

10/20/2020

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-14-2015

Project Address 34 Marion Road

Map(s) / Parcel(s)

11 32

NET OPEN AREA (NOA)**EXISTING****PROPOSED**

Lot area = A

6186

6186

Area of features

footprint of accessory building(s)

270

0

footprint of building

845

1556

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

58

263

number of required parking spaces _____ x (9' x 20' per space)

360

360

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

0

0

other areas (explain) _____

0

0

Sum of features = B

1533

2179

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

4653

4007

GROSS FLOOR AREA (GFA)

accessory structure(s)

270

0

basement or cellar (area > 5' in height)

641

915

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

845

1532

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

645

1082

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' height)

76

108

area under deck (if > 5' in height)

0

0

roofed porch(es)

0

249

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

2477

3886

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

= 1409

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

= 56.8833266 %

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

= 1.878482035

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

= 1.031137416

This worksheet applies
to the following plan(s):

1. plan by dated _____

2. plan by dated _____

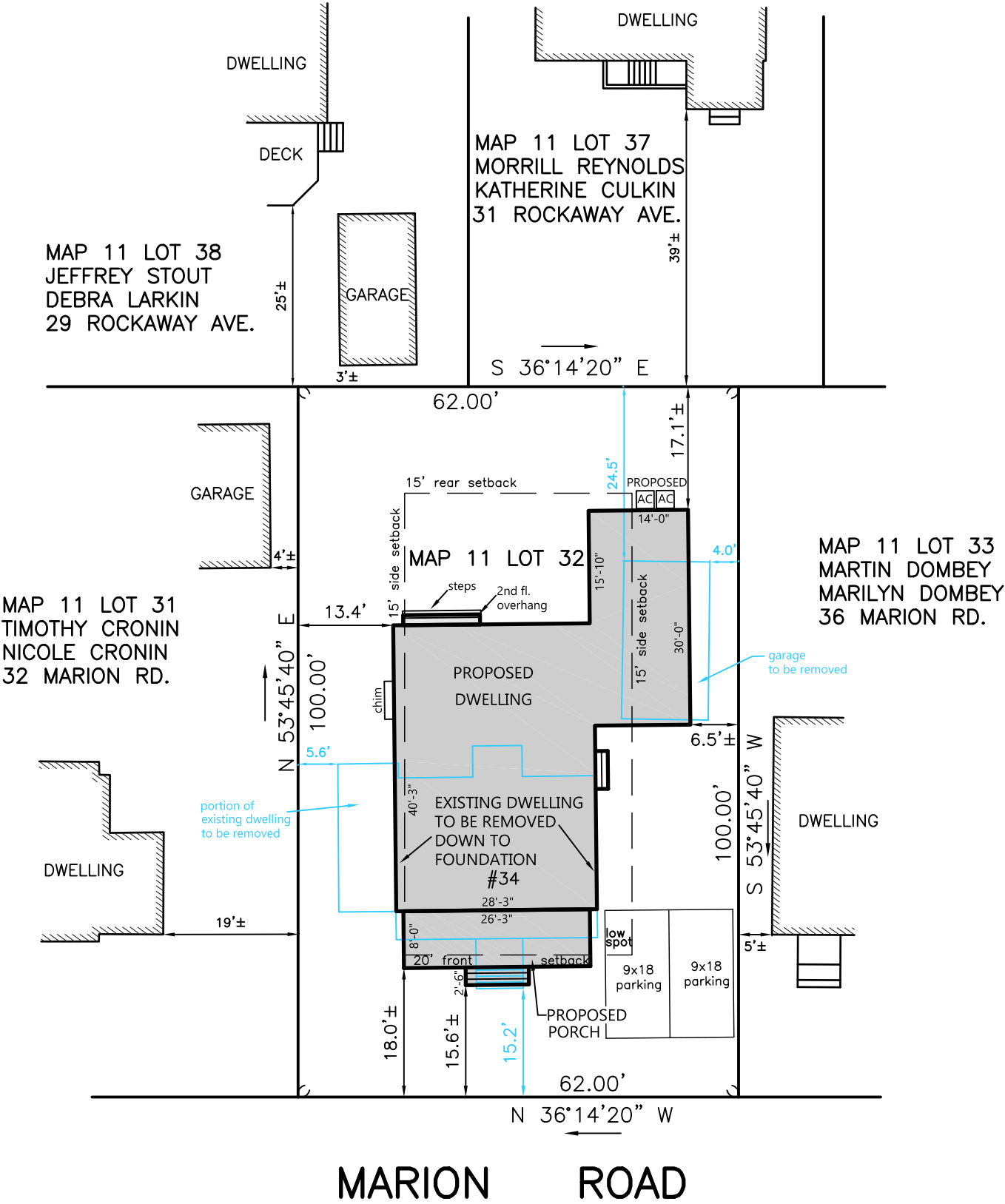
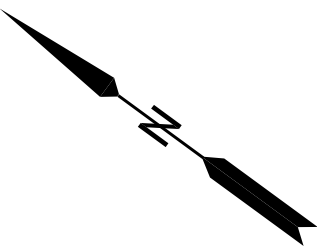
3. plan by dated _____

Building Official _____

Date _____

ZONING DISTRICT – SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	6200 ±	6200 ±
FRONTAGE	100	62.00'	62.00'
FRONT	20	15.2'	15.6'±
SIDE	15	4.0'	6.5'±
REAR	15	24.5'	17.1'±
BLDG HEIGHT	35	26.7'	30'±



ZONING BOARD OF APPEALS PLAN

34 MARION ROAD

MARBLEHEAD

PROPERTY OF

MORRILL S. REYNOLDS III

SCALE 1" = 20' JULY 21, 2020

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. – SALEM, MA

(978) 744-4800

PROPOSAL TO THE
ZONING BOARD OF APPEALS

FOR THE
REYNOLDS RESIDENCE

34 MARION RD, MARBLEHEAD, MA



OCT. 20, 2020

LIST OF DRAWINGS

EXISTING

DB EXISTING BASEMENT PLAN
D1 EXISTING FIRST FLOOR PLAN
D2 EXISTING SECOND FLOOR PLAN
D3 EXISTING ATTIC PLAN
D4 EXISTING FRONT ELEVATION
D5 EXISTING RIGHT ELEVATION
D6 EXISTING REAR ELEVATION
D7 EXISTING LEFT ELEVATION

PROPOSED

AB PROPOSED BASEMENT PLAN
A1 PROPOSED FIRST FLOOR PLAN
A2 PROPOSED SECOND FLOOR PLAN
A3 PROPOSED ATTIC PLAN
A4 PROPOSED FRONT ELEVATION
A5 PROPOSED RIGHT ELEVATION
A6 PROPOSED REAR ELEVATION
A7 PROPOSED LEFT ELEVATION

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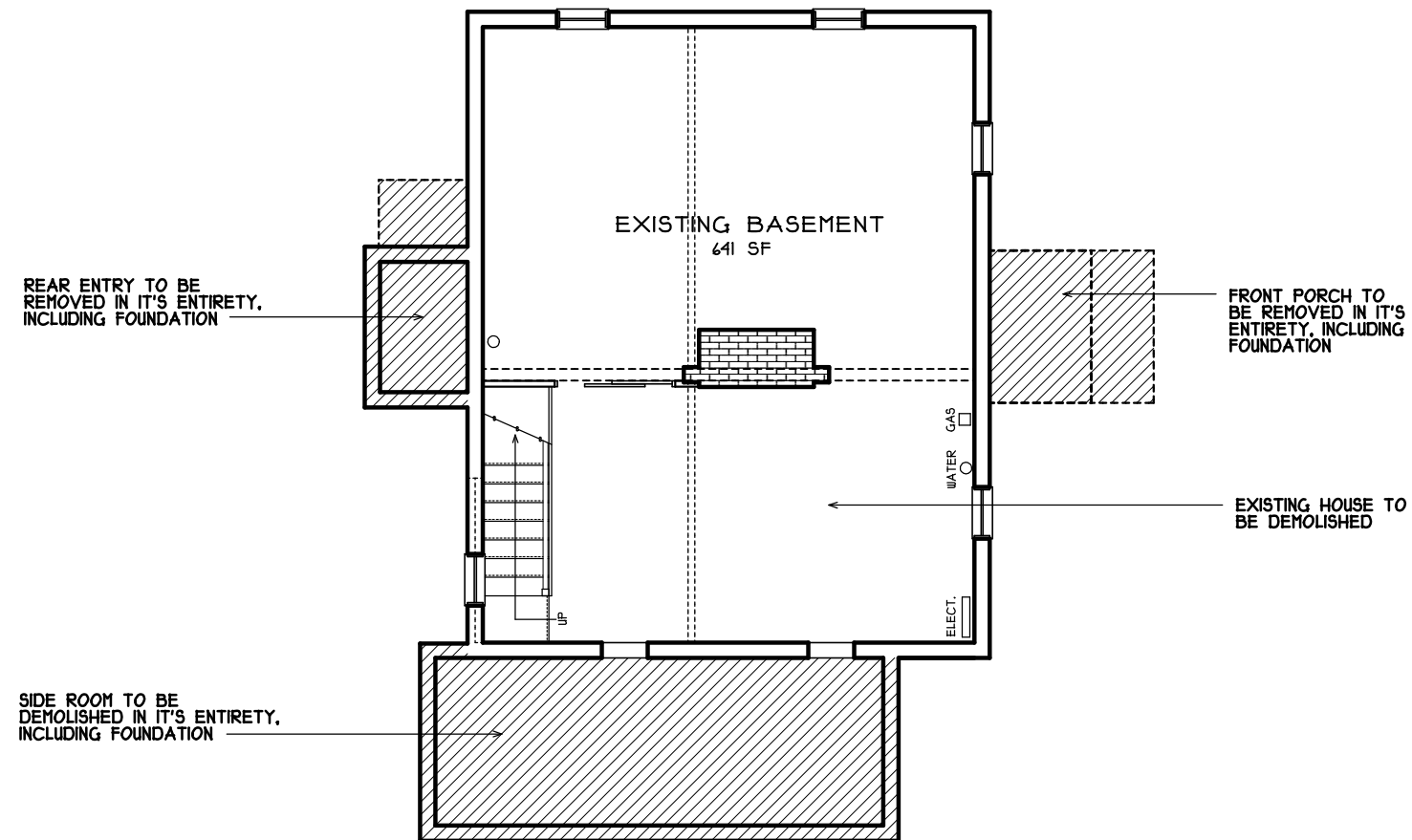
DRAWING LEGEND

===== EXISTING WALL TO REMAIN
===== NEW WOOD FRAMED WALL

DOOR
DOOR NUMBER - SEE DOOR SCHEDULE

INTERIOR ELEVATION KEY

ROOM ELEVATION #
DRAWING SHEET ELEVATION IS ON



EXISTING BASEMENT PLAN

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



REYNOLDS RESIDENCE
34 MARION RD, MARBLEHEAD, MA 01945

NEW RESIDENCE

ZONING
BOARD
OF
APPEALS

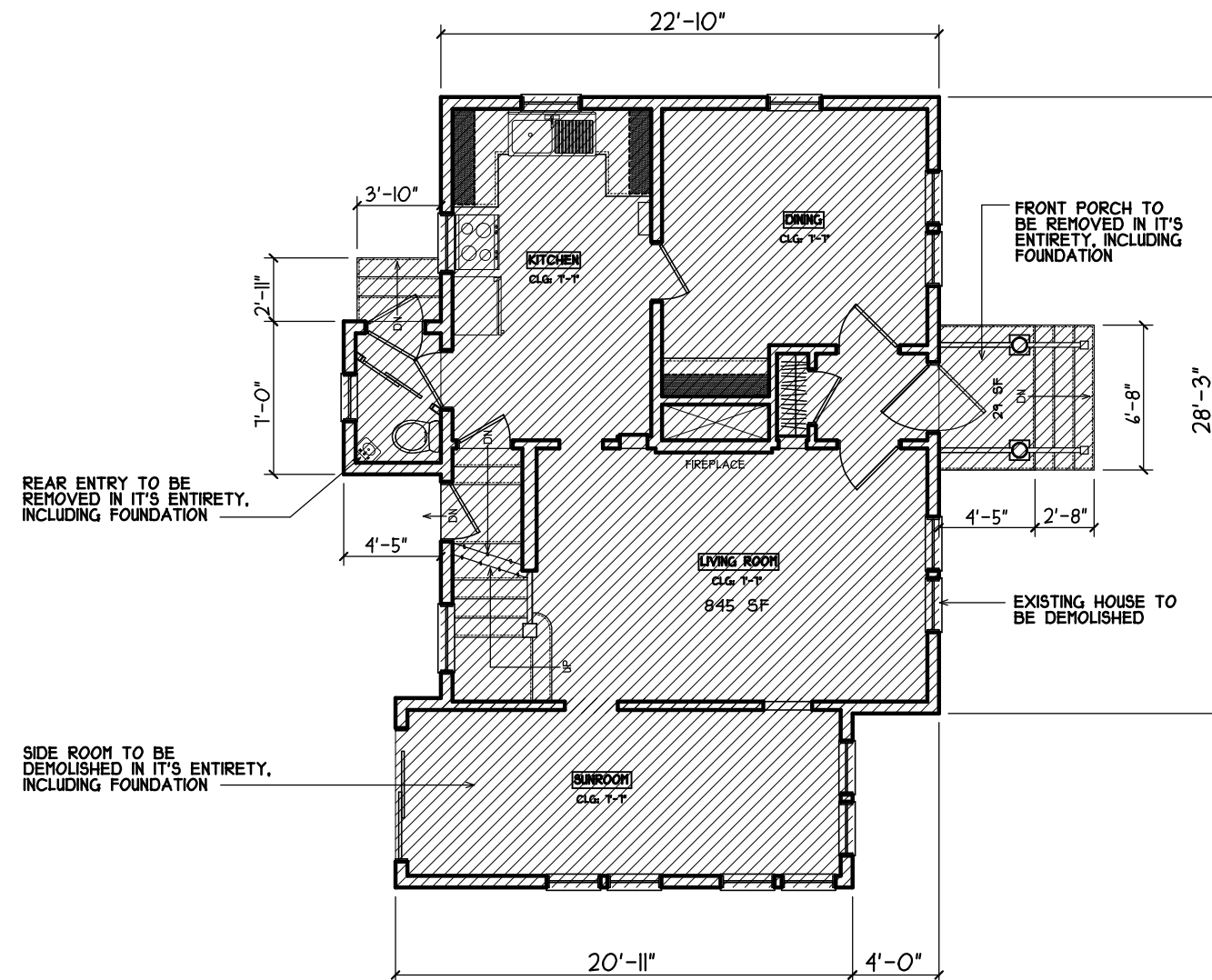
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DRAWING:
**EXISTING
BASEMENT
PLAN**

DB

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EXISTING FIRST FLOOR PLAN

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



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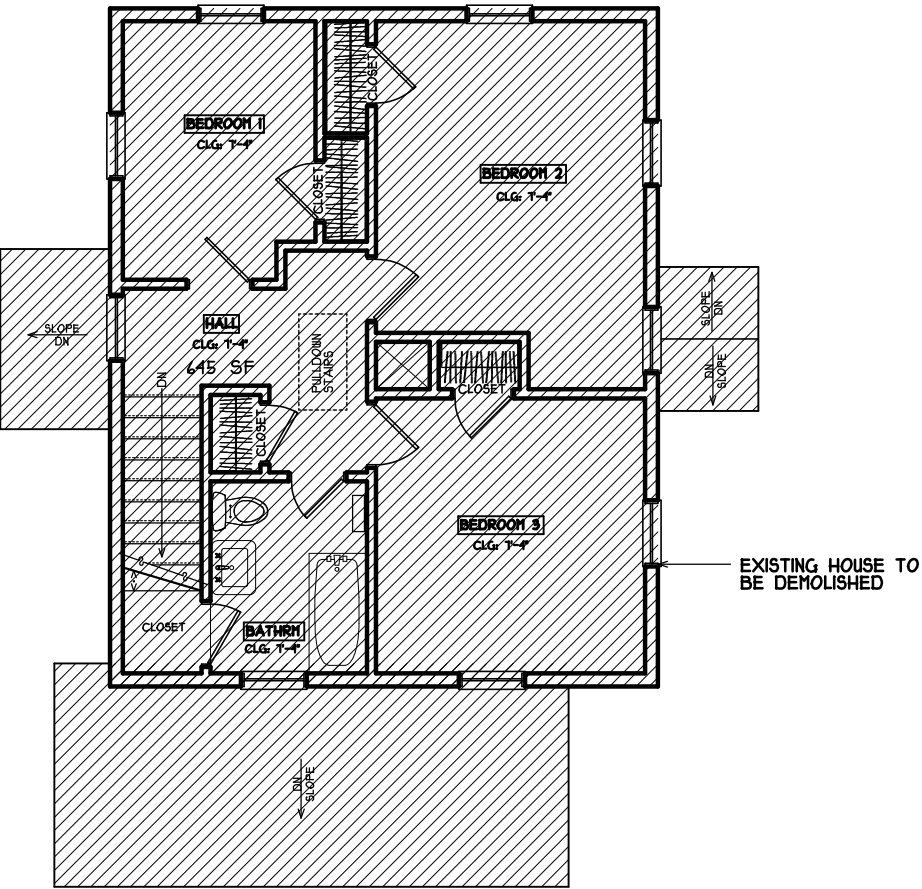
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DRAWING:
**EXISTING
FIRST FLOOR
PLAN**

DI

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EXISTING SECOND FLOOR PLAN

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



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NEW RESIDENCE

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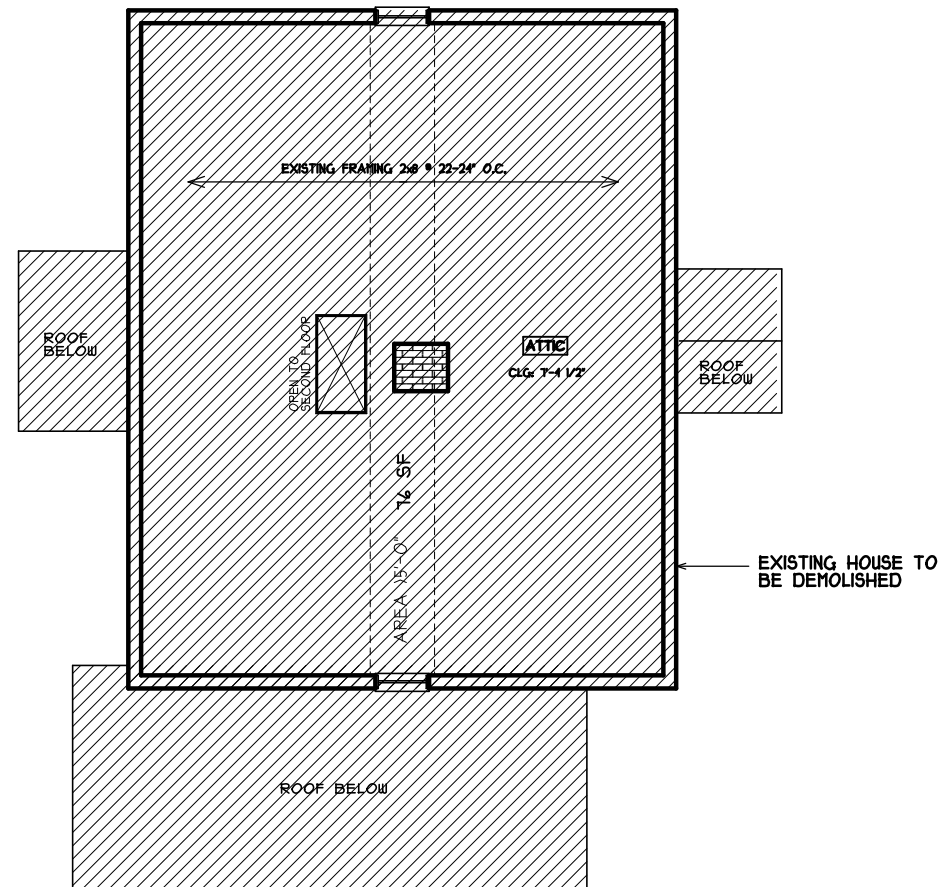
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DRAWING:
**EXISTING
SECOND
FLOOR PLAN**

D2

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EXISTING ATTIC PLAN

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



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NEW RESIDENCE

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BOARD
OF
APPEALS

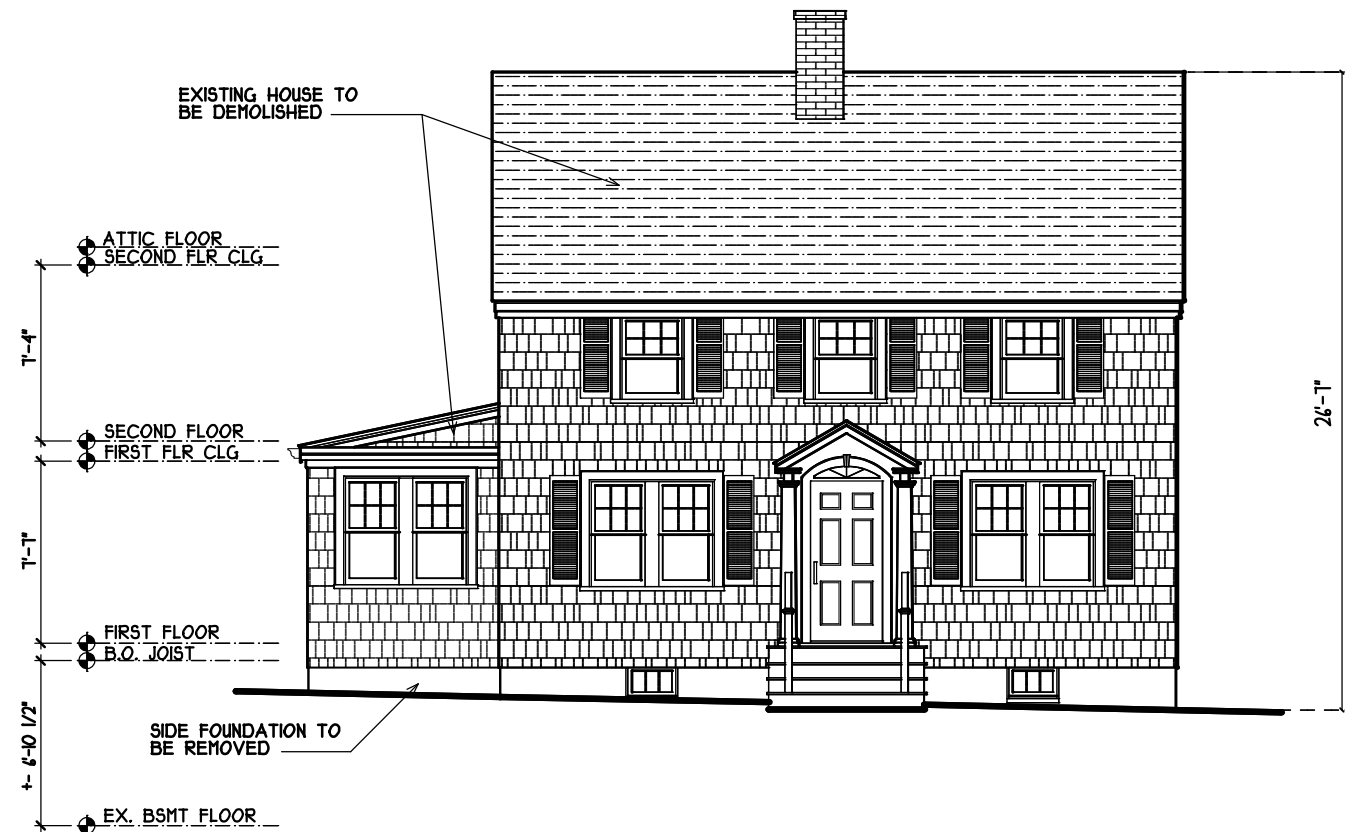
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DRAWING:
**EXISTING
ATTIC PLAN**

D3

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EXISTING FRONT ELEVATION

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



52A Atlantic Ave, Marblehead, MA
781-631-7299

REYNOLDS RESIDENCE

34 MARION RD, MARBLEHEAD, MA 01945

NEW RESIDENCE

ZONING
BOARD
OF
APPEALS

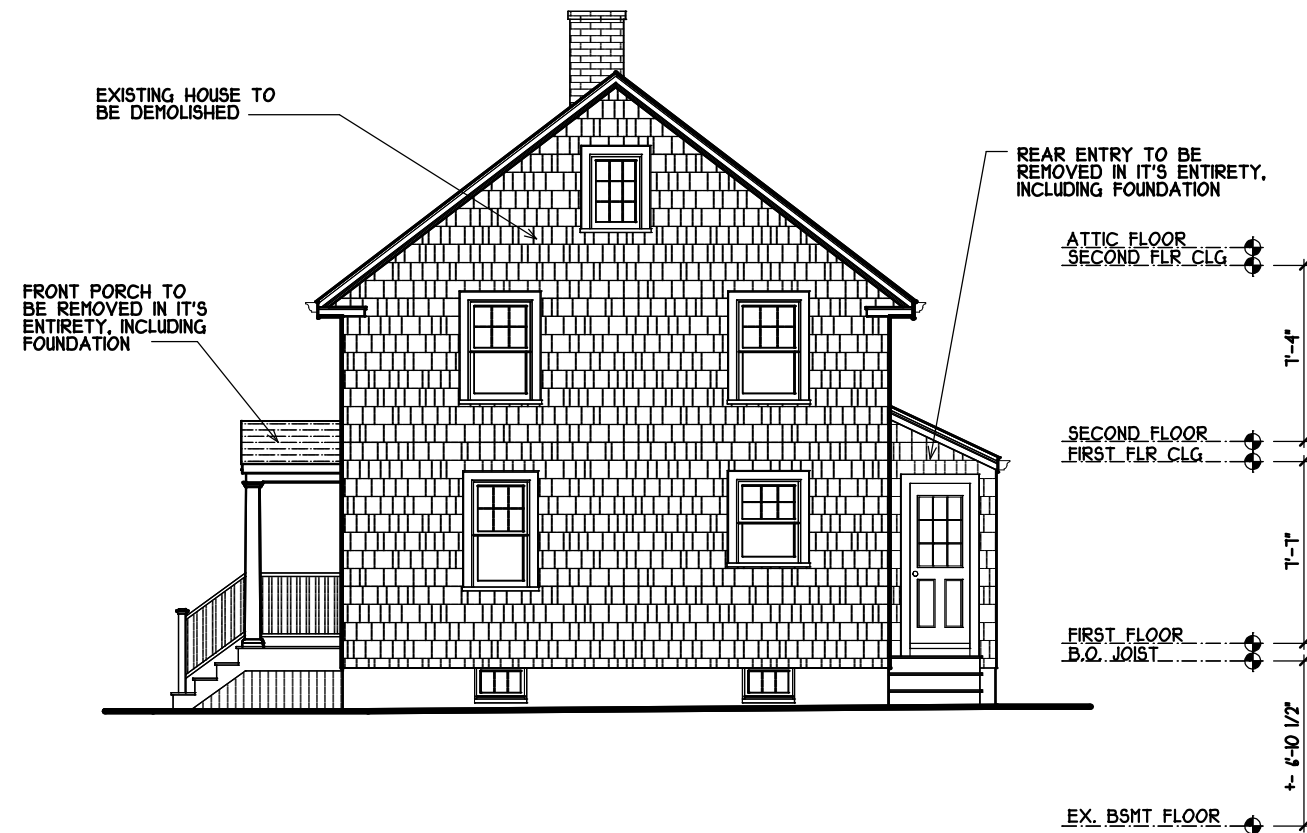
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DRAWING:
EXISTING
FRONT
ELEVATION

D4

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EXISTING RIGHT ELEVATION

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



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NEW RESIDENCE

ZONING
BOARD
OF
APPEALS

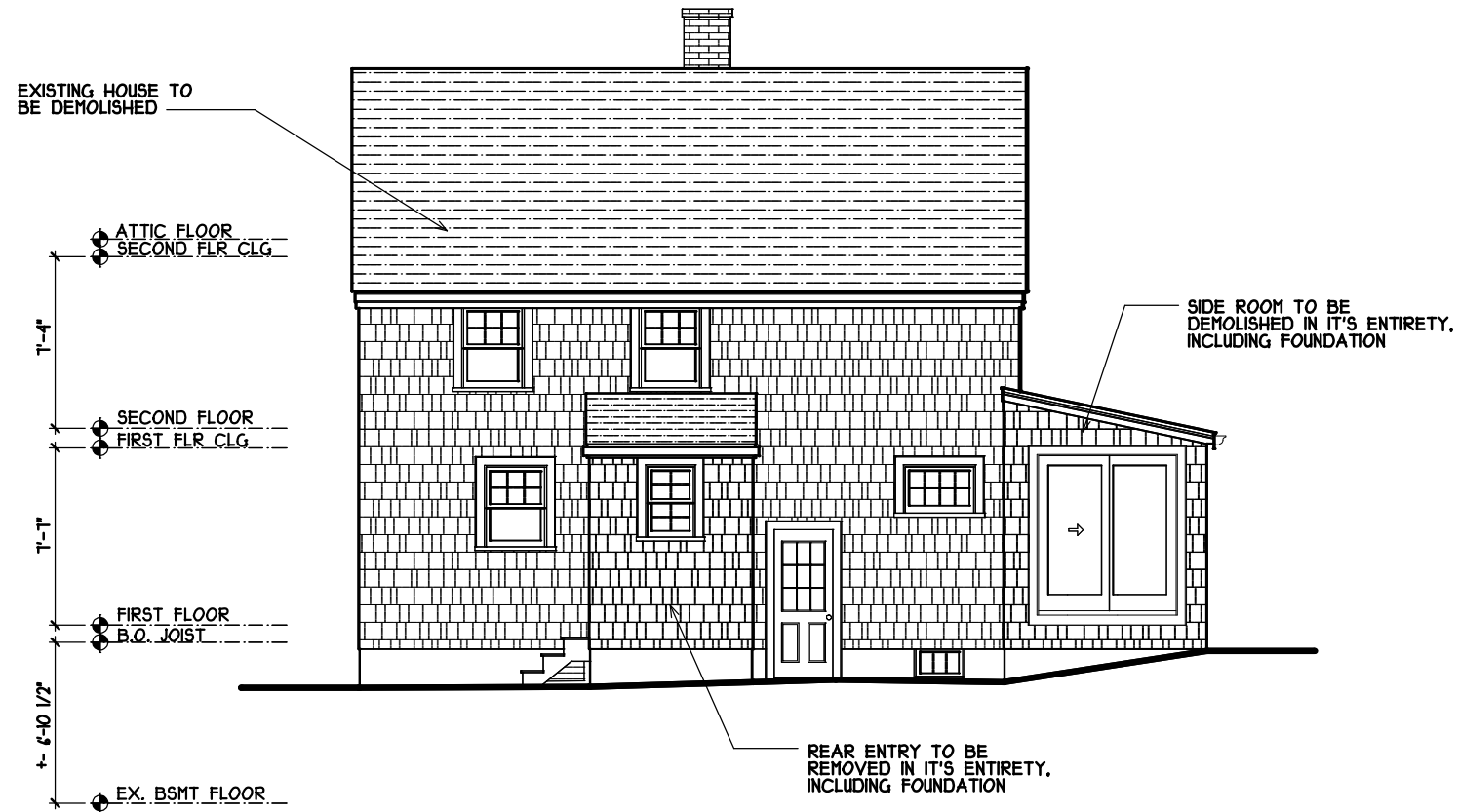
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DRAWING:
EXISTING
RIGHT
ELEVATION

D5

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NEW RESIDENCE

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BOARD
OF
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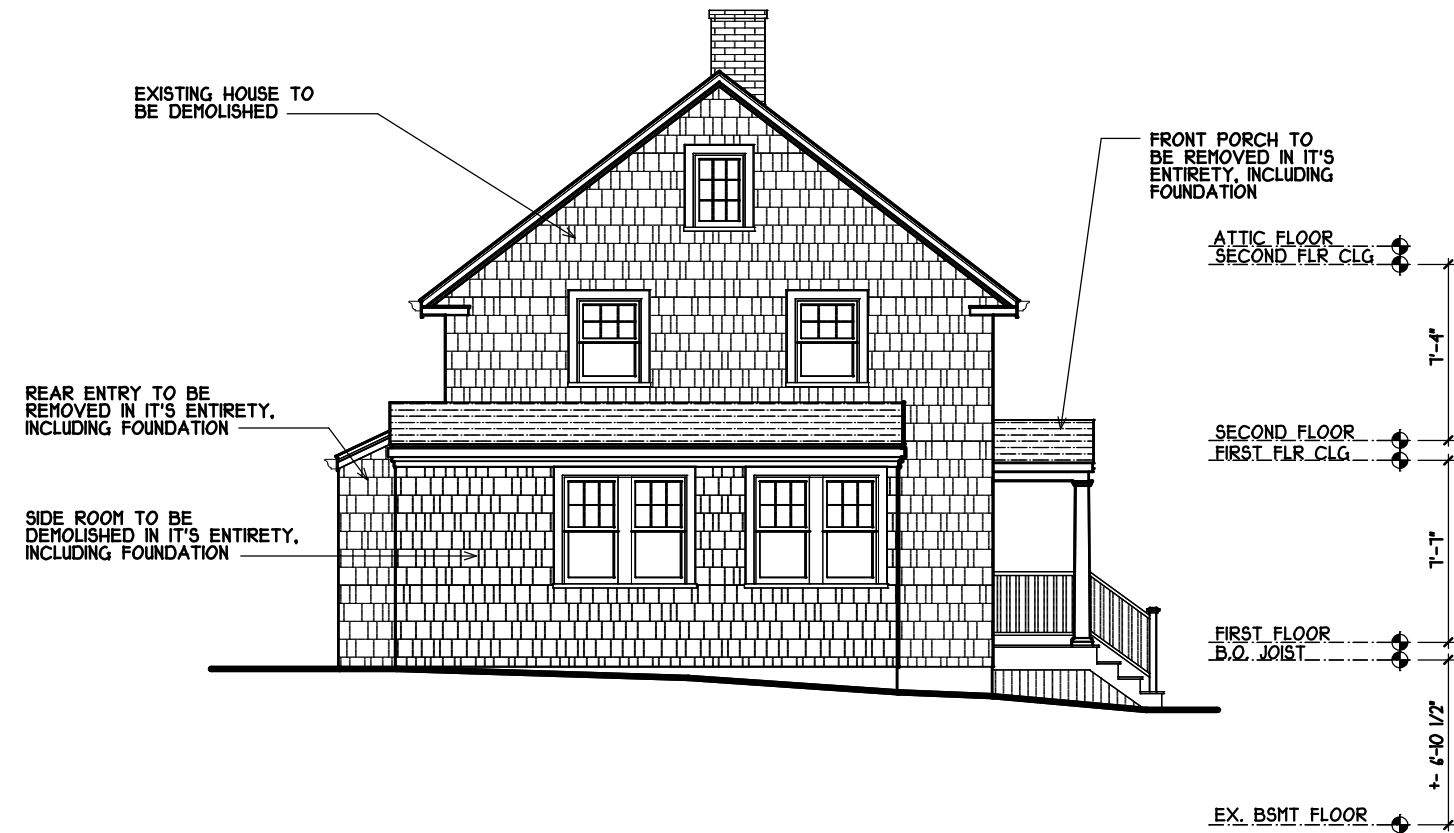
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DRAWING:
**EXISTING
REAR
ELEVATION**

D6

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EXISTING LEFT ELEVATION

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



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NEW RESIDENCE

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BOARD
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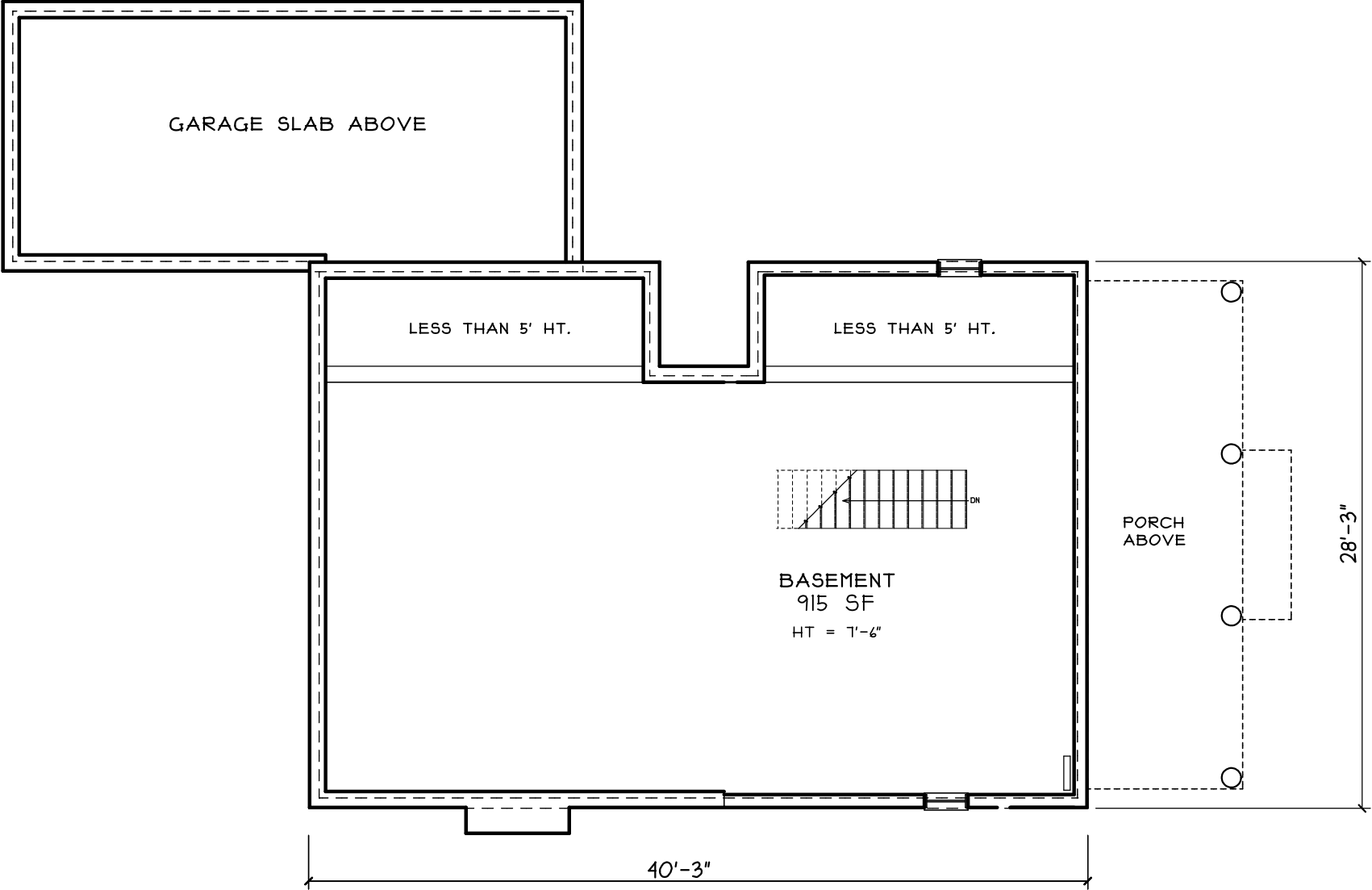
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DRAWING:
**EXISTING
LEFT
ELEVATION**

D7

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PROPOSED BASEMENT PLAN

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



REYNOLDS RESIDENCE

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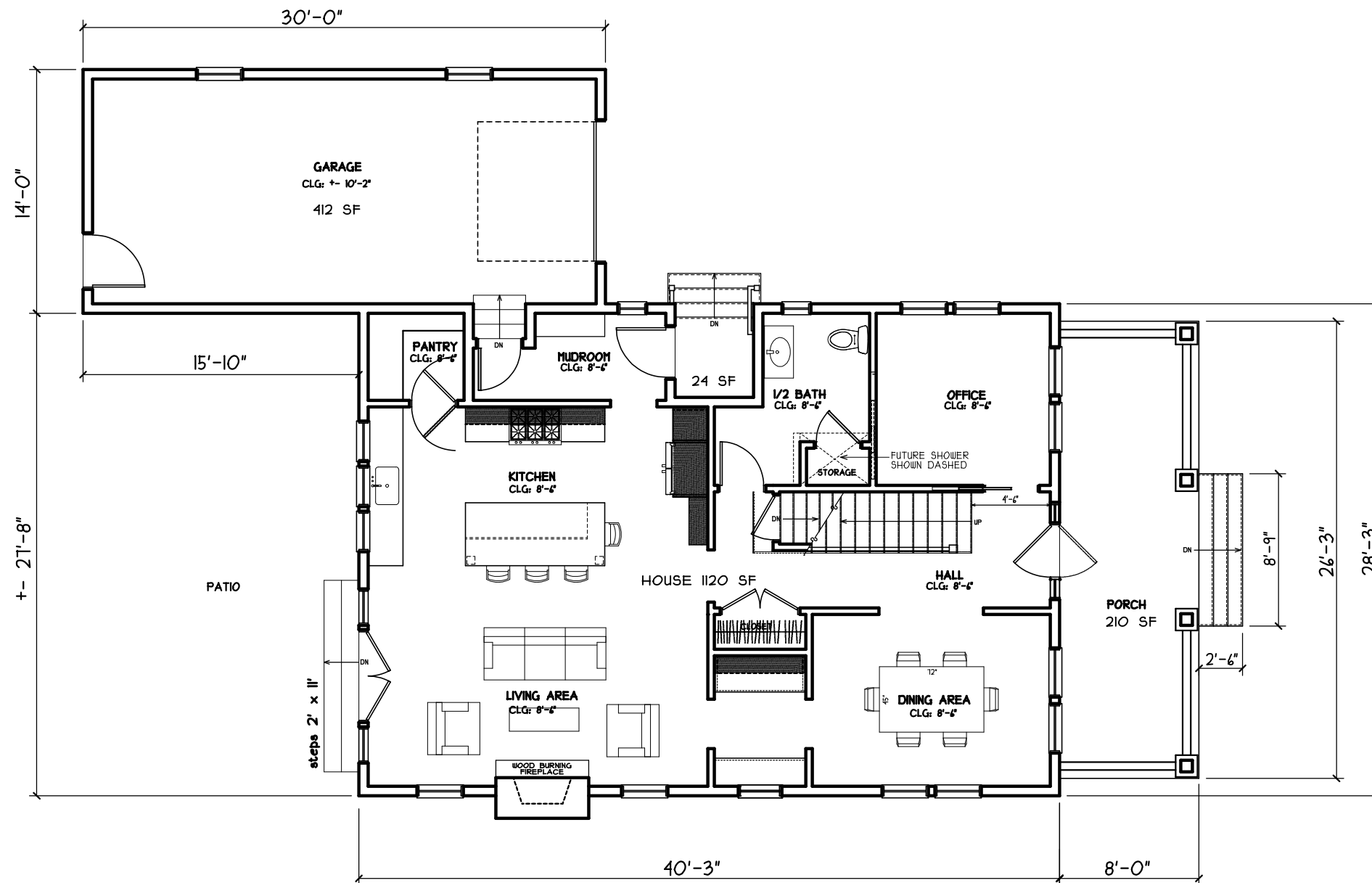
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DRAWING:
**PROPOSED
BASEMENT
PLAN**

AB

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PROPOSED FIRST FLOOR PLAN

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



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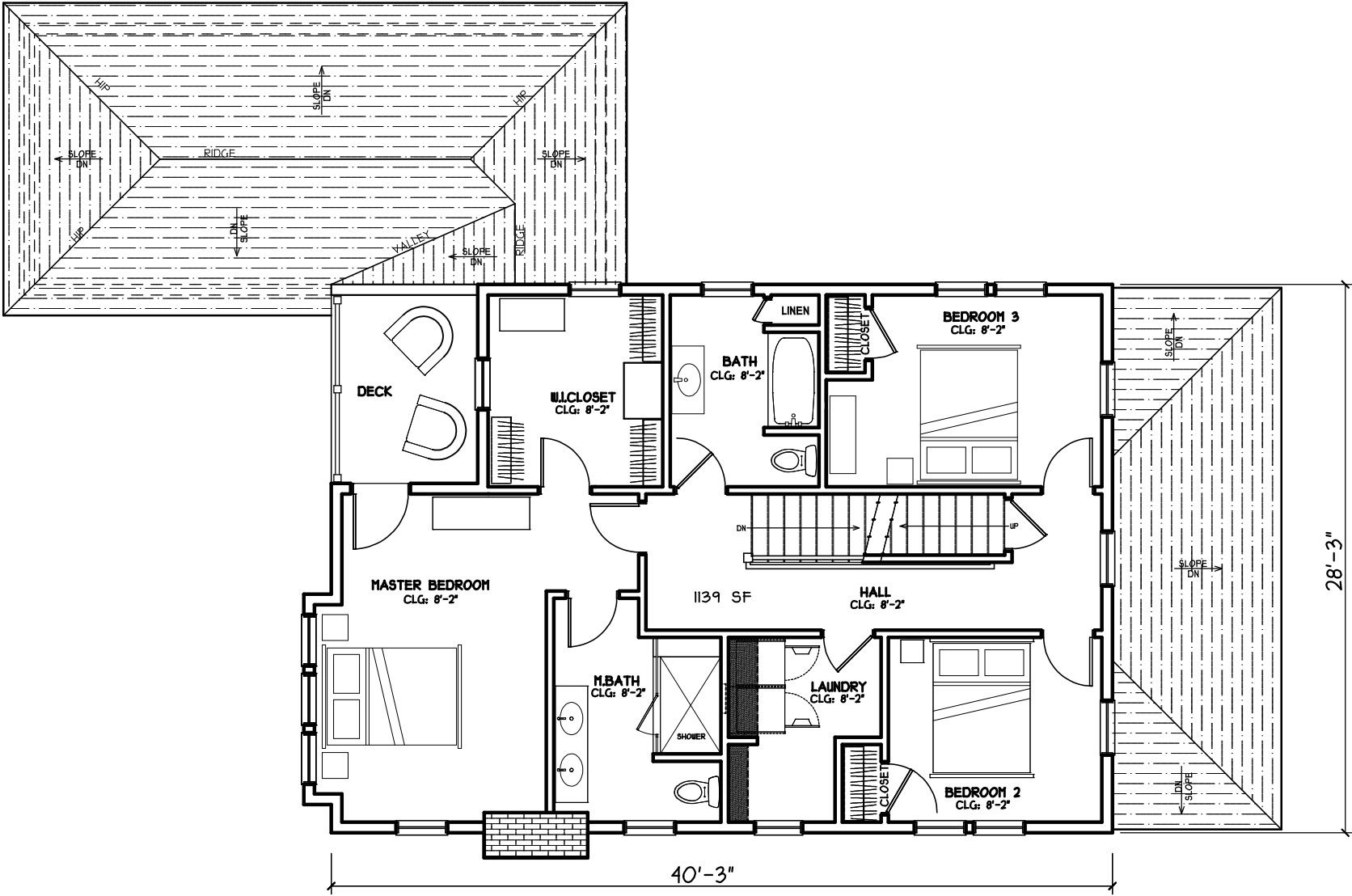
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DRAWING:
**PROPOSED
FIRST FLOOR
PLAN**

A1

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PROPOSED SECOND FLOOR PLAN

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



REYNOLDS RESIDENCE

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NEW RESIDENCE

ZONING
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OF
APPEALS

SCALE: AS NOTED
DATE: OCT 20, 2020

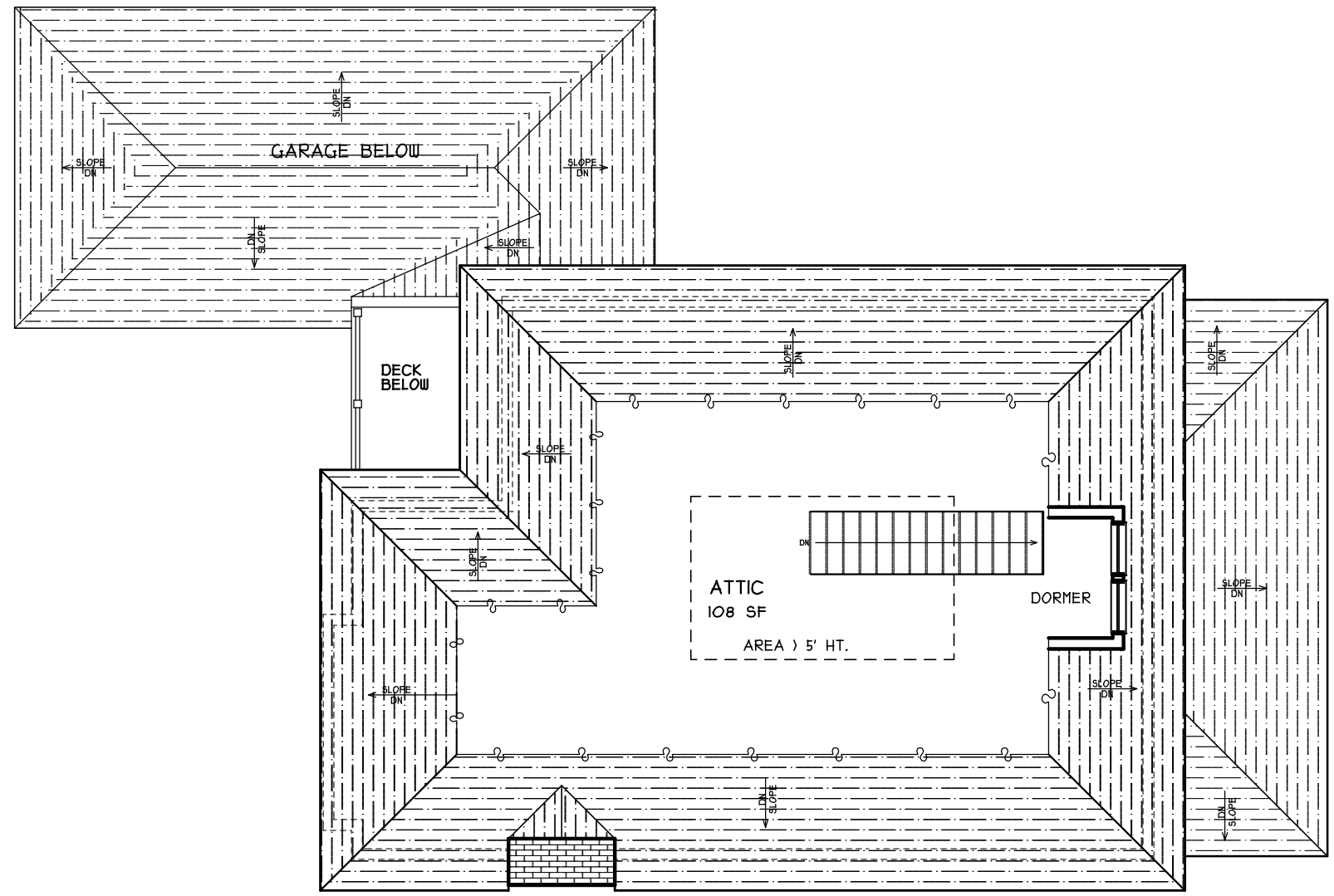
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DRAWING:

PROPOSED
SECOND FLOOR
PLAN

A2

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PROPOSED ATTIC PLAN

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



REYNOLDS RESIDENCE

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NEW RESIDENCE

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OF
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DRAWING:
**PROPOSED
ATTIC PLAN**

A3

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PROPOSED FRONT ELEVATION

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



REYNOLDS RESIDENCE
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NEW RESIDENCE

ZONING
BOARD
OF
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SCALE: AS NOTED
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DRAWING:
PROPOSED
FRONT
ELEVATION

A 4

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PROPOSED RIGHT ELEVATION

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



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SCALE: AS NOTED
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DRAWING:
PROPOSED
RIGHT
ELEVATION

A5

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PROPOSED REAR ELEVATION

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



REYNOLDS RESIDENCE

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NEW RESIDENCE

ZONING
BOARD
OF
APPEALS

SCALE: AS NOTED
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DRAWING:
**PROPOSED
REAR
ELEVATION**

A6

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PROPOSED LEFT ELEVATION

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



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DRAWING:
**PROPOSED
LEFT
ELEVATION**

A7