHITECT
AMERICAN LANDSCAPE ARCHITECTS
 1000 15TH STREET, NW
 WASHINGTON, DC 20005
 (202) 462-1000

ELBRIDGE GERRY SCHOOL
 MULTI-FAMILY
 REDEVELOPMENT
 50 ELM STREET
 MANASSAS, VA 20108

NEW PLAN

NO. APPROVED
**MARBL HEAD OLD & HISTORIC
 DISTRICT COMMISSION**
 19 JANUARY 2021

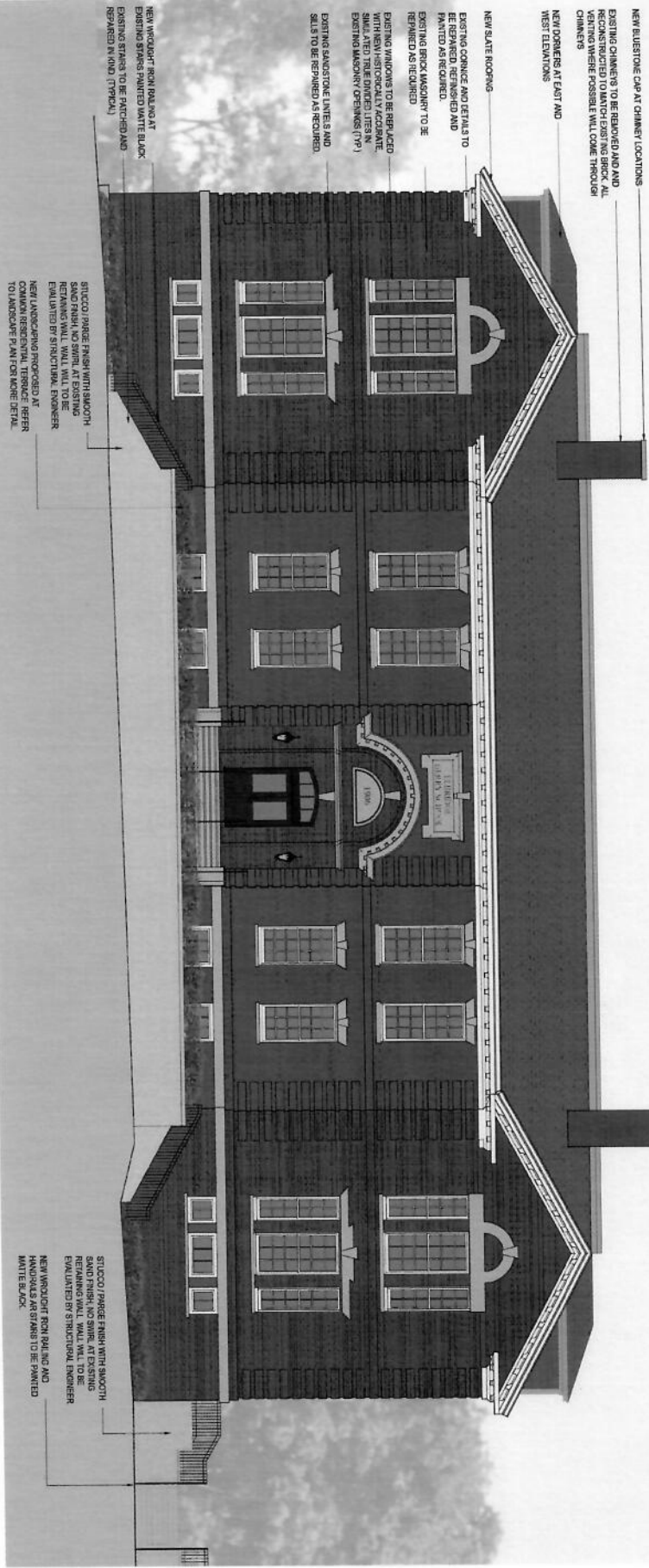
DATE
**PROPOSED
 NORTH ELEVATION**

ET/AM

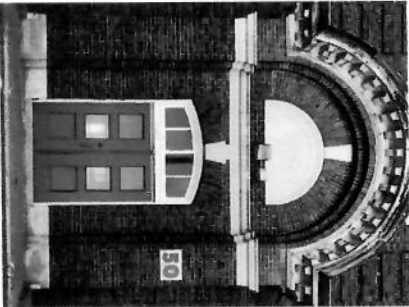
DESIGNED BY
PRITMAN & WARDLEY
 NO. DATE

SHEET NUMBER
A2.1

ARCHITECTURAL
 All drawings and specifications are prepared by the architect and are subject to the provisions of the contract documents. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the construction of the project.



01 PROPOSED NORTH ELEVATION
 SHEET 1-12



PROJECT OWNER:
HARRING CROSS REALTY TRUST
CENTENNIAL DRIVE, SUITE 5E
JAGGON, MA 01918
1-800-5415

PROJECT YEAR:

GENERAL CONTRACTOR
JAMES J. WELSH & CO.
100 CONCORD ST. SUITE 503
ALEXANDRIA, MA 01579
781-764-8202

FALCNER

AMES ENGINEERING, INC.
33 SALISBURY STREET
WATSFIELD, MA 01888
617-242-2100

JAMES K. EMMANUEL ASSOCIATES
3 CARLTON ROAD
WATFORD-HEAD, MA. 01845

1000

**WELBRIDGE GERRY SCHOOL
MULTI-FAMILY
REDEVELOPMENT**

WILM STREET
MARBLEHEAD MA. 01945

1000

WORTHINGTON

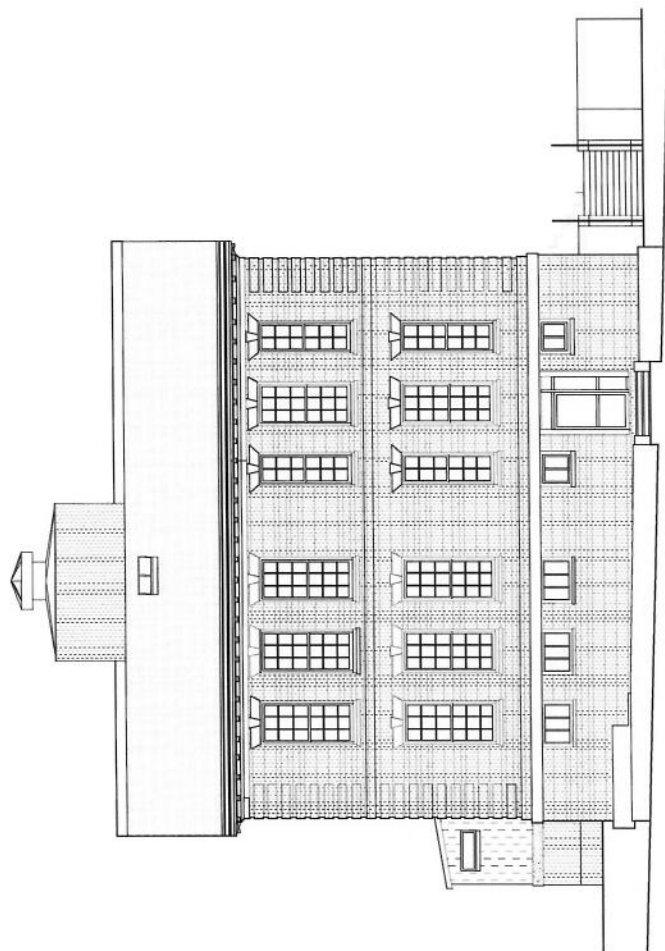
DISTRICT COMMISSIONER

19 JANUARY 2021

COATING NAME

EXISTING
EAST ELEVATION

(continued)



01
EXISTING EAST ELEVATION
3/16" = 1'-0"

PROGRESS DRAWINGS NOT FOR CONSTRUCTION

EX2.2

ARCHITECTURAL

ed savings and return on investment.

consent of Parnis & Waindley Associates, LLC.

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