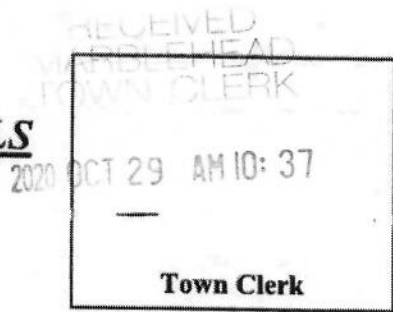




TOWN SEAL
tel: 781-631-1529
fax: 781-631-2617
Revision Date: 12-14-15

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 26 Clifton Heights Lane, Marblehead, MA

Assessor Map(s) _____ Parcel Number(s) 46-22-0

OWNER INFORMATION

Signature P Ryan Wilson date 10/23/2020
Name (printed) Ryan & Kara Wilson
Address 26 Clifton Heights Lane, Marblehead, MA
Phone Numbers: home 781-606-4233 work _____
E-mail pryanwilson@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Meredith Chamberlin date 10-22-20
Name (printed) Meredith Chamberlin, Eck MacNeely Architects
Address 580 Harrison Ave, Suite 3N
Phone Numbers: home _____ work 617-367-9696
E-mail meredithc@eckmacneely.com fax _____

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

Construction addition to 2nd fl over existing footprint. Construct new deck in former deck location.
Existing non-conforming structure (side yard setback) on conforming lot. Refer to attached
Zoning Summary.

- 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] 10-28-2020
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 26 Clifton Heights Lane Map(s) / Parcel(s) 46-22-0

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 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)

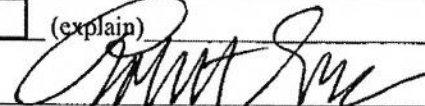
- ☐ Lot Area - Less than required (§200-7 and Table 2)
- ☐ Lot Width - Less than required (§200-7)
- ☐ Frontage - Less than required (§200-7 and Table 2)
- ☒ Front Yard Setback - Less than required (Table 2)
- ☐ Rear Yard Setback - Less than required (Table 2)
- ☒ Side Yard Setback - Less than required (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 <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 26 Clifton Heights Lane

Map(s) / Parcel(s) 46/22

NET OPEN AREA (NOA)

Lot area = A

EXISTING

12,552 SF

PROPOSED

12,552 SF

Area of features

footprint of accessory building(s)

0 SF

0 SF

footprint of building

1,214 SF

1,214 SF

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

405 SF

915 SF

number of required parking spaces 2 x (9' x 20' per space)

360 SF

360 SF

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

0

0

other areas (explain) _____

0

0

Sum of features = B

1,979 SF

2,489 SF

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

10,573 SF

10,063 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

0 SF

0 SF

basement or cellar (area >5' in height)

730 SF

730 SF

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

1,214 SF

1,214 SF

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

774 SF

875 SF

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

26 SF

roofed porch(es)

36 SF

474 SF

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

2,754 SF

3,319 SF

Proposed total change in GFA = (proposed GFA - existing GFA) = 565 SF

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 20.5 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 3.84

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 3.03

This worksheet applies 1. plan by/dated ECK MACNEELY ARCHITECTS, INC. 10-27-20
 to the following plan(s): 2. plan by/dated Nº SHORE SURVEY CORP. 10-8-2020
 3. plan by/dated _____

Building Official _____

Date 10-28-2020

26 CLIFTON HEIGHTS LANE
MARBLEHEAD, MA

Eck MacNeely Architects
10.27.20

ZONING VARIANCE APPLICATION WORKSHEET

NET OPEN AREA	EX	PROP
Lot area = A	12,552	12,552
Accessory bldg footprint	0	0
Footprint of bldg	1,214	1,214
deck-ex, back	256	256
deck-new, front*	0	26
porch -entry, ex	36	36
porch-new, front	0	397
porch-new, back	0	41
steps-EX, 1	40	40
steps-ex, 2	24	24
steps-ex, 3	19	19
steps-ex, 4	30	30
steps-new	0	46
bulkheads	0	0
Footprint of decks, etc...	405	915
Required parking sp	360	360
Ponds	0	0
Other	0	0
SUM = B	1,979	2,489
Net Open Area = A-B	10,573	10,063

*Deck area not under roof

GROSS FLOOR AREA

	EX	PROP
Accessory structure	0	0
Basement	730	730
1st	1,214	1,214
2nd	774	875
Attic	0	0
Area under deck	0	26
Roofed porches	36	474
GROSS FLOOR AREA	2,754	3,319

Proposed total change in GFA
Percent change in GFA
Exist. open area ratio
Proposed open area ratio

565
20.52%
3.839143
3.031937

26 CLIFTON HEIGHTS LANE
MARBLEHEAD, MA

Eck MacNeely Architects
10.27.20

ZONING VARIANCE APPLICATION WORKSHEET - BUILDING AREA (NET)

	EX	PROP
FIRST FLOOR		
FAMILY ROOM	272	272
ENTRY	69	69
LIVING ROOM	290	290
HALL	118	54
BATH	24	24
KITCHEN/DINING	228	362
PANTRY	70	0
TOTAL FIRST FLOOR	1,071	1,071
SECOND FLOOR		
MASTER BEDROOM	240	240
MASTER BATH	54	54
HALL	83	71
BATH	50	50
BEDROOM 1	117	143
BEDROOM 2	132	150
LAUNDRY	0	38
TOTAL SECOND FLOOR	676	746

26 CLIFTON HEIGHTS LANE
MARBLEHEAD, MA

Eck MacNeely Architects
10.27.20

ZONING VARIANCE APPLICATION WORKSHEET - BUILDING HEIGHT

OVERALL HEIGHT	EX	PROP
RIDGE TO FIRST FL	29'-5"	33'-9 3/4"
FIRST FL. TO LOWEST GRADE	20'-9 3/4"	20'-9 3/4"
LOWEST GRADE EL. @ SE CORNER	8'-7 1/4"	13'-0"
FIRST FL EL.	47.89'	43.5'
	56.5'	56.5'



Eck MacNeely Architects

September 25, 2020

**26 Clifton Heights Lane, Marblehead, MA
Zoning Summary**

Project Information:

The existing home is a wood-frame house built in the 1960s, with two additions built in the 1980s. The current Owners purchased the home in 2012, and removed existing deck because it was unsafe for their two young children (images attached). Now, they are seeking a variance to add to the house on the second floor and to construct a new, code compliant deck in the location of the former deck. The proposed project will include the renovation of the current kitchen and first floor of the home, construction of a 100 SF addition to 2nd floor, over the existing footprint. This added space will expand the children's bedrooms and add laundry room. The addition occurs over the non-conforming portion of the existing structure, however it maintains the existing footprint and does not increase the nonconformity. The project also proposes to construct new deck and porch roof on the south side of the house, at the location of the former deck.

Article III Zoning Districts:

Zone: SSR, Shoreline Single Residence

Article IV Use Regulations:

Use: One family dwelling

Article V Dimensional Regulations:

§ 200-15 District regulations.

Table 2. Dimensional Regulations

Lot area:	10,000 SF	10,000 sf actual
Frontage:	100 ft	125 ft actual
Front Setback:	20 ft (A)	23.3' actual
Side Setback:	25 ft (A)	7.2' actual
Rear Setback:	15 ft (A)	17.1' actual
Min open area:	1ft:1ft (1)	*see application

Article VI Parking Requirements:

Two exterior parking spaces per dwelling unit.

Article VIII Nonconforming Building, Lot or Use:

The existing structure is non-conforming with respect to the side yard setback on the east side. Lot is conforming. Use is conforming. Refer to existing site plan, attached.

Image of original deck, 2012.

Original deck



Image of current house, 2020.

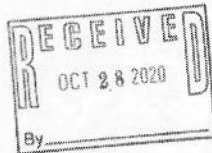
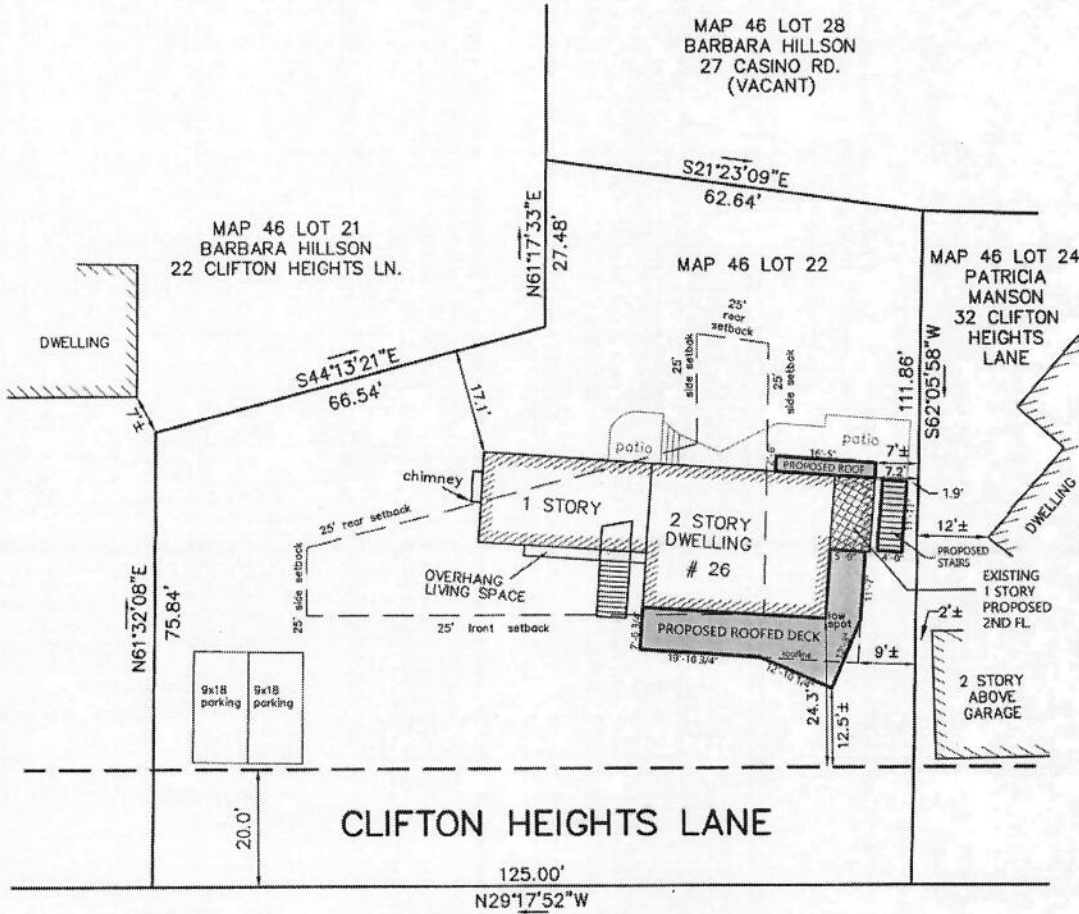


ZONING DISTRICT - SHORELINE SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	12,552±	12,552±
FRONTAGE	100	125.00'	125.00'
FRONT	25*	24.3'	12.5'±
SIDE	25	7.2'	1.9'
REAR	25*	17.1'	N/A
BLDG HEIGHT	30	29.5'±	29.5'±

Reviewed by
Building Department
For Zoning Board
Of Appeals

*ALL PROPERTY LINES ARE PERPENDICULAR TO
THE SHORELINE.



THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

ZONING BOARD OF APPEALS PLAN

26 CLIFTON HEIGHTS LANE

MARBLEHEAD

PROPERTY OF

PATRICK & KARA WILSON

SCALE 1" = 20' OCTOBER 8, 2020

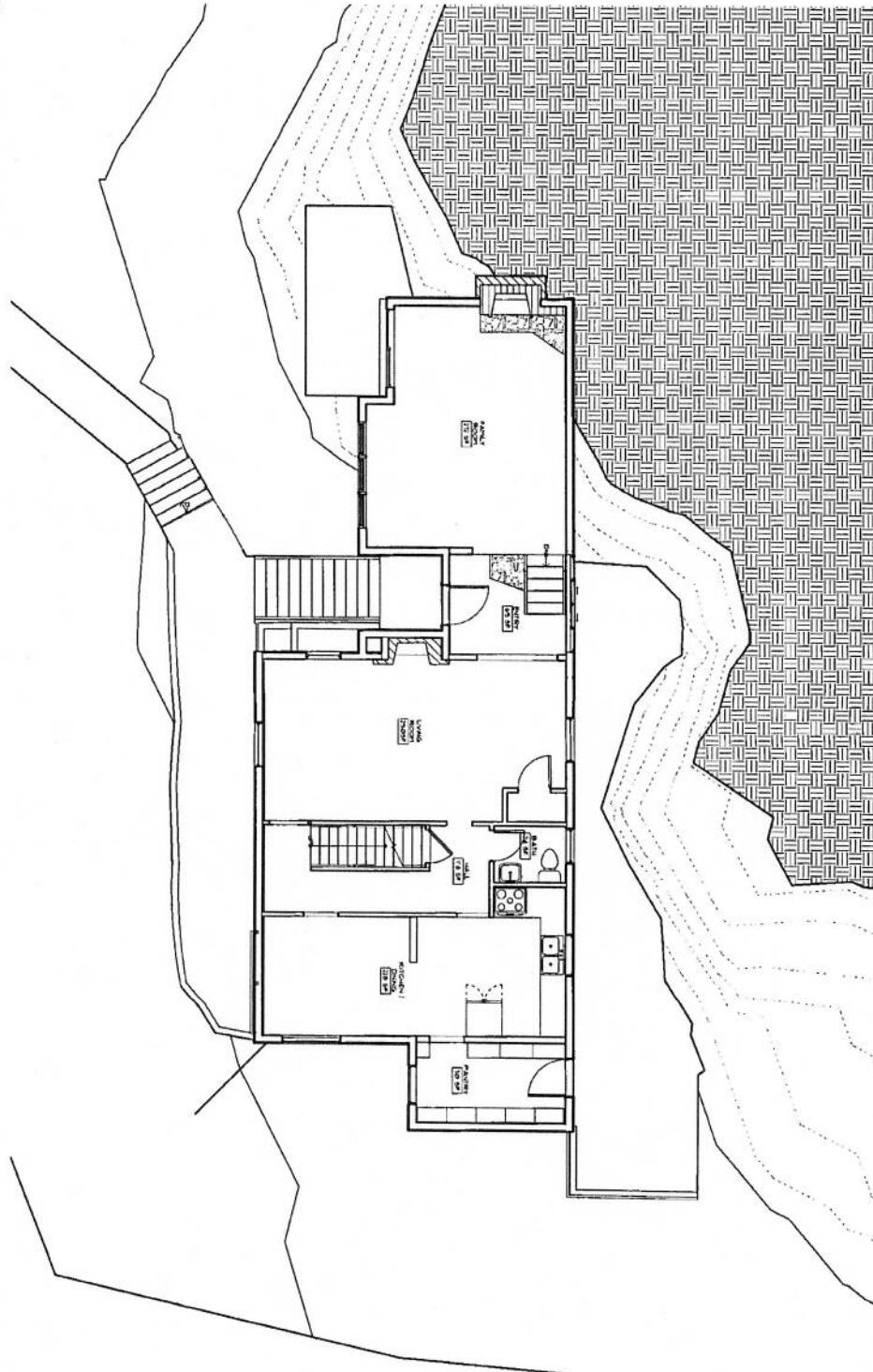
NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

4011

1 EXISTING FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



Reviewed by
Building Department
For Zoning Board
Of Appeals

EX.1

EXISTING FIRST FLOOR

EXISTING FIRST FLOOR

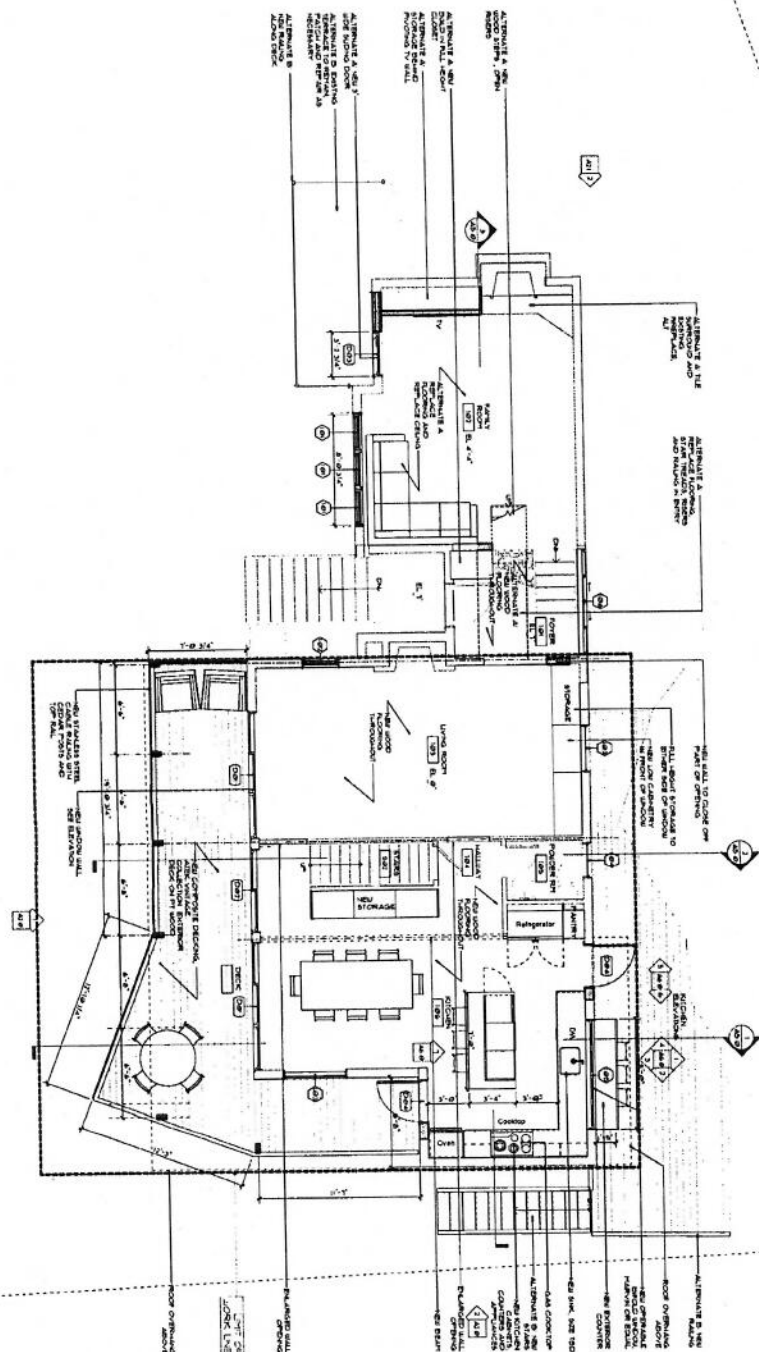
Wilson Residence

26 Clifton Heights Lane
Marblehead, MA

Sheet 1 of 1
Scale: 1/4" = 1'-0"
Date: 4/16/2014
Drawn by: jmac
Title: EXISTING FIRST FLOOR

Eck MacNeely Architects, Inc.
Architects Interior Design Planning
Exterior Architecture

1
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



GENERAL PLAN NOTES:

- 1. PAINT INSULATE ALL EXTERIOR WALLS W/ 2" POLYURETHANE SPRAY FOAM
- 2. FURNITURE N/C
- 3. ALL EXISTING FLOORS LEFT ALONE TO RETAIN

**Reviewed by
Building Department
For Zoning Board
Of Appeals**

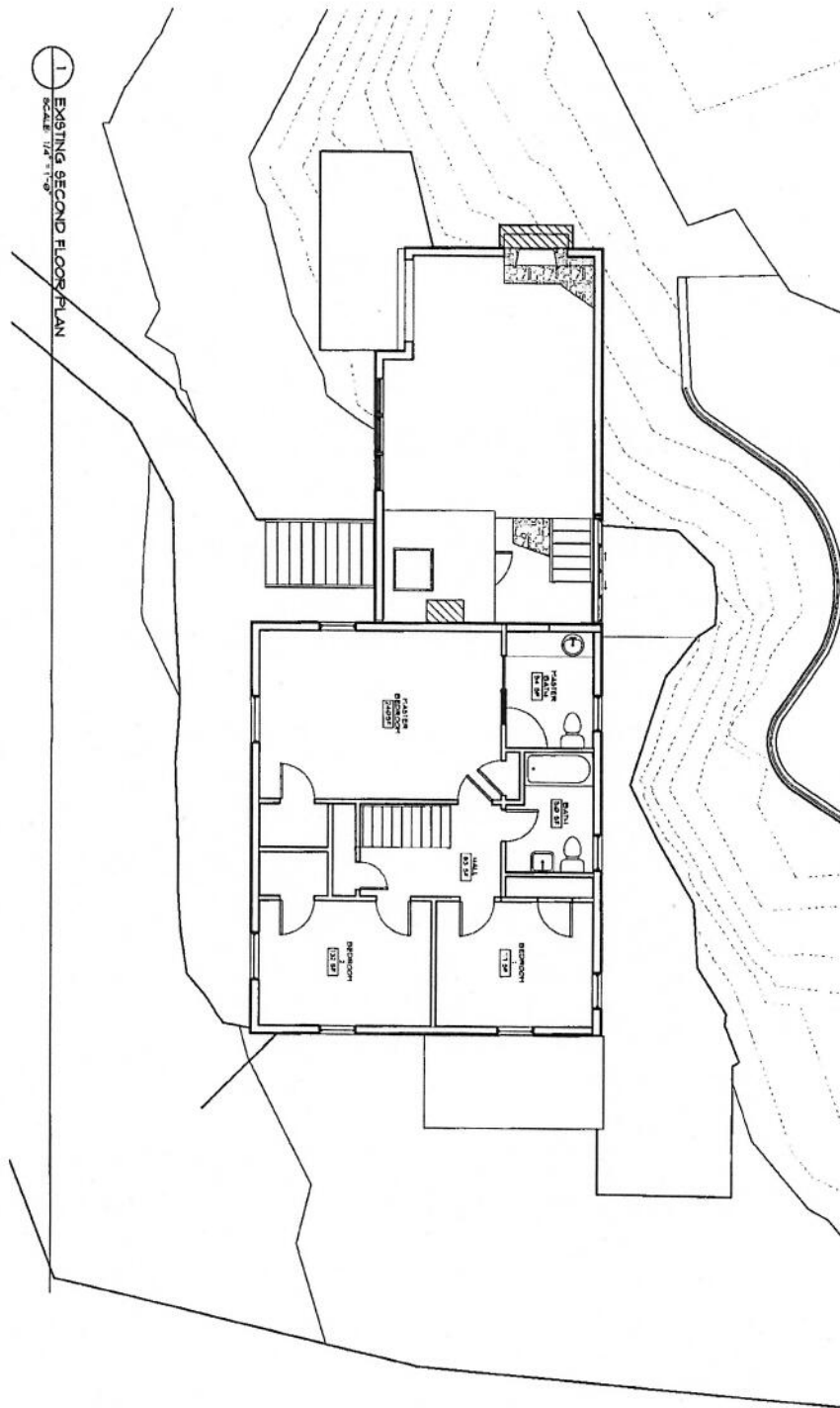
Wilson Residence

26 Clifton Heights Lane
Marblehead, MA

Eck MacNeely Architects inc.
Architect Interior Design Planning

3011 Lucas Avenue
 Suite 101
 Houston, Texas 77058-0211
 Phone: 617.367.9606
 Fax: 617.367.0255
www.ckmusa.edu.com

AI.1



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For Zoning Board
Of Appeals

EXI.2

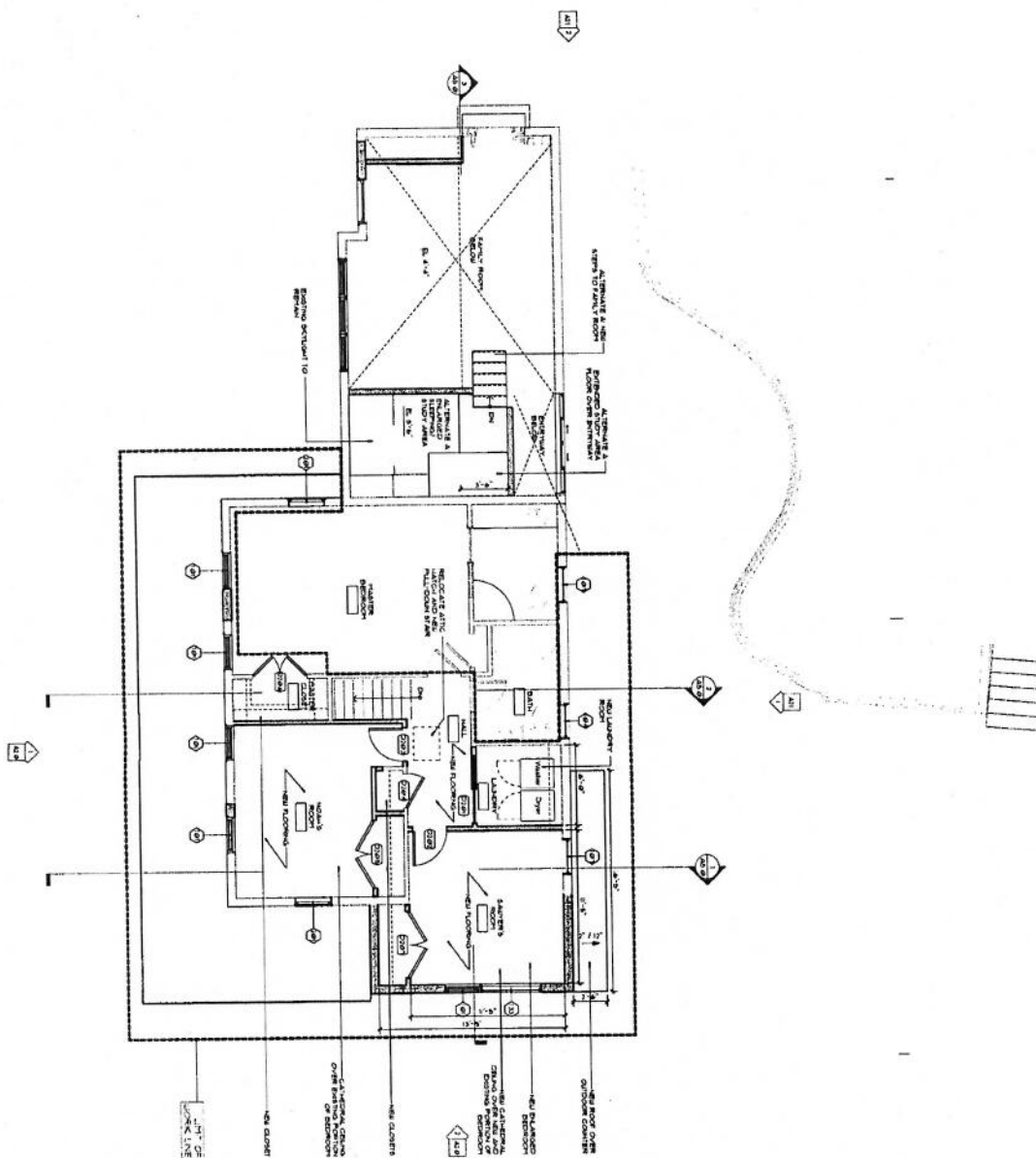
EXISTING SECOND
FLOOR PLAN

REDACTED 10/27/12

Wilson Residence
26 Clifton Heights Lane
Marblehead, MA

Architect: Eck MacNeely Architects, Inc.
1000 Main Street, Suite 400
Marblehead, MA 02148
Phone: 781-326-7000
Fax: 781-326-7001
www.eckmacneely.com

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



**Reviewed by
Building Department
For Zoning Board
Of Appeals**

GENERAL PLAN NOTES:

1. RALLY/PULL/ATE ALL EXTERIOR WALLS W/ HIGH DENSITY SPRAY FOAM
2. FURCING NIC
3. ALL EXISTING FLOOR ELEVATIONS TO REMAIN

Wilson Residence

26 Clifton Heights Lane
Marblehead, MA

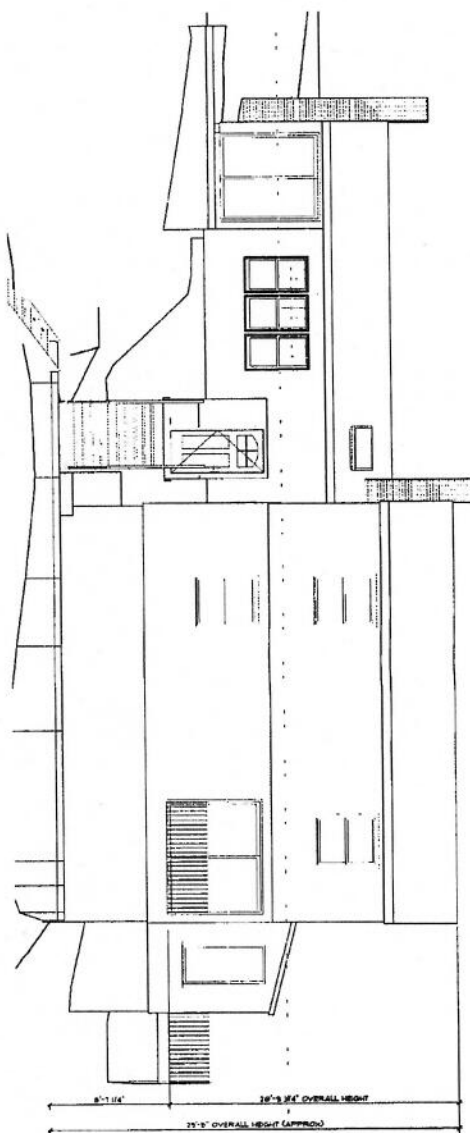
Eck MacNeely Architects Inc.
Architecture Interior Design Planning

AI.2

SECOND-FLOOR PLAN

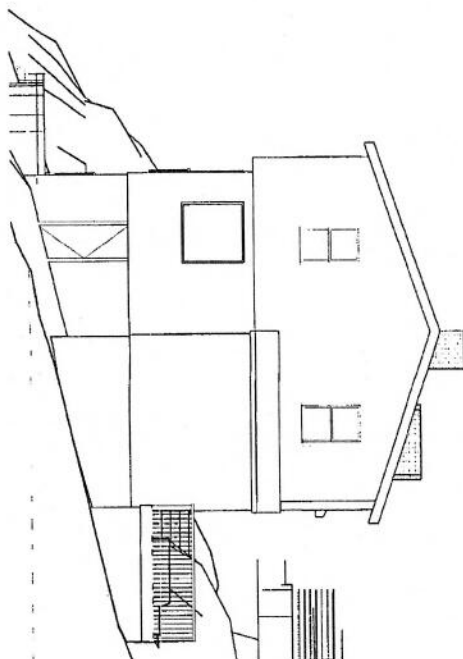
1 EXISTING SOUTHWEST ELEVATION
SCALE 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



2 EXISTING SOUTHEAST ELEVATION
SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"



**Reviewed by
Building Department
For Zoning Board
Of Appeals**

Small Business Assistance
Suite 401
Houston, Texas 77002-1020
Phone: (713) 566-0000
Fax: (713) 566-0266
www.sba.gov

Eck MacNeely Architects inc.
Architecture Interior Design Planning
Engineering Sustainability

Wilson Residence

26 Clifton Heights Lane
Marblehead, MA

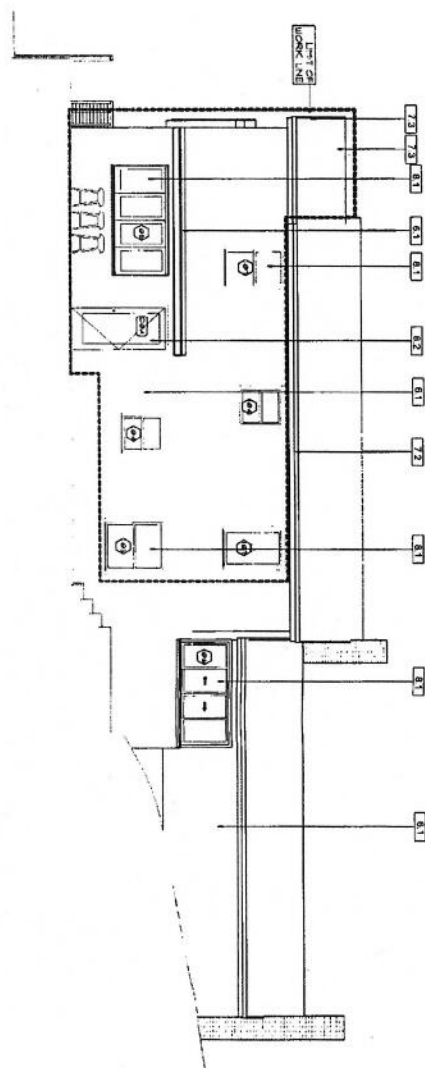
RECEIVED 10/27/2011

EXISTING ILLUSTRATIONS

EX2.0

Scott H. Lerner, co-Executive
 Editor, *WASH*
 Bookings: 314-441-1000 ext. 02118
 Phone: 617-338-9900
 Fax: 617-338-9255
www.globeurope.com

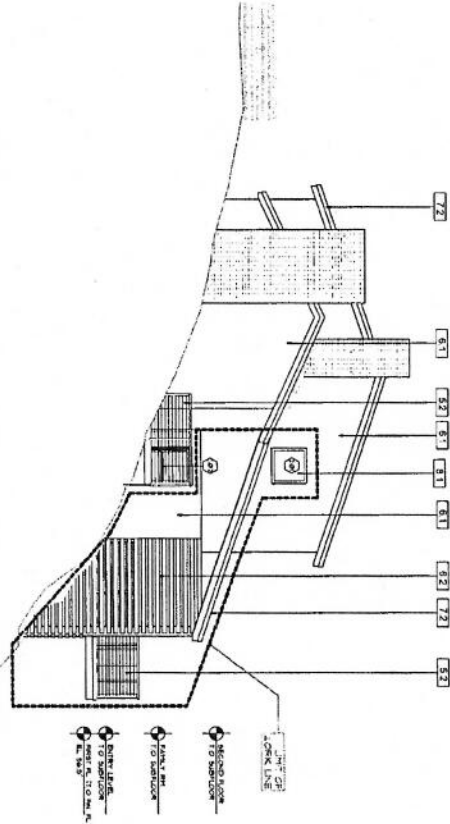
1
NORTHEAST ELEVATION
SCALE 1/4" = 1'-0"



- SECTION 1:00
TO SUBSTITUTION
IN 100
- SECTION 1:00
TO SUBSTITUTION
IN 100
- SECTION 1:00
TO SUBSTITUTION
IN 100
- SECTION 1:00
TO SUBSTITUTION
IN 100

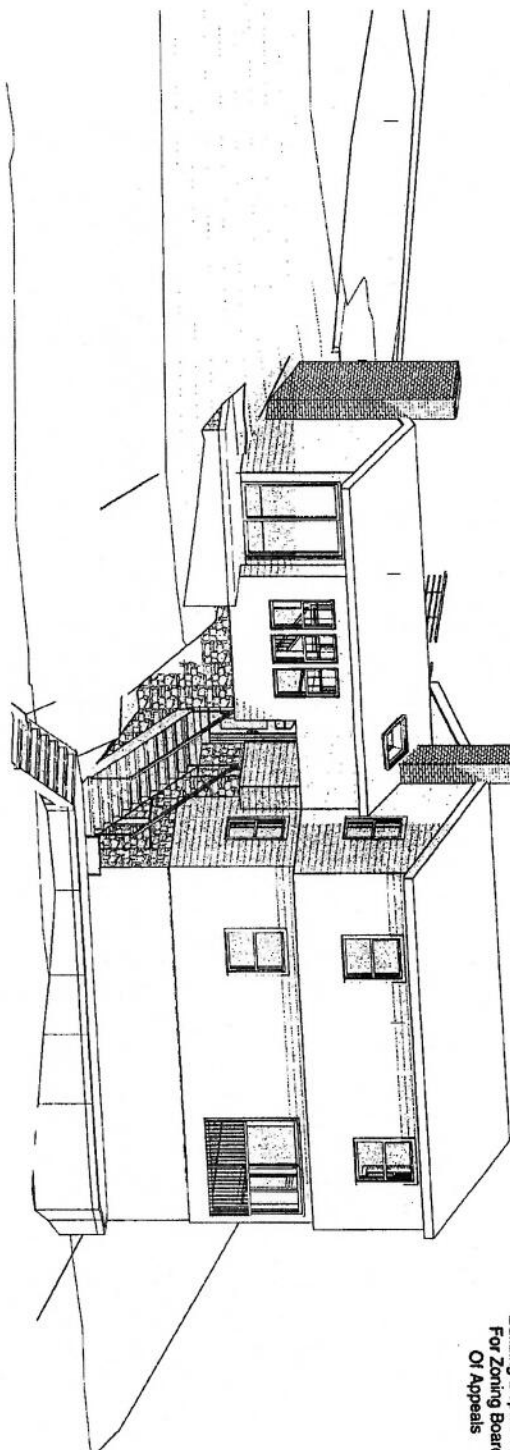
Reviewed by
Building Department
For Zoning Board
Of Appeals

2
NORTHWEST ELEVATION
SCALE 1/4" = 1'-0"

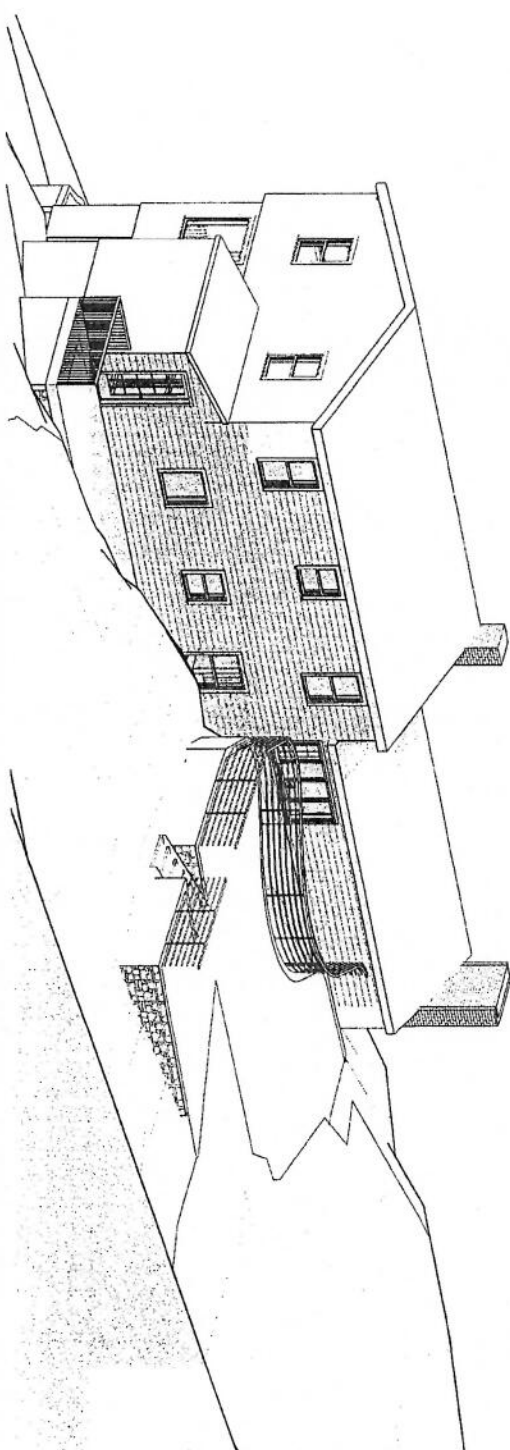


NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
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11	REVISION	
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16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	

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Of Appeals



1
EXISTING PERSPECTIVE
VIEW-SOUTHWEST
SCALE



2
EXISTING PERSPECTIVE
VIEW-NORTHEAST
SCALE

5033 Lincoln Avenue
Suite 403
Boston, Massachusetts 02118
Phone: 617.552.9600
Fax: 617.552.9433
www.eckmacneely.com

Eck MacNeely Architects inc.
Architecture Interior Design Planning
Reliability Creativity and Quality

Wilson Residence

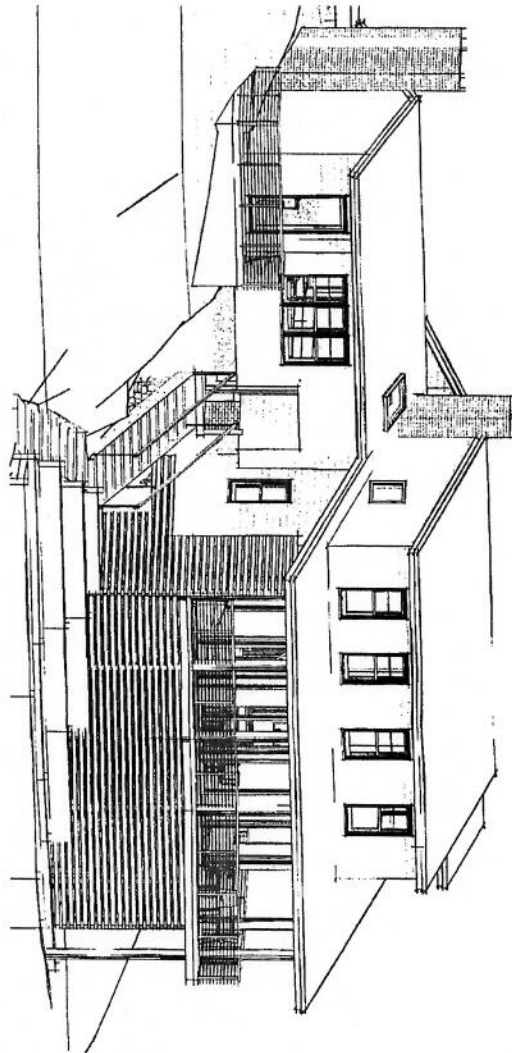
26 Clifton Heights Lane
Marblehead, MA

Existing Conditions: 10.22.20

EXISTING
CONDITIONS

EX2.2

1 SOUTHWEST PERSPECTIVE VIEW
SCALE



2 NORTH EAST PERSPECTIVE VIEW
SCALE



**Reviewed by
Building Department
For Zoning Board
Of Appeals**

Wilson Residence

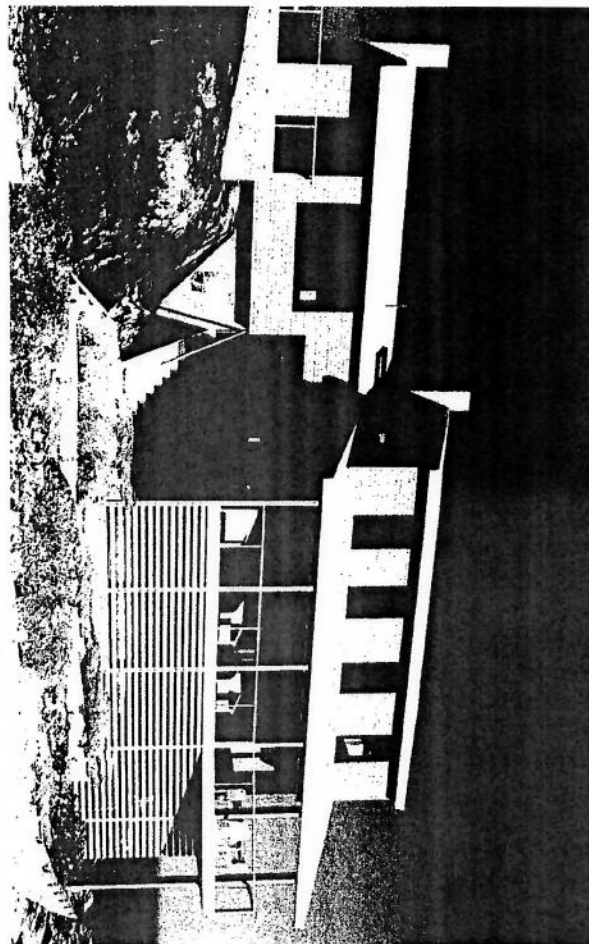
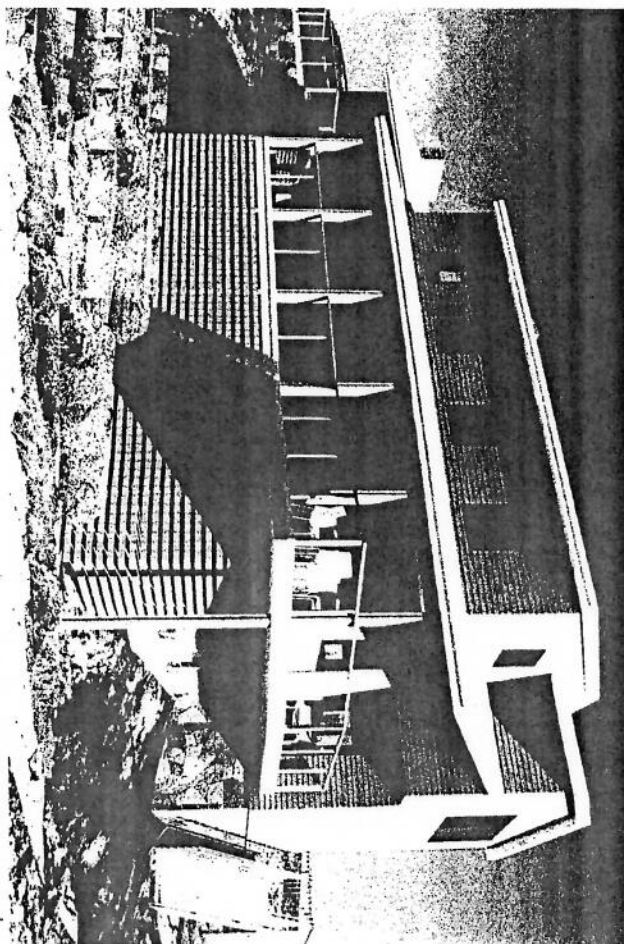
26 Clifton Heights Lane
Marblehead, MA

North East Coast, Australia
State: Qld
Region: Maroochydore 02118
Phone: +61st 7 549 9696
Fax: +61st 7 549 9253

Eck MacNeely Architects inc.
Architects Interior Design Planning
Delivering Architecture

A2.2

EXTRICUTIM'S



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For Zoning Board
Of Appeals

A2.3

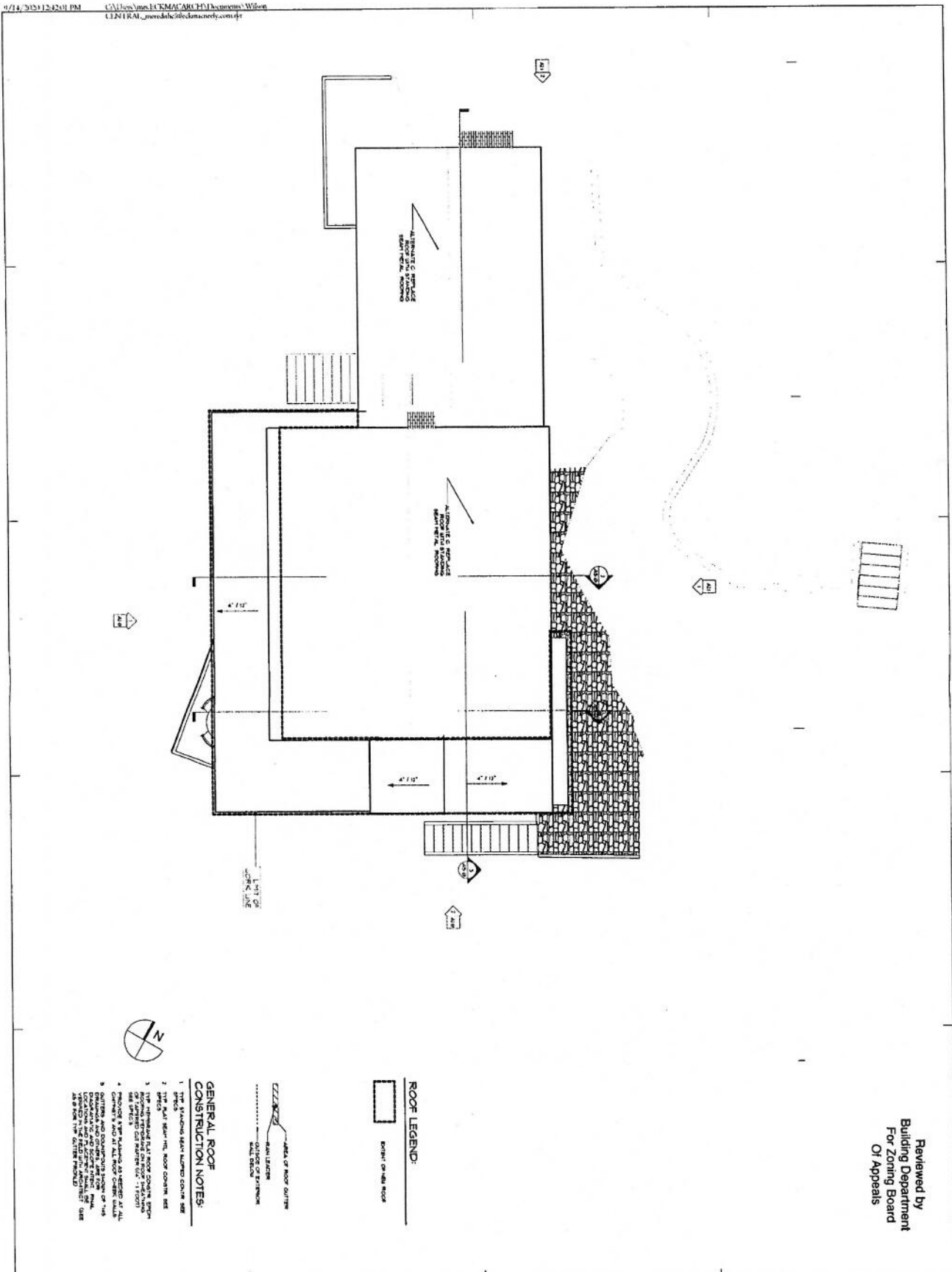
ECK MACNEELY ARCHITECTS

Wilson Residence

26 Clifton Heights Lane
Marblehead, MA

1000 Lakeside Drive
Suite 400
Boston, Massachusetts 02118
Phone: 617-552-1000
Fax: 617-552-1001
www.eckmacneely.com

Eck MacNeely Architects inc.
Architects Interior Design Planning
Following Sustainability



Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

ROOF LEGEND:

Roof of Main House

Area of Roof Outcrop
 Main House
 Main House
 Main House

GENERAL ROOF
 CONSTRUCTION NOTES:

1. THE FOLLOWING ROOF CONSTRUCTION NOTES ARE TO BE USED IN CONJUNCTION WITH THE ROOF PLAN.
2. THE ROOF SHALL BE A FLAT ROOF WITH A 1/4\"/>

Wilson Residence
 26 Clifton Heights Lane
 Marblehead, MA

Architect: Eck MacNeely Architects, Inc.
 Interior Design: Eck MacNeely Architects, Inc.
 Planning: Eck MacNeely Architects, Inc.

AI.3