



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617
Revision Date: 12-14-15

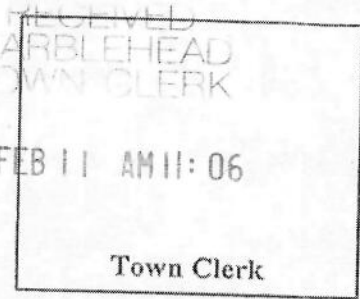
Town of Marblehead
ZONING BOARD OF APPEALS

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

2021 FEB 11 AM 11:06

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 Whitmore 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)

3/5

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-14-2015

Project Address 26 Sewall Street Map(s) / Parcel(s) 117/57

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR (U) SU
CURRENT USE (explain) 2 residential : 2 Parking Spaces (tandem)

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

Yes X No (explain) 1980 variance

PROPOSED CHANGE OF USE

No Yes X (explain) Add 1 residential unit. (TOTAL OF 3 UNITS)

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

EXISTING 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

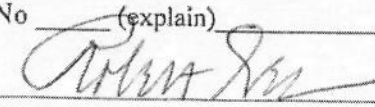
ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes <u> </u>	No <u>X</u>
Historic District Commission	Yes <u> </u>	No <u>X</u>
Planning Board	Yes <u> </u>	No <u>X</u>

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

Yes X No (explain)

Building Official 

Date 2-10-2021

4/5

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Reviewed by
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For Zoning Board
Of Appeals
Revision Date: 12-02-2020

Project Address 26 Sewall Street

Map(s) / Parcel(s) 117/57

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

Area of features

footprint of accessory building(s)

footprint of building

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

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

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

other areas (explain) _____

Sum of features = B

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

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area > 5' in height)

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

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

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

4th floor (12' or less in height)

attic (area > 5' in height)

area under deck (if > 5' in height)

roofed porch(es)

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

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

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

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

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

This 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 R. [Signature]

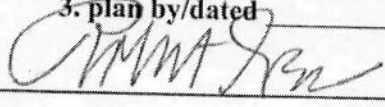
Date 2-6-2021

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Reviewed by
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For Zoning Board
Of Appeals
Revision Date: 12-02-2020

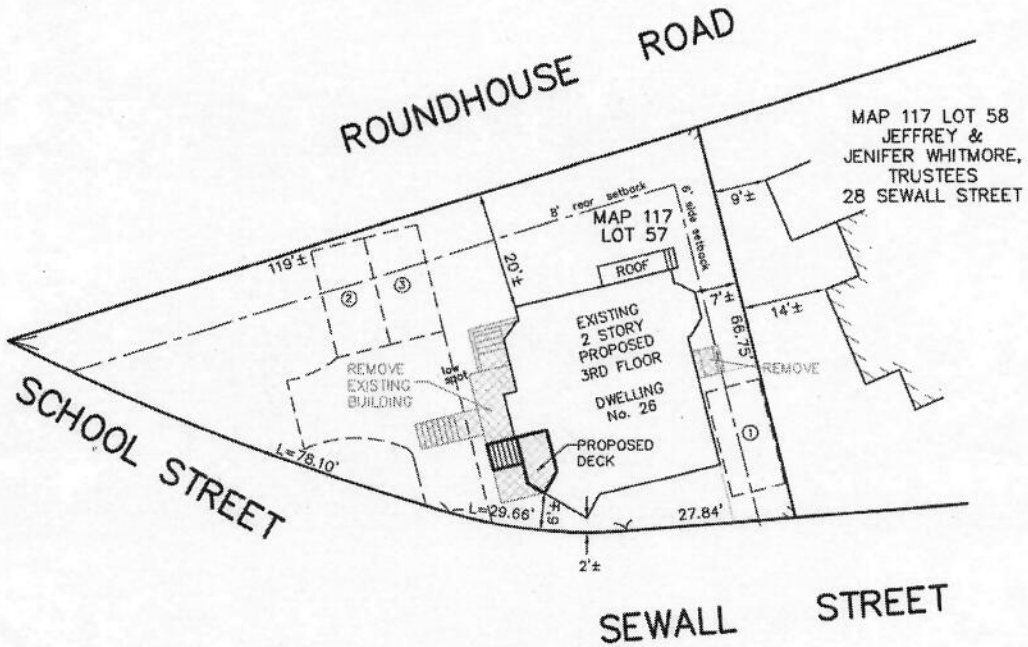
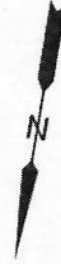
Project Address	<u>26 Sewall Street</u>	Map(s) / Parcel(s)	<u>117/57</u>
<u>NET OPEN AREA (NOA)</u>		<u>EXISTING</u>	<u>As Required PROPOSED</u> *
Lot area = A		<u>4,940</u>	<u>4,940</u>
Area of features			
footprint of accessory building(s)		<u>0</u>	<u>0</u>
footprint of building		<u>1,157</u>	<u>1,004</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)		<u>152</u>	<u>111</u>
number of required parking spaces <u>6</u> x (9'x 18' per space)		<u>162</u>	<u>972</u>
area of pond(s), or tidal area(s) below MHW		<u>0</u>	<u>0</u>
other areas (explain) _____		<u>0</u>	<u>0</u>
Sum of features = B		<u>1,471</u>	<u>2,087</u>
Net Open Area (NOA) = (A - B)		<u>3,469</u>	<u>2,853</u>
<u>GROSS FLOOR AREA (GFA)</u>			
accessory structure(s)		<u>0</u>	<u>0</u>
basement or cellar (area >5' in height)		<u>915</u>	<u>585</u>
1st floor (12' or less in height) NOTE: [for heights exceeding		<u>1,168</u>	<u>1,004</u>
2nd floor (12' or less in height) 12' see definition		<u>912</u>	<u>952</u>
3rd floor (12' or less in height) of STORY §200-7]		<u>0</u>	<u>0</u>
4th floor (12' or less in height)		<u>0</u>	<u>0</u>
attic (area >5' in height)		<u>121</u>	<u>708</u>
area under deck (if >5' in height)		<u>0</u>	<u>0</u>
roofed porch(es)		<u>62</u>	<u>75</u>
Gross Floor Area (GFA) = sum of the above areas		<u>3,178</u>	<u>3,324</u>
<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)			= <u>146</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100			= <u>4.59</u> %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)			= <u>1.09</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)			= <u>0.86</u>

This 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  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'



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For Zoning Board
Of Appeals

ZONING BOARD OF APPEALS PLAN

26 SEWALL STREET

MARBLEHEAD

PROPERTY OF

JEFFREY WHITMORE, TRUSTEE

SCALE 1" = 20' DECEMBER 11, 2020
NORTH SHORE SURVEY CORPORATION

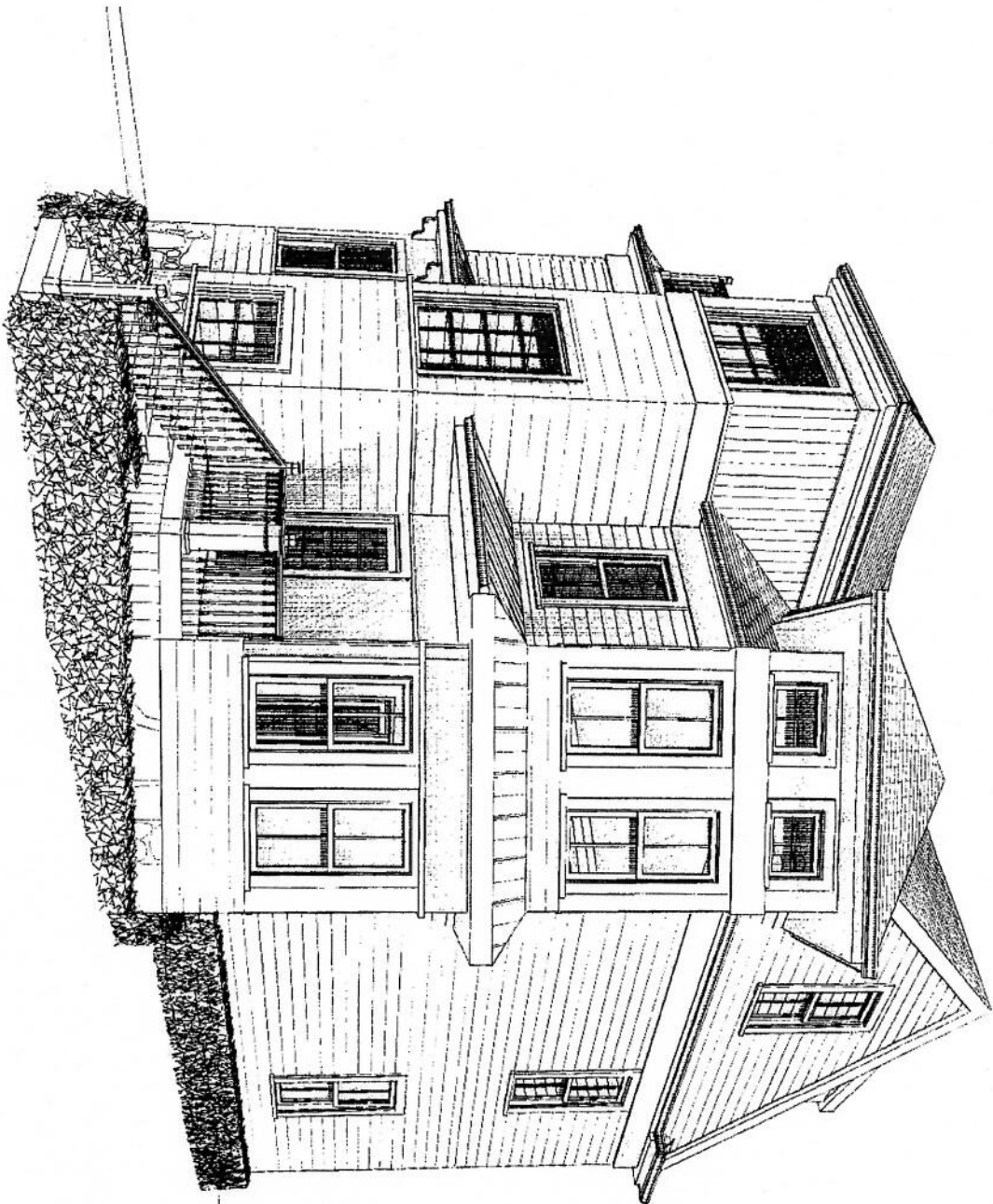
14 BROWN ST. - SALEM, MA

(978) 744-4800

4904



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T U C K E R
Architecture & Landscape
59 Atlantic Avenue, Marshfield, MA
www.TuckerArch.com
(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

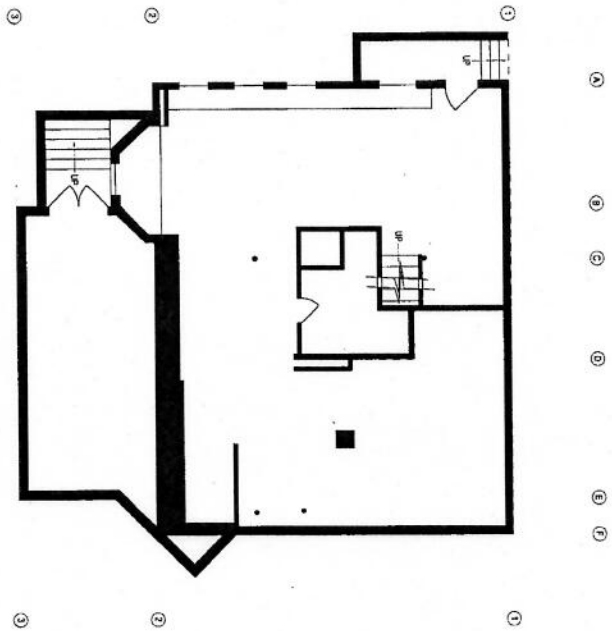
REVISIONS:
2021 02 07 For Approvals

FOR APPROVALS

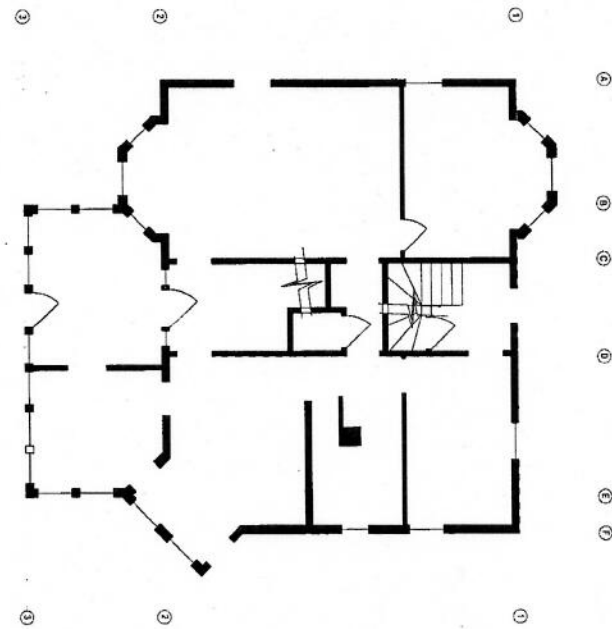
Whitmore Residence
28 Sewall Street
Marshfield, MA 01945
Cover

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



② First Floor Plan - 1188 SF
Scale: 1/8" = 1'-0" (1/4" = 1'-0" when printed at 11x17)

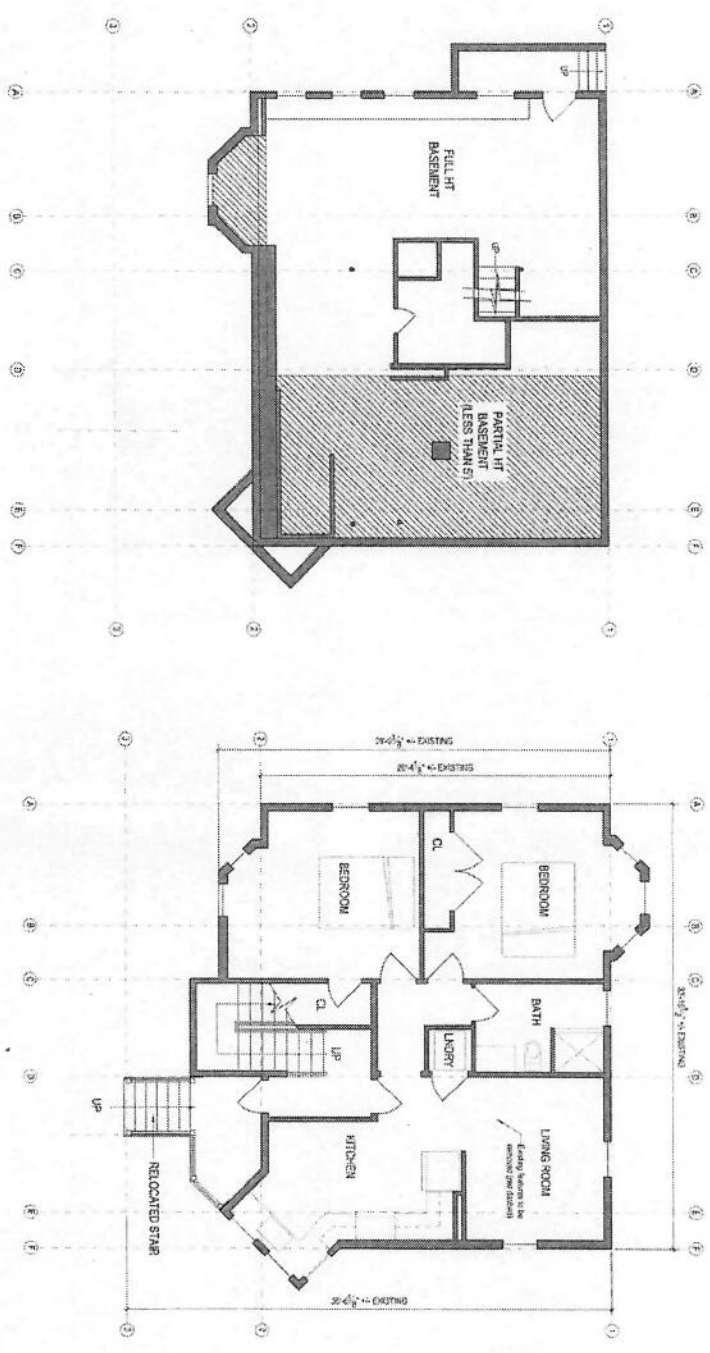
NOTES:
2021.02.07 for Approvals
FOR APPROVALS

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

NOTE: ORIGIN: DRAWING SET TO STANDARD SCALE
PANEL NO. **X1**

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1. Basement Floor Plan - 585 SF
Scale: 1/8" = 1'-0" (1/4" = 1'-0" for peripheral walls)

2. First Floor Plan - 1004 SF
Scale: 1/8" = 1'-0" (1/4" = 1'-0" for peripheral walls)

PROPOSED
2021 02 07 For Approvals

FOR APPROVALS

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

DATE: 02/07/2021
BY: TUCKER ARCHITECTURE AND LANDSCAPE, LLC
1


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

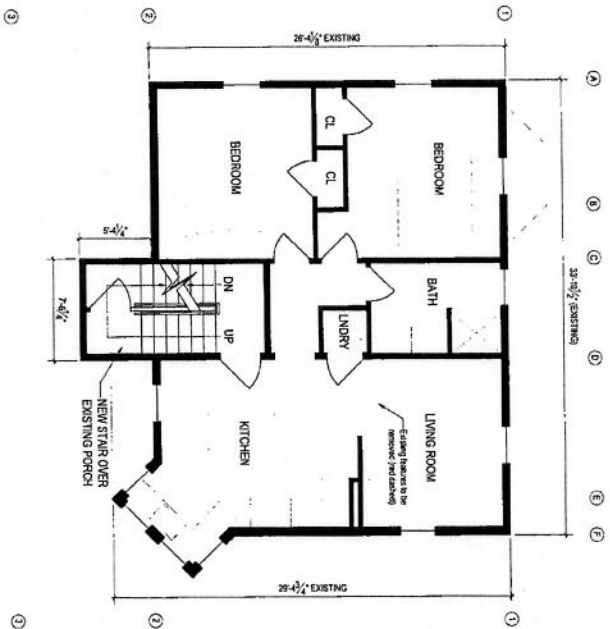
REVISION DATE:
2021 02 07 For Approvals

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

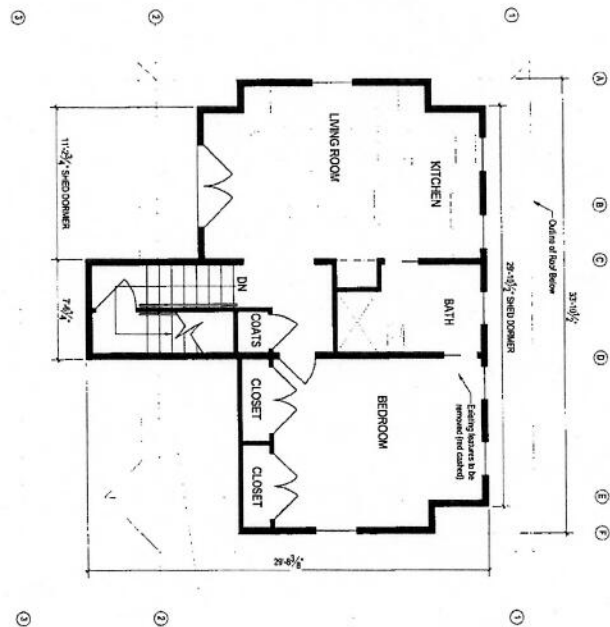


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① Second Floor Plan - 952SF
Scale: 1/8\" = 1'-0\" (Note: 1/4\" = 1'-0\" when printed at 11x17)



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

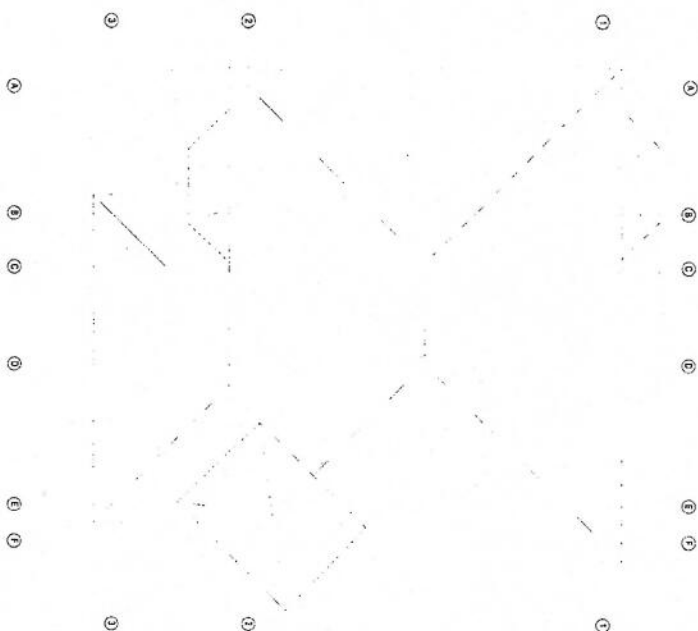
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FOR APPROVALS

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

NOTE: CHANGING DIMENSIONS TO MATCH FLOOR PLAN
1 2

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1 Roof Plan
Scale: 1/8" = 1'-0" (Not to Scale)

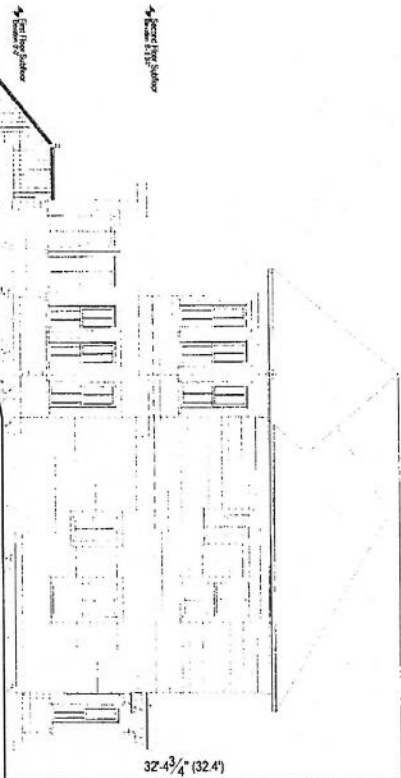
REVISION DATE:
2021 02 07 For Appeals
FOR APPROVALS

Whitmore Residence
26 Sewall Street
Northford, MA 01945
Existing Roof Plan

NOTE: ORIGINAL DRAWING IS NOT TO SCALE

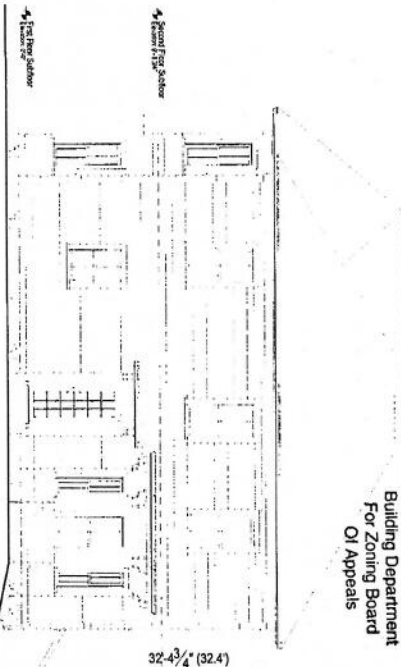
X3

4. Level 2 Elevation



32'-4 3/4" (32.4')

4. Level 3 Elevation



32'-4 3/4" (32.4')

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

4. Level 2 Elevation

4. Level 3 Elevation

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

4. Level 3 Elevation

4. Level 1 Elevation

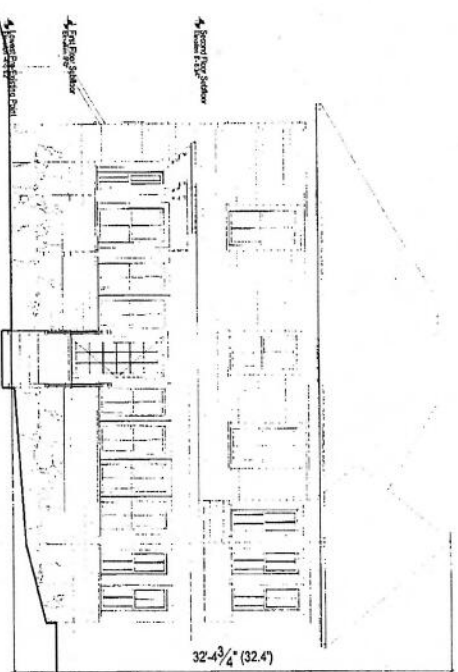
4. Level 2 Elevation

4. Level 3 Elevation

4. Level 2 Elevation

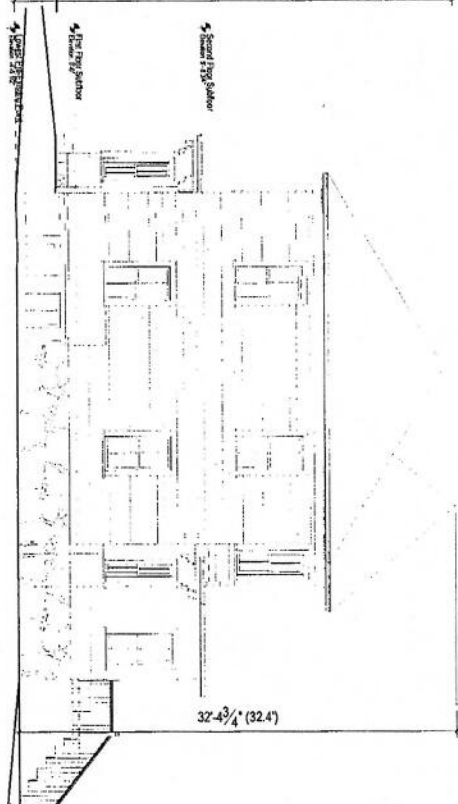
4. Level 3 Elevation

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



32'-4 3/4" (32.4')

4. Level 2 Elevation
4. Level 3 Elevation
Scale: 1/8" = 1'-0" (1/8" = 1'-0" When printed at 11x17)

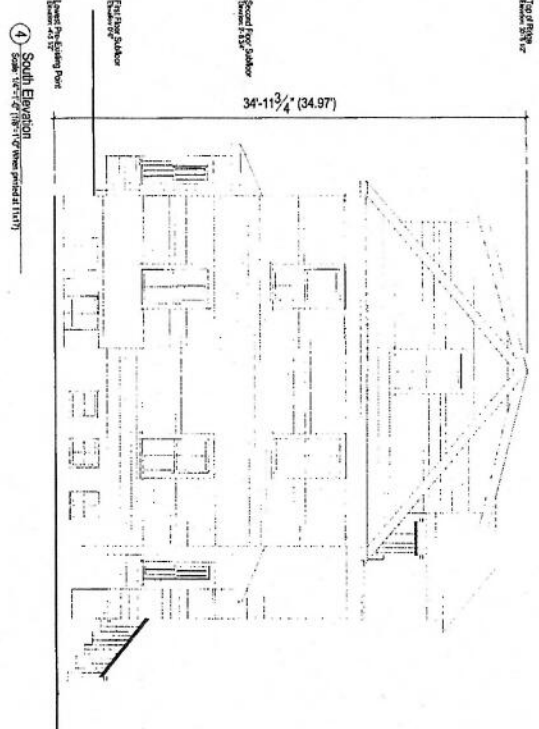
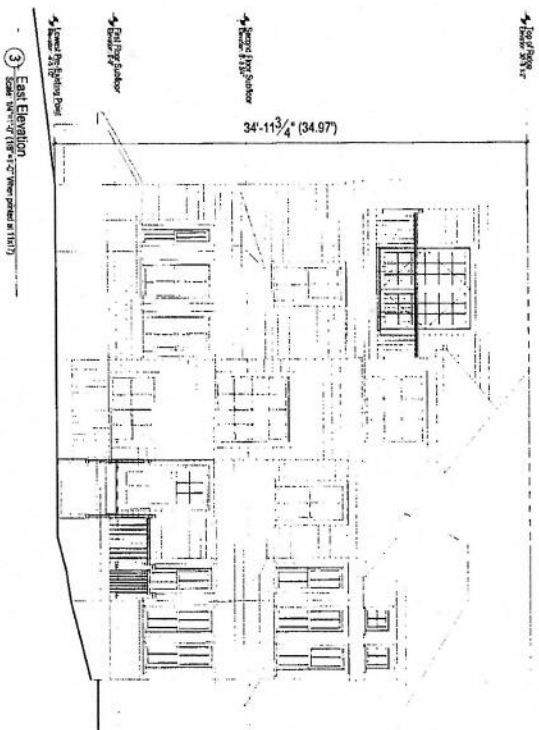
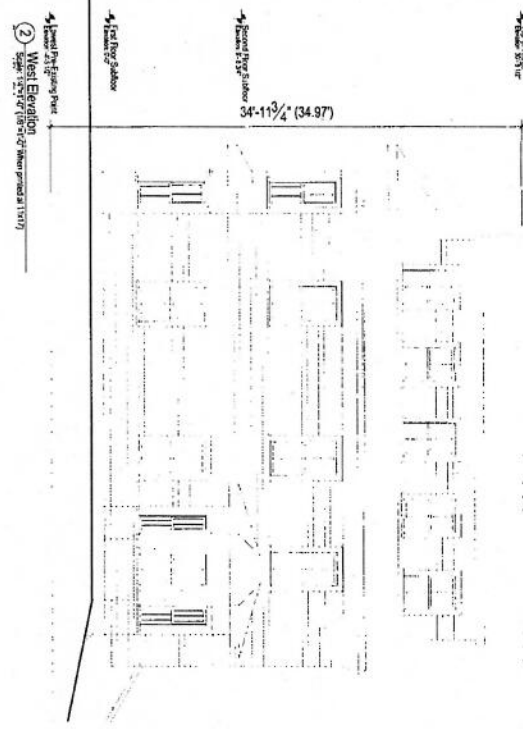
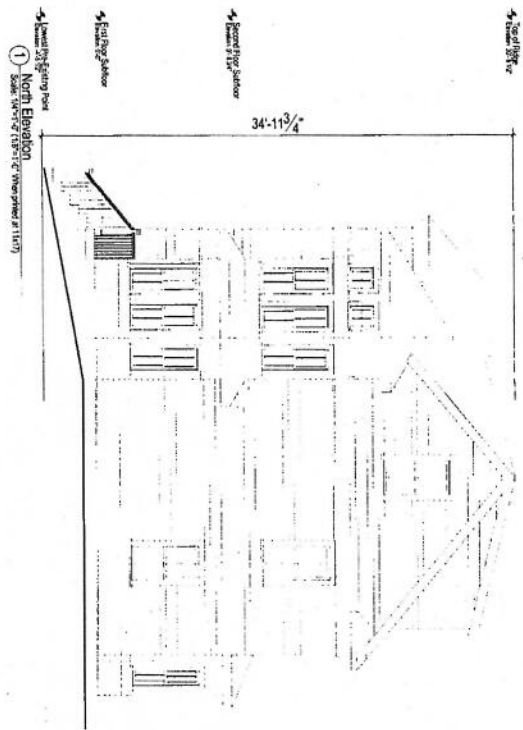


32'-4 3/4" (32.4')

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FOR APPROVALS

William Residence
26 Sewall Street
Marblehead, MA 01945
Existing Building Elevations

NOT TO SCALE, DRAWING IS FOR EXISTENTIAL SCALE. FILED NO. X4



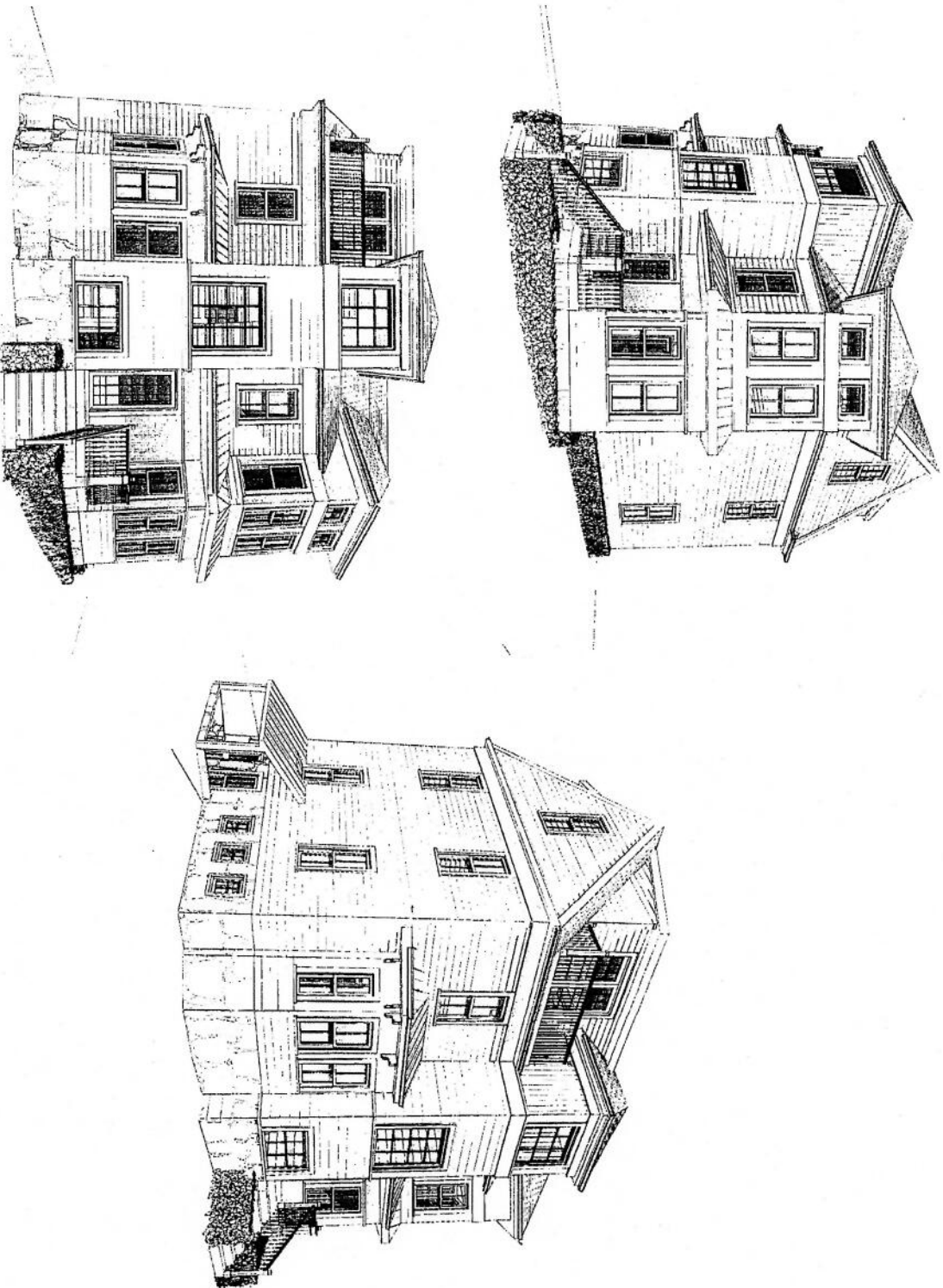

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Whitmore Residence
 28 Sewall Street
 Marblehead, MA 01945
Proposed Building Elevations

NOTE: GRAPHIC DRAWING NOT TO SCALE
 4



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REVISION DATE
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FOR APPROVALS

Whitmore Residence
 26 Sewall Street
 Marlborough, MA 01945
 Proposed Building
 Perspectives

NOTE: GRAPHIC DRAWING IS TO SHOW FINAL SCALE 1" = 5'

5