



Town of Marblehead

ZONING BOARD OF APPEALS

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

TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

Revision Date: 12-14-15

ZBA APPLICATION

PAGE 1 of 3

Town Clerk

Project Address 26 Sewall Street Marblehead MA, 01945
Assessor Map(s) 974 11 Parcel Number(s) 117 57 0

Reviewed by
Building Department
For Zoning Board
Of Appeals

OWNER INFORMATION

Signature [Signature] date 1/20/21
Name (printed) Whitmore Jeffrey B Trustee Roundhouse Realty Trust
Address 6 Woodfin Terrace Marblehead MA, 01945
Phone Numbers: home 781 - 631 - 8818 work 781 - 631 - 8818
E-mail jeff@whitmorebrothers.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Alex N/A date 1/20/21
Name (printed) Alex Whitmore
Address 26 Sewall St. #2 Marblehead MA, 01945
Phone Numbers: home 978-420-7193 work 978-420-7193
E-mail Alex@whitmorebrothers.com fax _____

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

See Attached

- 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] 2-10-2021
2. Town Clerk's stamp (upper right corner)

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

The property that is the subject of this application is in need of substantial renovation. The property is subject to a variance issued by the Board of Appeals dated February 20, 1980 that permits the property to be used as a two-family dwelling with a commercial art gallery with two parking spaces on the premises. The proposed use is to eliminate the commercial art gallery and have 3 residential units with 3 on-site parking spaces. The applicant seeks a special permit for use and dimension under Section 200-36 for the following relief:

1. Special Permit for Use: Multifamily Dwelling (Section 200-37 (1))
2. Special Permit for Change of non-conforming building (Section 200- 30C)
3. Special Permit to modify parking requirement from 4 spaces to 3 spaces (Section 200-22)
4. In the alternative to a Special Permit to modify parking requirement from 4 spaces to 3 spaces (Section 200-22), Special Permit regarding parking impact on open space (Section 200-23)

Project Address 26 Sewall Street Map(s) / Parcel(s) 117/57ZONING DISTRICT (circle all that apply)B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR (U) SUCURRENT USE (explain) 2 residential + 2 Parking Spaces (tandem)CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)Yes X No (explain) 1980 variancePROPOSED CHANGE OF USENo Yes X (explain) Add 1 residential unit. (Total of 3 units)PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes No XEXISTING 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)
- Height - Exceeds maximum allowed (§200-7 and Table 2)
- Open Area - Less than required (§200-7, §200-15.B(4) and Table 2)
- X 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)
- X Open Area - Less than required (§200-7, §200-15.B(4) 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

Historic District Commission

Planning Board

Yes No X

Yes No X

Yes No X

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DESIGN & SURVEY PLANS MEET-ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))Yes X No (explain)

Building Official

ChristinaDate 2-10-2021

Town of Marblehead
ZBA-APPLICATION

Page 3 of 3

Revision Date: 12-02-2020

Project Address 26 Sewall StreetMap(s) / Parcel(s) 117/57**NET OPEN AREA (NOA)****EXISTING****PROPOSED**

Lot area = A

4,9404,940

Area of features

footprint of accessory building(s)

00

footprint of building

1,1571,004

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

152111number of ^{Proposed} required parking spaces 3 x (9' x 18' per space)162486

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

00

other areas (explain) _____

00

Sum of features = B

1,4711,601

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

3,4693,339**GROSS FLOOR AREA (GFA)**

accessory structure(s)

00

basement or cellar (area > 5' in height)

915585

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

1,1681,004

2nd floor (12' or less in height)

912952

12' see definition

3rd floor (12' or less in height)

00

of STORY §200-7]

4th floor (12' or less in height)

00

attic (area > 5' in height)

121708

area under deck (if > 5' in height)

00

roofed porch(es)

6275

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

3,1783,324

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

146146Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 4.59 %

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

1.091.09

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

1.001.00This worksheet applies 1. plan by/dated Nº. SHORE SURVEY 12-11-2020
to the following plan(s): 2. plan by/dated TUCKER ARCH. 2-7-2021
3. plan by/dated _____

Building Official

Robert RnDate 2-10-2021

Town of Marblehead

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Revision Date: 12-02-2020

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Project Address 26 Sewall StreetMap(s) / Parcel(s) 117/57NET OPEN AREA (NOA)EXISTINGAS Required
PROPOSED *Lot area = A 4,9404,9404,940

Area of features

footprint of accessory building(s)

00

footprint of building

1,1571,004

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

152111number of required parking spaces 6 x (9'x 18' per space)162972

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

00

other areas (explain) _____

00Sum of features = B 1,4713,4692,087Net Open Area (NOA) = (A - B) 3,4692,853GROSS FLOOR AREA (GFA)

accessory structure(s)

00

basement or cellar (area > 5' in height)

915585

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

1,1681,004

2nd floor (12' or less in height)

912952

3rd floor (12' or less in height)

00

4th floor (12' or less in height)

00

attic (area > 5' in height)

121708

area under deck (if > 5' in height)

00

roofed porch(es)

6275Gross Floor Area (GFA) = sum of the above areas 3,1783,324

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

146146Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 4.59 %

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

1.091.09

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

0.860.86This worksheet applies 1. plan by/dated N. Shore Survey 12-11-2020
to the following plan(s): 2. plan by/dated TUCKER ARCH 2-7-2021

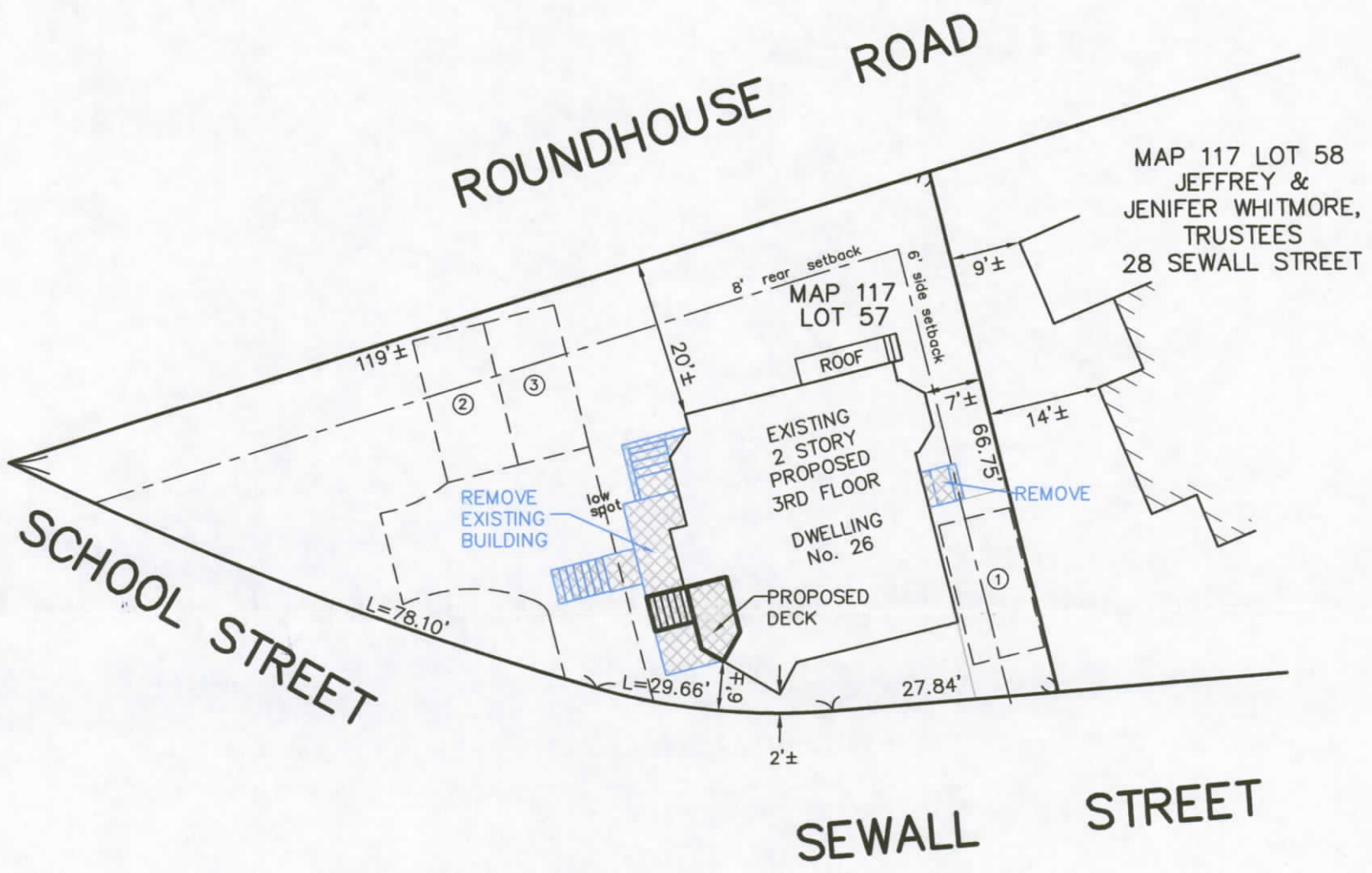
3. plan by/dated _____

Building Official _____

Date 2-10-2021

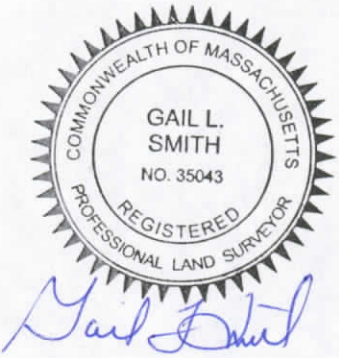
ZONING DISTRICT - UNRESTRICTED

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	4940 ±	4940 ±
FRONTAGE	35	135.6'	135.6'
FRONT	NONE	2±'	2±'
SIDE	6	7±'	7±'
REAR	8	20±'	20±'
BLDG HEIGHT	35	32.4'±	35.0'



① POTENTIAL
9' X 18'
PARKING SPACE

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ZONING BOARD OF APPEALS PLAN

26 SEWALL STREET
MARBLEHEAD
PROPERTY OF
JEFFREY WHITMORE, TRUSTEE
SCALE 1" = 20' DECEMBER 11, 2020
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. - SALEM, MA
(978) 744-4800

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T U C K E R
Architecture & Landscape

59 Atlantic Avenue, Marblehead, MA
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(781) 631-3546

Tucker Architecture and Landscape LLC

Drawing Index:

CVR	Cover
x1	Existing Basement and 1st Floor
1	Proposed Basement and 1st Floor
x2	Existing Second and Attic Floor
2	Proposed Second and Attic Floor
x3	Existing Roof Plan
3	Proposed Roof Plan
x4	Existing Building Elevations
4	Proposed Building Elevations
5	Proposed Building Perspectives

REVISION DATE:
2021 02 07 For Approvals

FOR APPROVALS

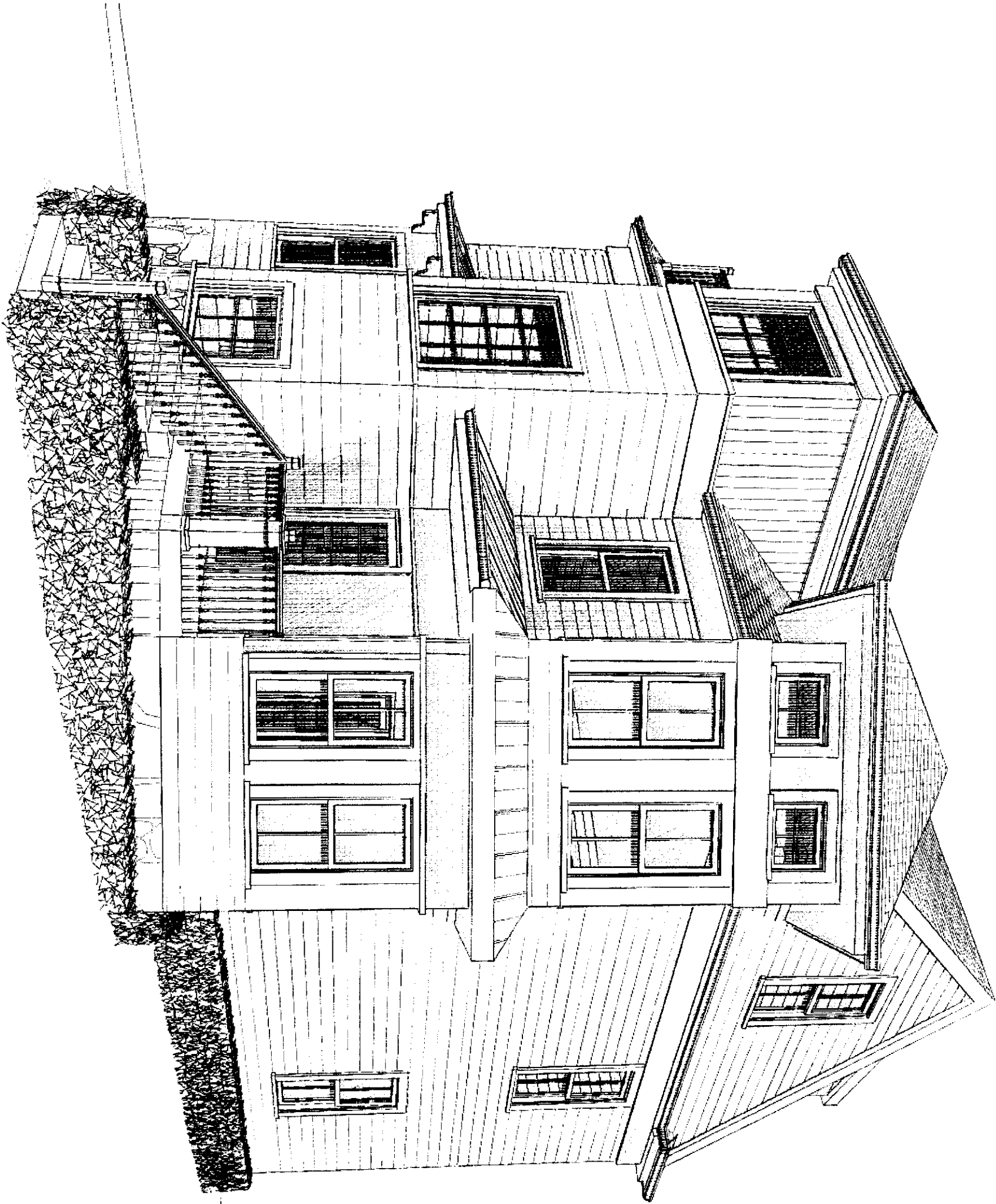
Whitmore Residence
26 Sewall Street
Marblehead, MA 01945

Cover

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE



PAGE NO.
CVR



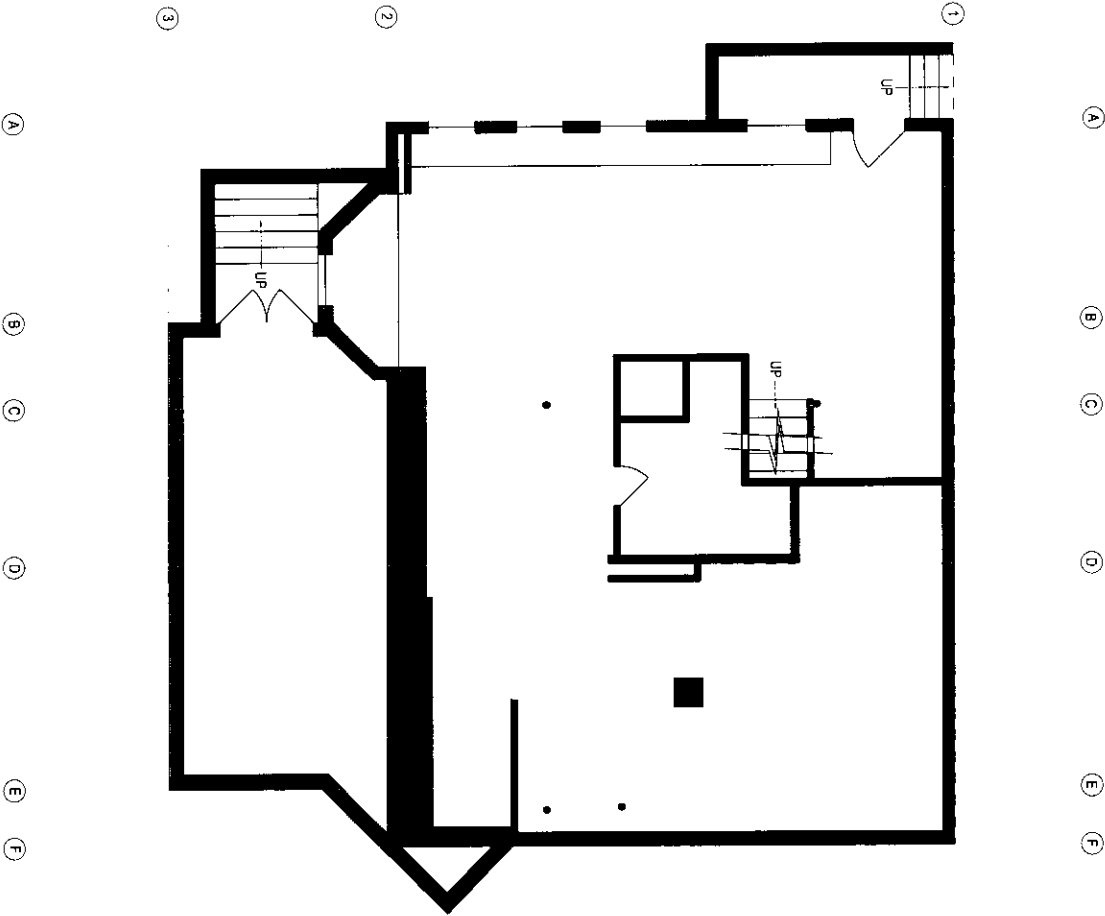
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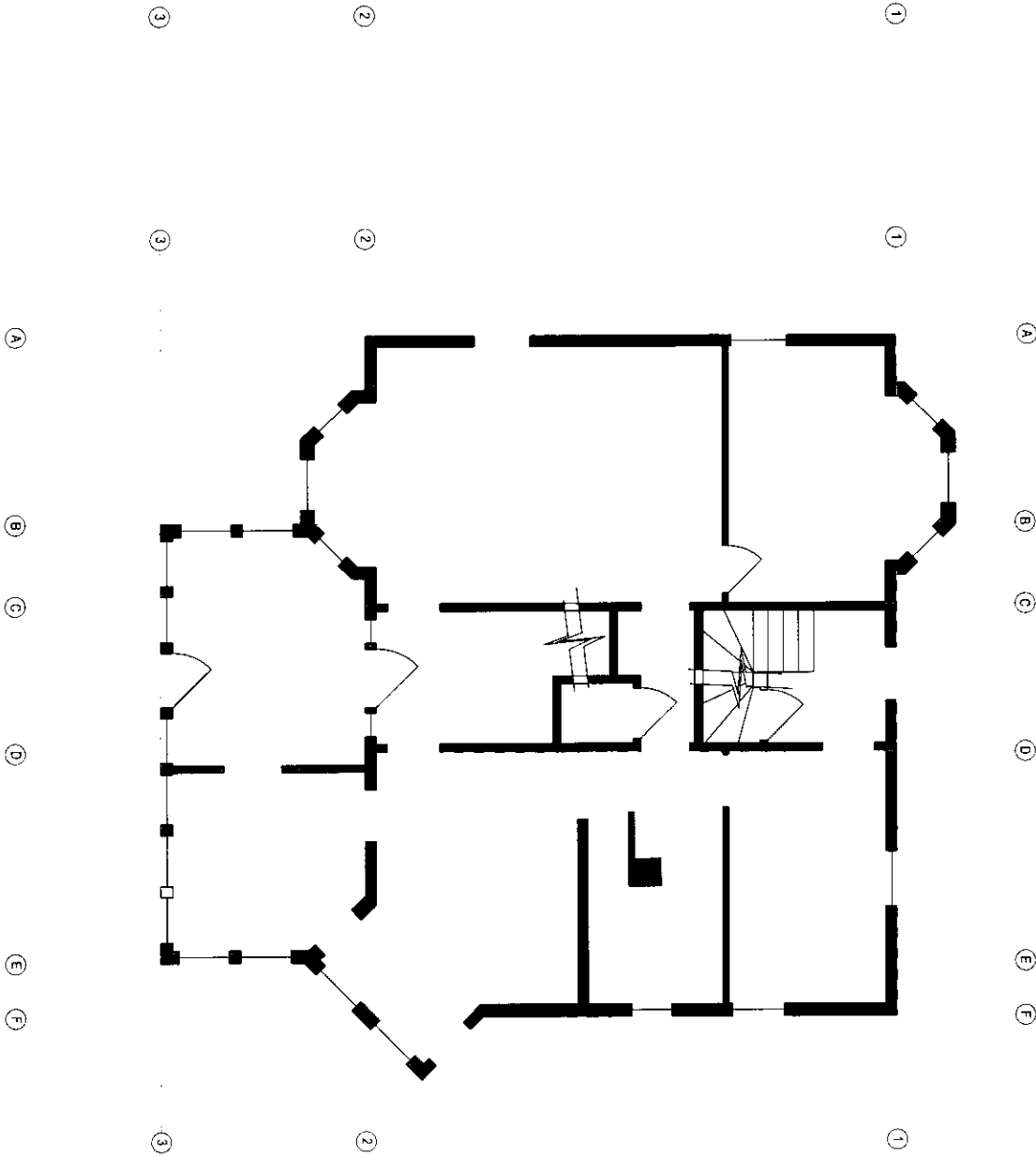
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1 Basement Floor Plan - 915 SF
Scale: 1/4"=1'-0" (1/8"=1'-0" When Printed at 11x17)



2 First Floor Plan - 1168 SF
Scale: 1/4"=1'-0" (1/8"=1'-0" When Printed at 11x17)

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FOR APPROVALS

Whitmore Residence
26 Sewall Street
Marblehead, MA 01945
Existing Basement and
First Floor Plan

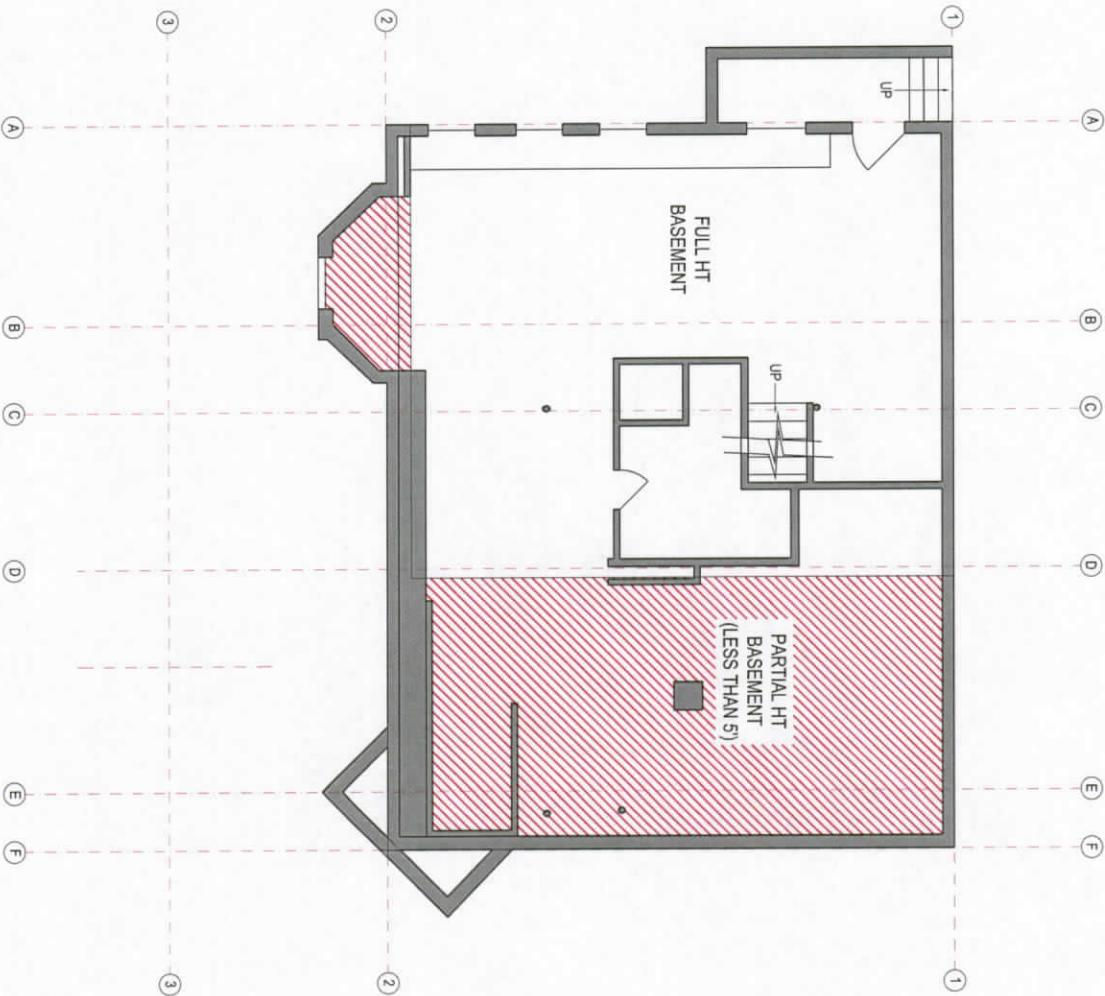
NOTE: ORIGINAL DRAWING SET TO 24x36 FULL SCALE

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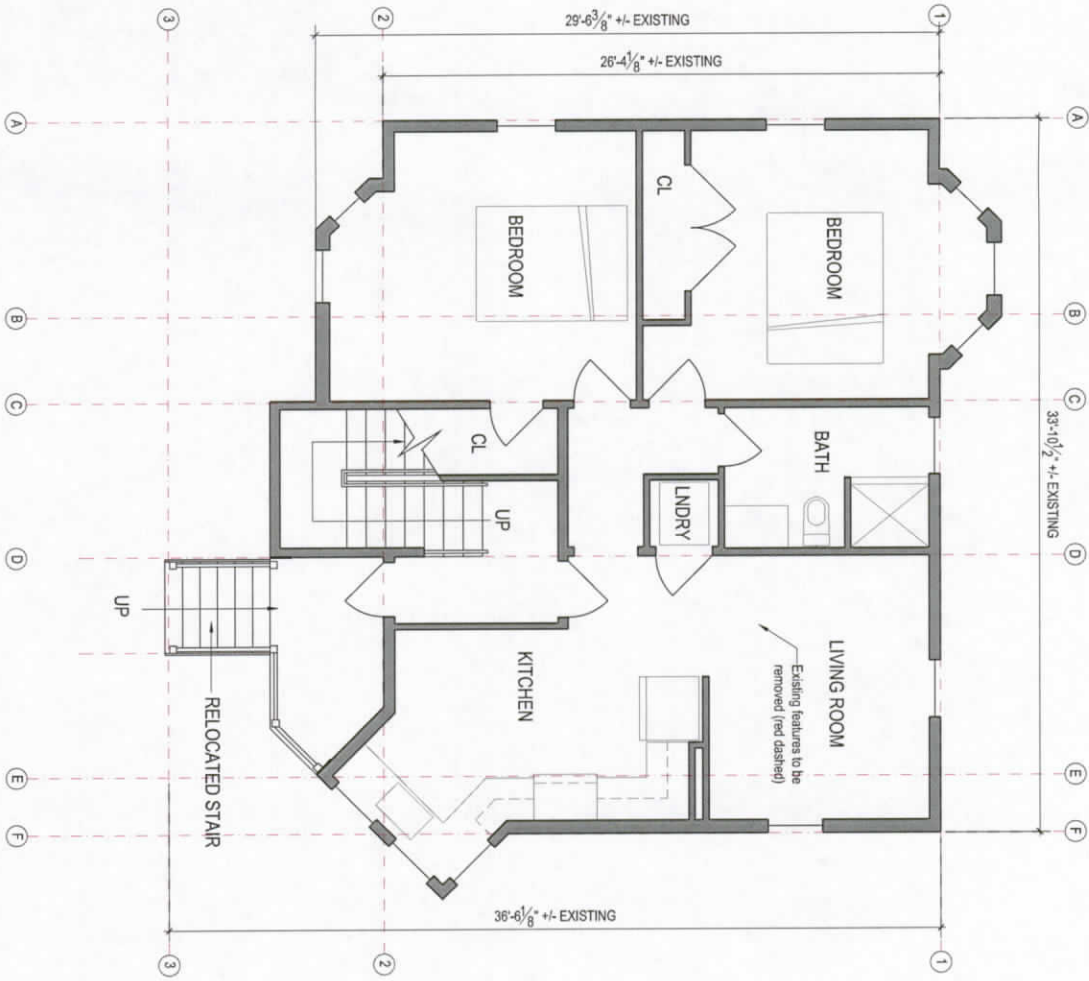
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1 Basement Floor Plan - 585 SF
Scale: 1/4"=1'-0" (1/8"=1'-0" When printed at 11x17)

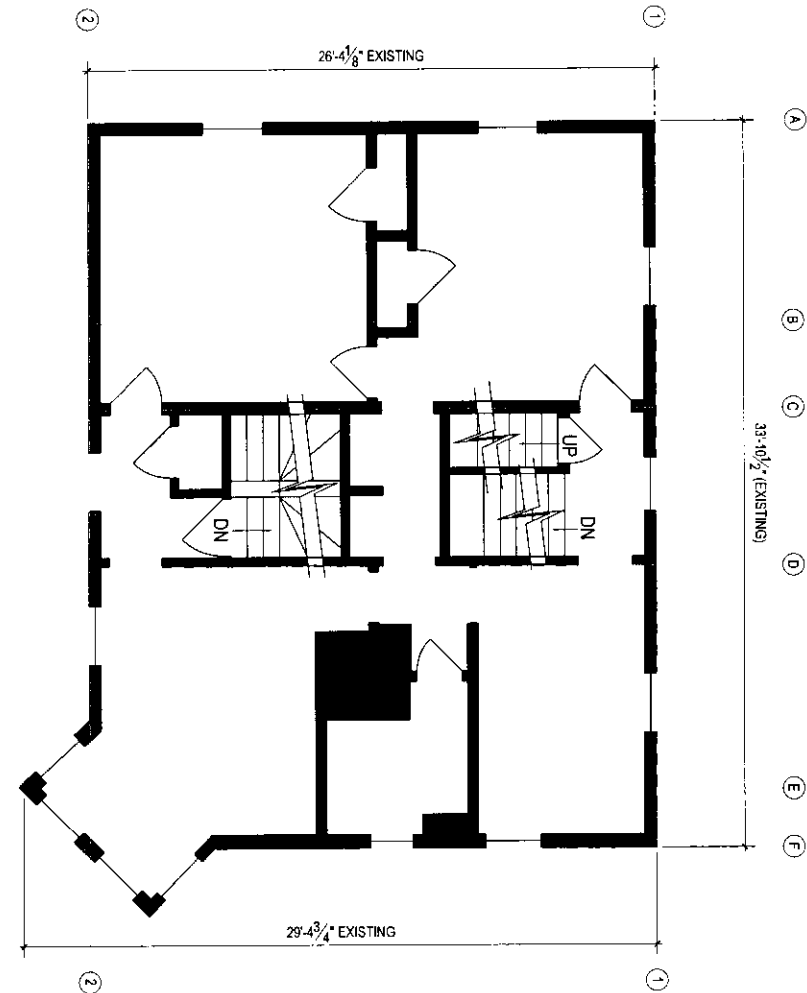


2 First Floor Plan - 1004 SF
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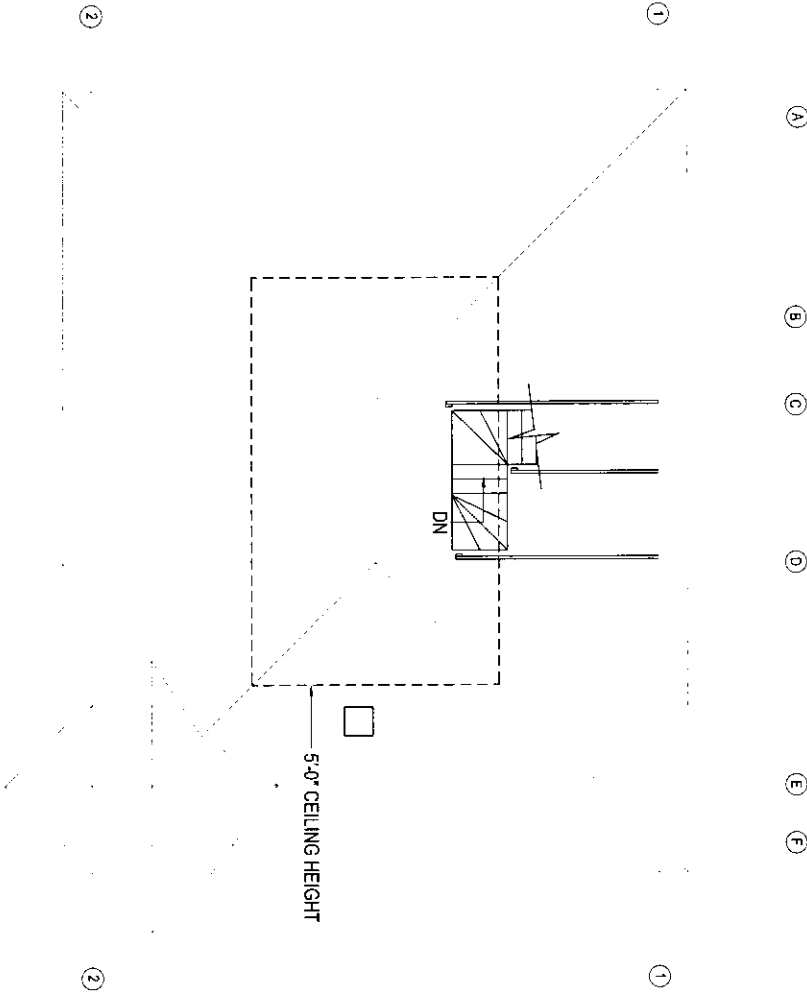
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1 Second Floor Plan 912 SF
Scale: 1/4\"=1'-0\" (1/8\"=1'-0\" When printed at 11x17)



2 Attic Plan 121 SF
Scale: 1/4\"=1'-0\" (1/8\"=1'-0\" When printed at 11x17)

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Whitmore Residence
26 Sewall Street
Marblehead, MA 01945
**Existing Second Floor
and Attic Plan**

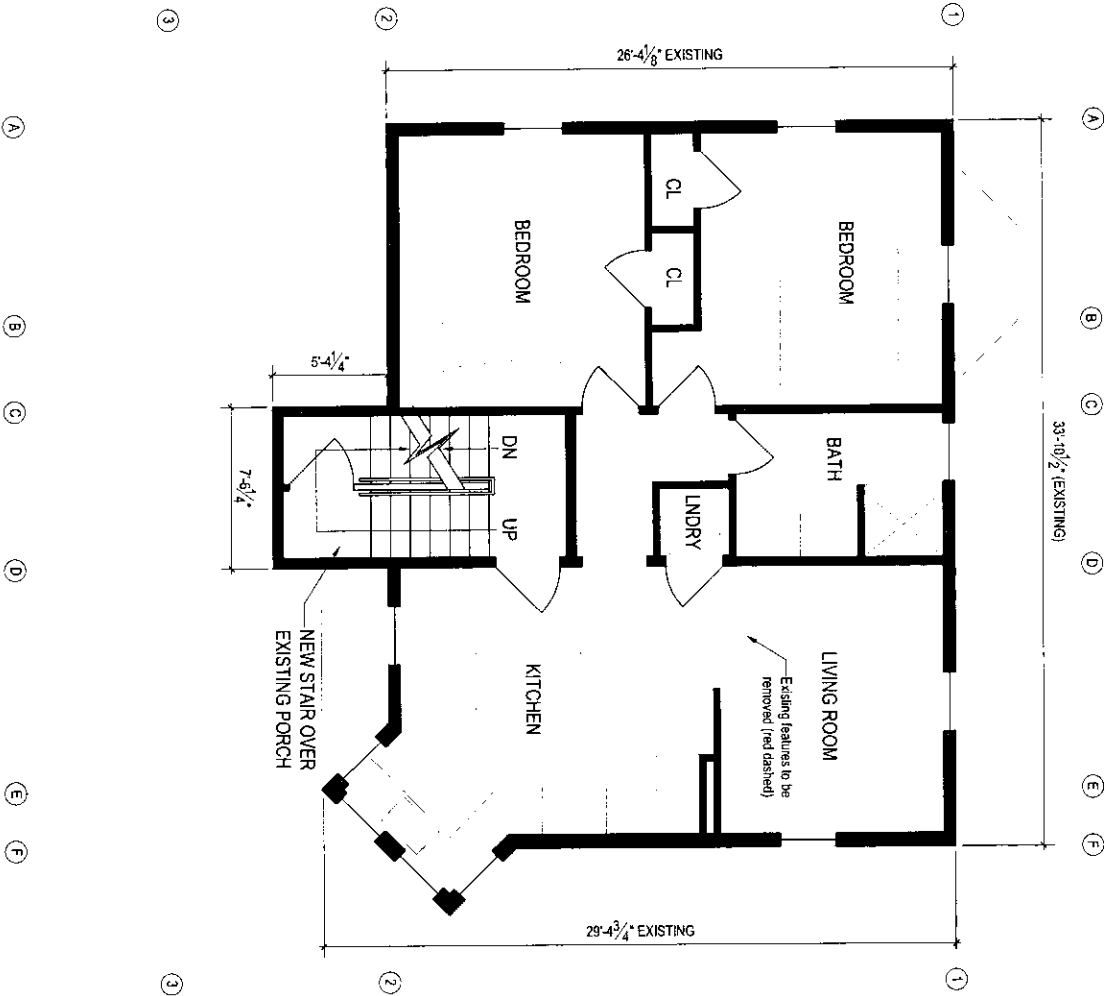
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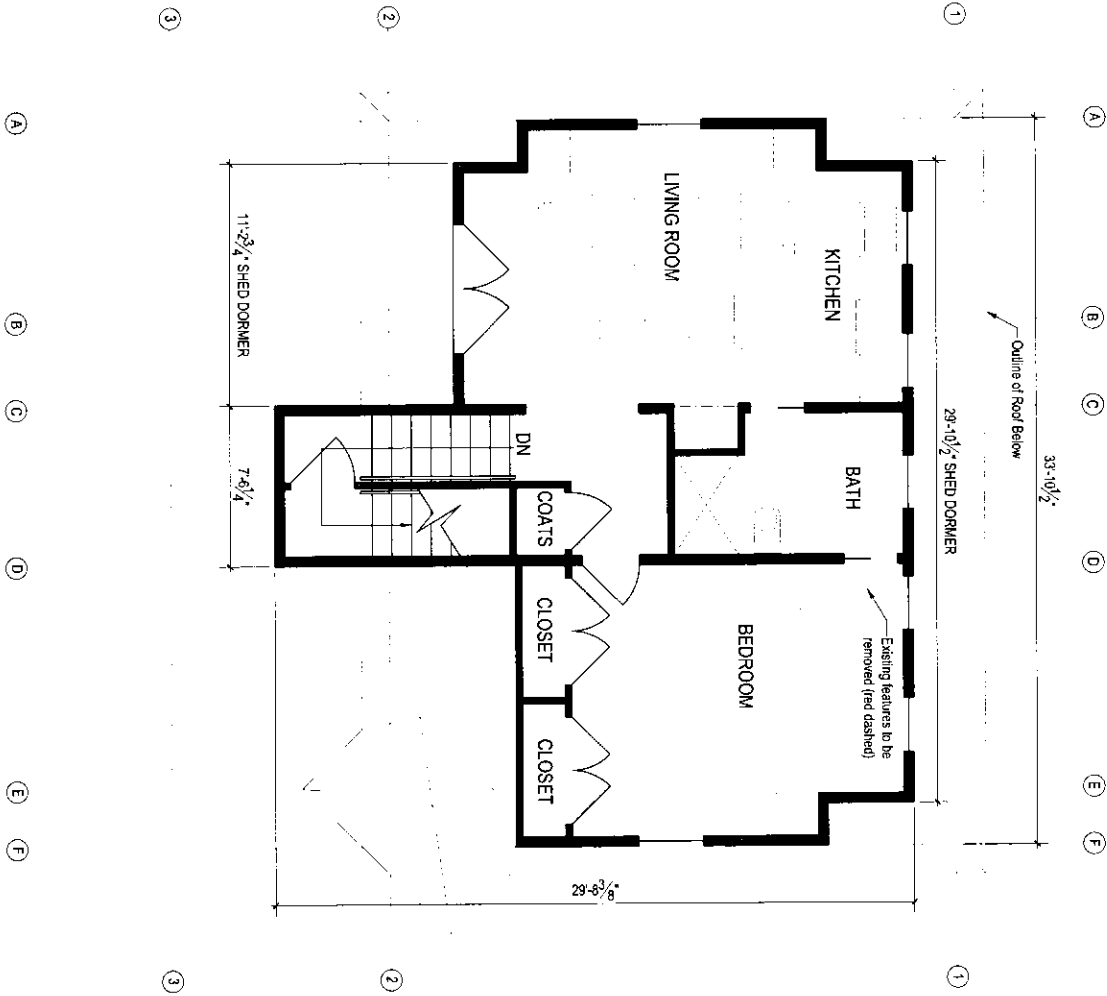
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1 Second Floor Plan - 952SF
Scale: 1/4"=1'-0" (1/8"=1'-0" When printed at 11x17)



2 Attic Plan - 708 SF
Scale: 1/4"=1'-0" (1/8"=1'-0" When printed at 11x17)

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Whitmore Residence
26 Sewall Street
Marblehead, MA 01945
Proposed Second Floor
and Attic Plan

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE



PAGE NO.
2

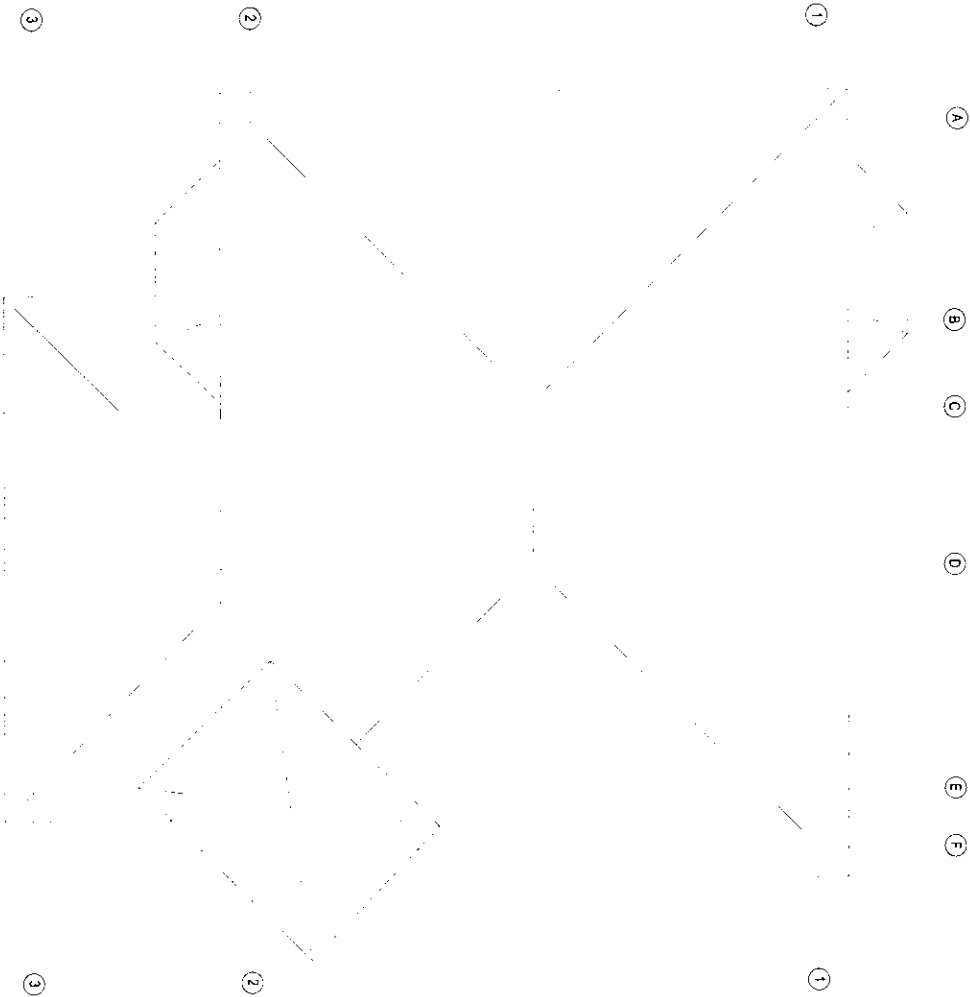
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Whitmore Residence
26 Sewall Street
Marblehead, MA 01945

Existing Roof Plan

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE



PAGE NO.
X3

1 Roof Plan
Scale: 1/4" = 1'-0" (1/8" = 1'-0" When printed at 11x17)

Top of Ridge
Elevation 32'-5 1/2"

Second Floor Subfloor
Elevation 8'-8 3/4"

First Floor Subfloor
Elevation 0'-0"

Lowest Pre-Existing Point
Elevation -4'-3 1/2"

North Elevation

Scale: 1/4"=1'-0" (1/8"=1'-0" When printed at 11x17)

Top of Ridge
Elevation 32'-5 1/2"

Second Floor Subfloor
Elevation 8'-8 3/4"

First Floor Subfloor
Elevation 0'-0"

Lowest Pre-Existing Point
Elevation -4'-3 1/2"

Top of Ridge
Elevation 32'-5 1/2"

Second Floor Subfloor
Elevation 8'-8 3/4"

First Floor Subfloor
Elevation 0'-0"

Lowest Pre-Existing Point
Elevation -4'-3 1/2"

West Elevation

Scale: 1/4"=1'-0" (1/8"=1'-0" When printed at 11x17)

Top of Ridge
Elevation 32'-5 1/2"

Second Floor Subfloor
Elevation 8'-8 3/4"

First Floor Subfloor
Elevation 0'-0"

Lowest Pre-Existing Point
Elevation -4'-3 1/2"

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FOR APPROVALS

Whitmore Residence
26 Sewall Street
Marblehead, MA 01945

Existing Building Elevations

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE

0 1 2 3' X4

East Elevation

Scale: 1/4"=1'-0" (1/8"=1'-0" When printed at 11x17)

South Elevation

Scale: 1/4"=1'-0" (1/8"=1'-0" When printed at 11x17)

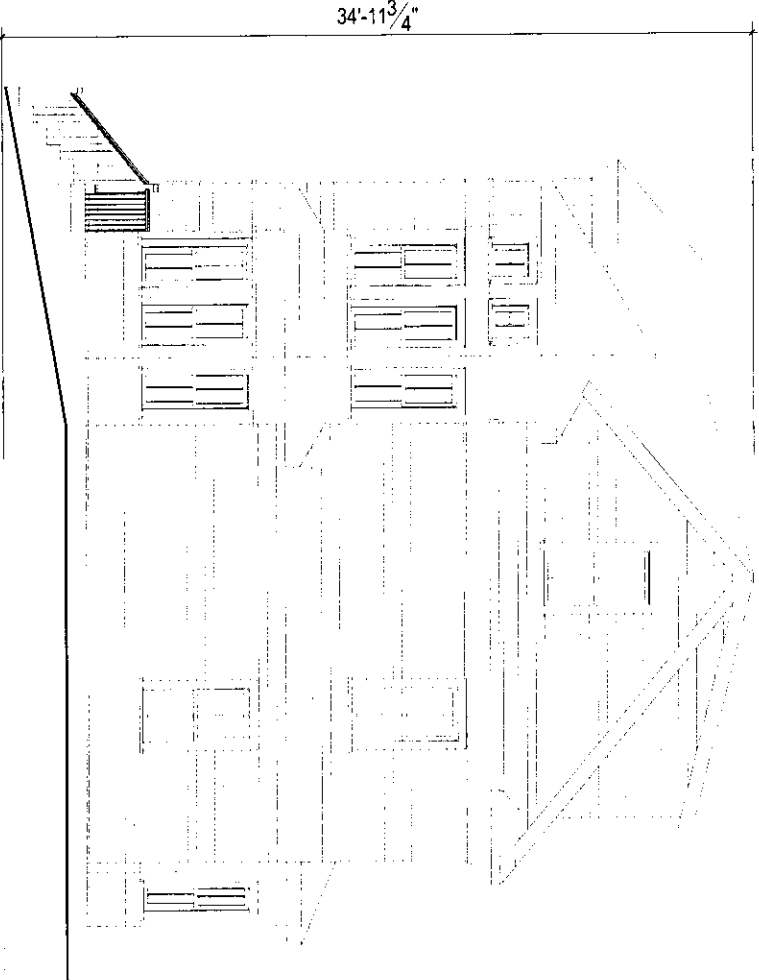
Top of Ridge
Elevation 30'-8 1/2"

Second Floor Subfloor
Elevation 9'-8 3/4"

First Floor Subfloor
Elevation 0"

Lowest Pre-Existing Point
Elevation 4'-5 1/2"

1 North Elevation
Scale: 1/4"=1'-0" (1/8"=1'-0" When printed at 11x17)



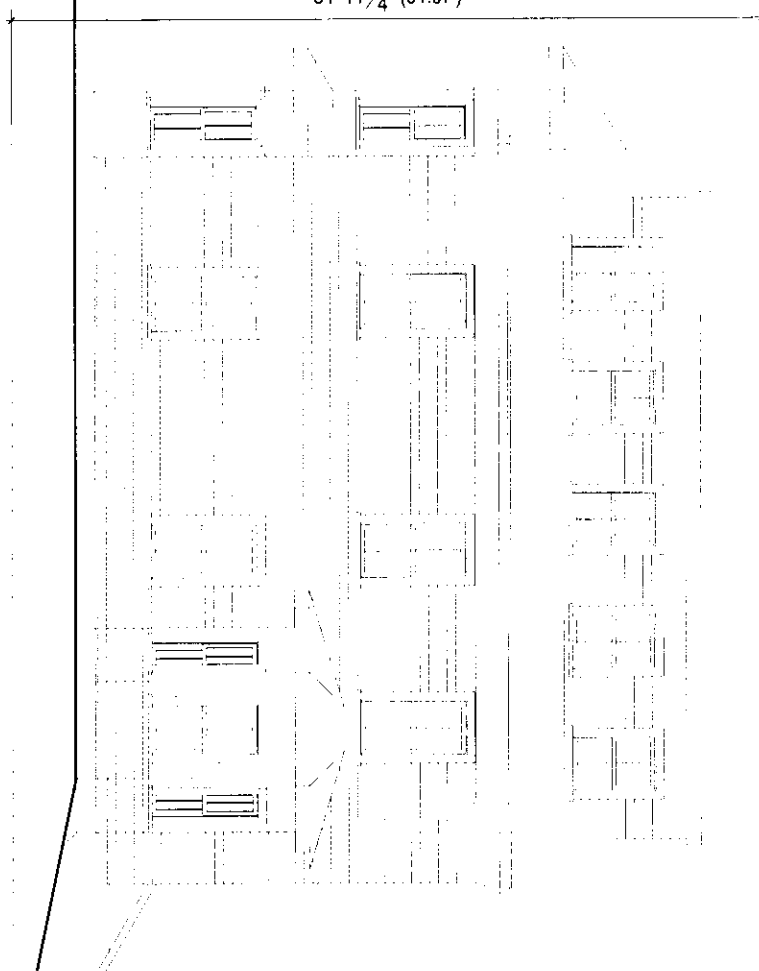
Top of Ridge
Elevation 30'-8 1/2"

Second Floor Subfloor
Elevation 9'-8 3/4"

First Floor Subfloor
Elevation 0"

Lowest Pre-Existing Point
Elevation 4'-5 1/2"

2 West Elevation
Scale: 1/4"=1'-0" (1/8"=1'-0" When printed at 11x17)



Top of Ridge
Elevation 30'-8 1/2"

Second Floor Subfloor
Elevation 9'-8 3/4"

First Floor Subfloor
Elevation 0"

Lowest Pre-Existing Point
Elevation 4'-5 1/2"

3 East Elevation
Scale: 1/4"=1'-0" (1/8"=1'-0" When printed at 11x17)



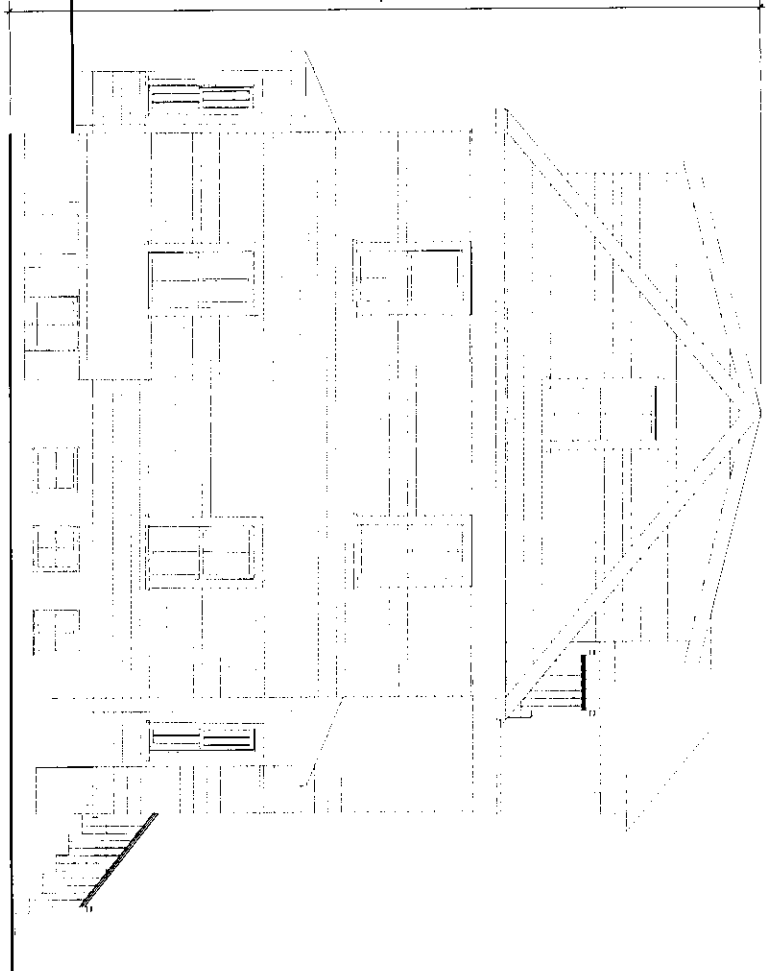
Top of Ridge
Elevation 30'-8 1/2"

Second Floor Subfloor
Elevation 9'-8 3/4"

First Floor Subfloor
Elevation 0"

Lowest Pre-Existing Point
Elevation 4'-5 1/2"

4 South Elevation
Scale: 1/4"=1'-0" (1/8"=1'-0" When printed at 11x17)



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Whitmore Residence
26 Sewall Street
Marblehead, MA 01945

Proposed Building Elevations

NOTE: ORIGINAL DRAWING SET TO 24x36 FULL SCALE
0 1 2 3
PAGE NO. 4



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Whitmore Residence
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Marblehead, MA 01945
Proposed Building
Perspectives

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE

