



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

RECEIVED
MARBLEHEAD
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2020 DEC 28 AM 10:46

Town Clerk

Project Address 3 Stevens Road, Marblehead MA 01945

Assessor Map(s) 65

Parcel Number(s) 23 & 26

OWNER INFORMATION

Signature *Jodi Dudley*

date 12-22-2020

Name (printed) Jodi Dudley and Robin Rothman

Address 3 Stevens Road, Marblehead MA 01945

Phone Numbers: home Jodi Dudley and Robin Rothman work 313-549-2869

E-mail rebbiworks@gmail.com; jodiann7@hotmail.com fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature *Walter Jacob*

date 12.22.20

Name (printed) Walter Jacob Architects

Address 3 Pleasant Street, Marblehead MA 01945

Phone Numbers: home (781) 631-7440

work

E-mail walter@architectwaj.com; alexis@architectwaj.com fax

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

This project includes modifications to the existing house and landscape, with additions above the existing garage area and 3rd floor, as well as a new porch off the front of the house. Relief is requested because proposed work encroaches on the front and side yard setback, and exceeds 10% expansion limits for a non-conforming building.

- 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)

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 3 Stevens Road, Marblehead MA 01945 Map(s) / Parcel(s) 65 / 23 & 26

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR SR SSR ESR SESR HBR U SU
CURRENT USE (explain) SINGLE FAMILY DWELLING

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) SHED IN SIDEYARD SETBACK
☐ 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 ☐ No ☒
Historic District Commission Yes ☐ No ☒
Planning Board Yes ☒ No ☐

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

Yes ☒ No ☐ (explain) _____

Building Official _____

Date 12-23-2020

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-14-2015

Project Address 3 Stevens Road, Marblehead MA 01945

Map(s) / Parcel(s) 65 / 23 & 26

NET OPEN AREA (NOA)

Lot area = A

Area of features
footprint of accessory building(s)

footprint of building

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

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

3rd floor (12' or less in height)

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 WALTER JACOBS ARCHITECT LTD / 1-26-21, 12/18/20
to the following plan(s): 2. plan by/dated HANCOCK SURVEY ASSOC, INC 12-21-2020
3. plan by/dated _____

Building Official _____

Date 12-23-2020

EXISTING

PROPOSED

±14,633 sf

±14,633 sf

±99 sf

±99 sf

±1,862 sf

±1,862 sf

±54 sf (34+20)

±412 sf (20 ex+11 ex+342+14+16+9)

360

360

-

-

-

-

2,375 sf

2,733 sf

12,258 sf

11,900 sf

±99 sf

±99 sf

±805 sf

±805 sf

±1,867 sf

±1,867 sf

±802 sf

±1,397 sf (802 ex+595)

-

-

-

-

±345 sf

±832 sf (345 ex+740)

-

-

0 sf

±404 sf (342+62)

±3,918 sf

±5,404 sf

= ±1,486 sf

= ±37.93 %

= 3.13

= 2.2



**Town of Marblehead
Zoning Board of Appeals**

Mary Alley Municipal Building
7 Widger Road
Marblehead, MA 01945
Telephone: 781-631-1529
Fax: 781-631-2617

**PAYMENT OF LEGAL ADVERTISEMENT
ACKNOWLEDGEMENT FORM***

M.G.L. Chapter 40A, Zoning, Section 11, mandates that hearings must be advertised in a local newspaper. The Town of Marblehead requires that the applicant, or the applicant's representative, pay for the advertisements.

Name of party responsible for the payment of the advertisement:

WALTER JAKOB ARCHITECTS LTD.

Address:

3 PLEASANT STREET

MARBLEHEAD, MA 01945

Phone Number:

781-631-7440

Email:

Walter@jacobarchitects.com

Signature of Property Owner, or Authorized Representative:

[Signature]

***Please note the party responsible for payment will be billed directly from the advertising newspaper, in most instances the Marblehead Reporter, or the Salem News**

PROJECT TEAM

CLIENT

Jodi Dudley and Robin Rothman
3 Stevens Road
Marblehead, MA 01945

ARCHITECT

Walter Jacob Architects LTD.
3 Pleasant Street
Marblehead, MA 01945
T: 781-631-7440
F: 781-631-7441
E: walter@architectwl.com

SURVEYOR

Scott Jalbert
Hancock Associates
Phone: (978) 777-3050
www.hancockassociates.com

PROJECT LOCATION

3 Stevens Road
Marblehead, MA 01945

PROJECT DESCRIPTION:

This project includes an addition and renovations to an existing 1-family home.

SYMBOLS

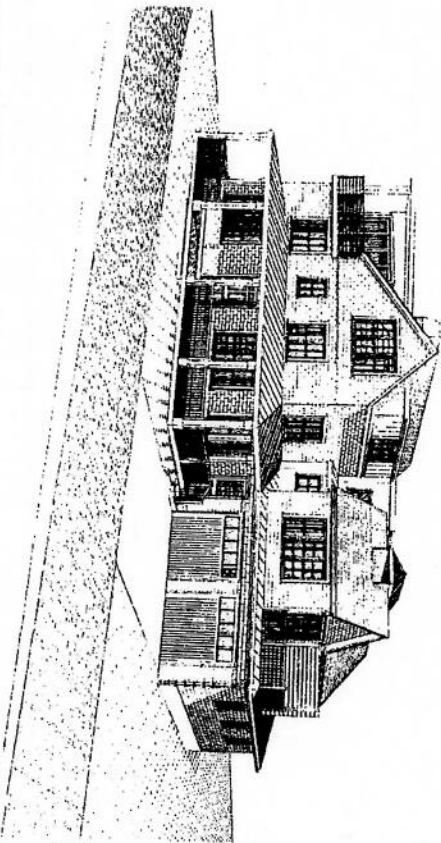
ROOM	ROOM/AREA DESIGNATION
100	WINDOW TAG
	EXTERIOR ELEVATION REFERENCE
	NORTH ARROW
	DOOR AND DOOR DIMENSION (WIDTH & HEIGHT)
	NEW WALL
	EXISTING WALL TO REMAIN
	WALL TO BE DEMOLISHED
	DIMENSION STRING

GENERAL NOTES:

1.

DRAWING INDEX

CS1	Cover Sheet
P1	Survey
P2	Existing Conditions Photographs
L1	Existing Conditions Photographs
X1	Proposed Landscape Plan
A1	Existing Basement Level Plan
X2	Proposed Basement Level Plan
A2	Existing First Level Plan
X3	Proposed First Level Plan
A3	Existing Second Level Plan
X4	Proposed Second Level Plan
A4	Existing Attic Level Plan
X5	Proposed Attic Level Plan
A5	Existing Roof Plan
X6	Proposed Roof Plan
A6	Existing Elevations
X7	Proposed Elevations
A7	Proposed Elevations



Private Residence

CS.1

3 Stevens Road, Marblehead, MA 01945

Cover Sheet
01.26.21 Zoning Drawings

Walter Jacob Architects LTD
3 Pleasant Street
Marblehead, MA 01945
781.631.7440

- NOTES:**
- 1) THIS PLAN HAS BEEN PREPARED TO ACCOMPANY A ZBA APPLICATION.
 - 2) EXISTING BUILDING OFFSETS SHOWN HEREON ARE TO CORNER BOARD.
 - 3) ELEVATIONS SHOWN HEREON REFER TO NAVD83.
 - 4) SETBACK LINES SHOWN HEREON PROVIDED BY ARCHITECT.

LEGEND

- ZONING SETBACK
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- - - - - SURFACE CONTOUR
- x x x CHAIN LINK FENCE
- x x x WIRE FENCE
- o - WOOD FENCE
- EDGE OF LAWN
- RETAINING WALL
- EDGE OF LEDGE OUTCROP
- 12" PROMINENT DECIDUOUS TREE
- 18" PROMINENT CONIFEROUS TREE
- EM ELECTRIC METER SET
- (S) FOUND
- (FD) FOUND
- OH DRILL HOLE
- I.P.I.P.E. IRON PIPE
- I.ROD IRON ROD
- BIT. CONC. BITUMINOUS CONCRETE
- CLF CHAIN LINK FENCE
- L/S LANDSCAPING

ASSESSORS:

MAP 65, LOTS 23 & 26

ZONING:

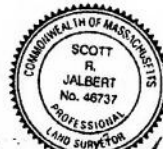
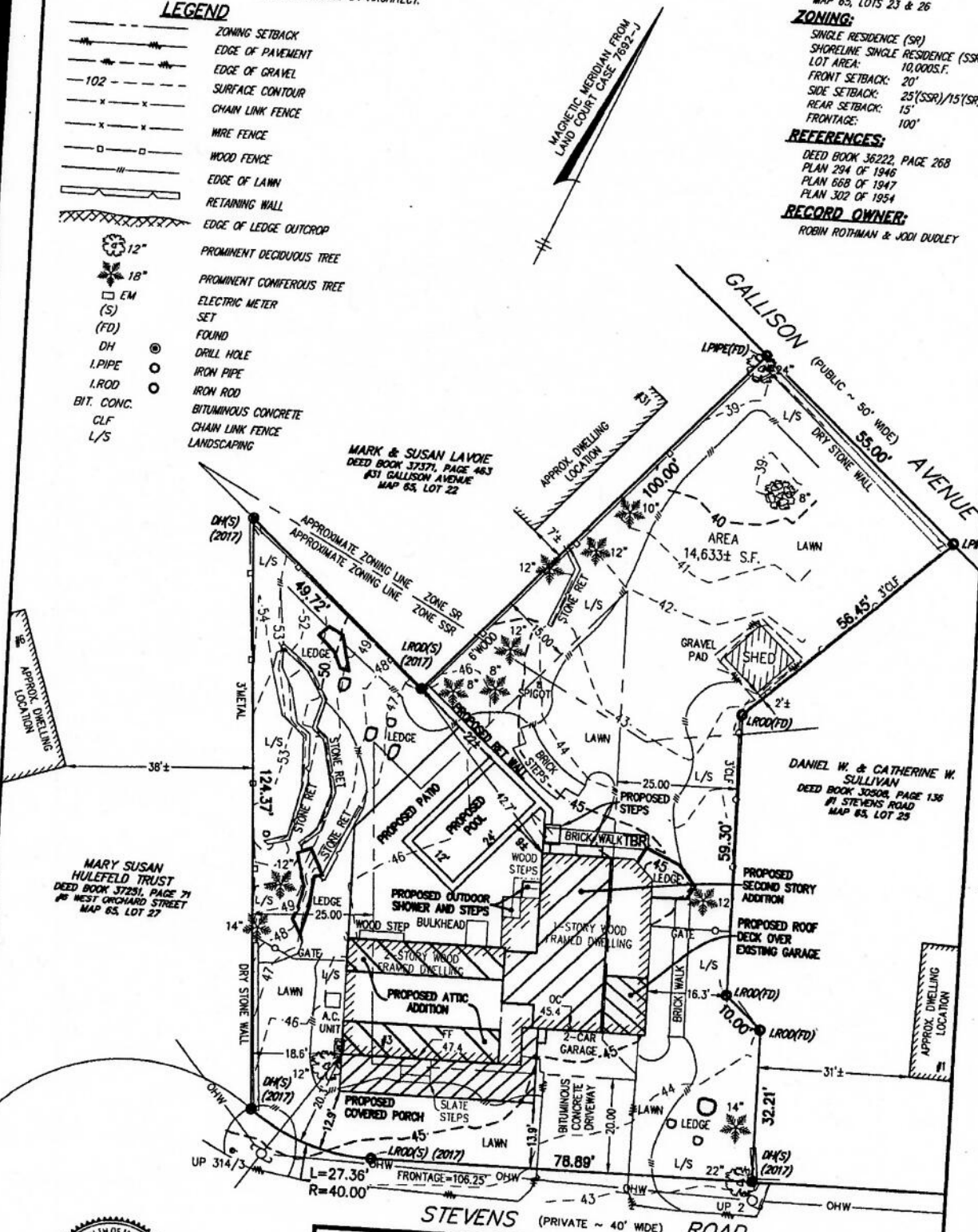
SINGLE RESIDENCE (SR)
SHORELINE SINGLE RESIDENCE (SSR)
LOT AREA: 10,000 S.F.
FRONT SETBACK: 20'
SIDE SETBACK: 25'(SSR)/15'(SR)
REAR SETBACK: 15'
FRONTAGE: 100'

REFERENCES:

DEED BOOK 36222, PAGE 268
PLAN 294 OF 1946
PLAN 668 OF 1947
PLAN 302 OF 1954

RECORD OWNER:

ROBIN ROTHMAN & JODI DUDLEY



Scott R. Jalburt 12/21/2020
PROFESSIONAL LAND SURVEYOR

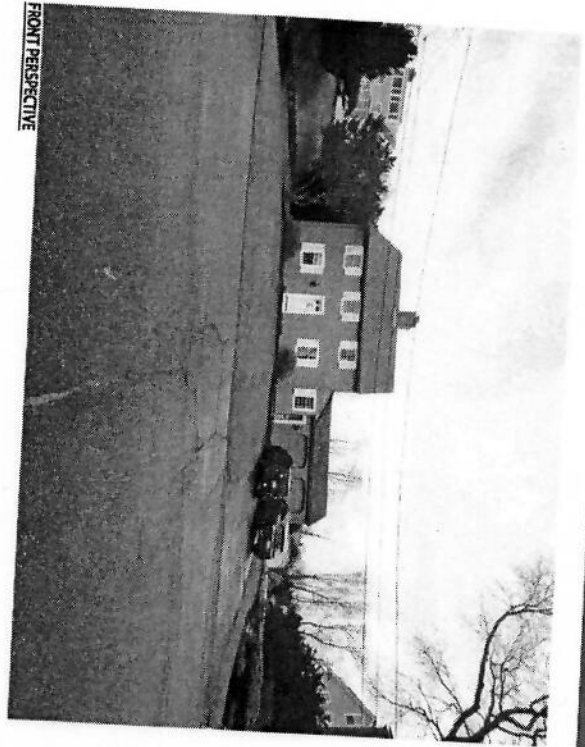
PLOT PLAN
OF LAND
3 STEVENS ROAD, MARBLEHEAD, MA 01945
PREPARED FOR: JODI DUDLEY

HANCOCK
Survey Associates, Inc.
185 CENTRE STREET, DANVERS, MA. 01923
VOICE (978) 777-3050, FAX (978) 774-7816

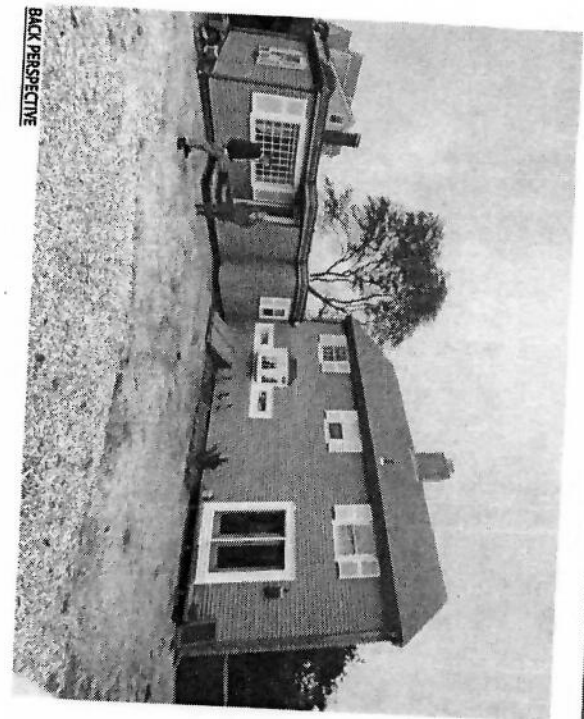
SCALE: 1" = 20'

0 10 20 40

CHK. BY:
SRJ
DATE:
12/21/20
JOB NO.
20860



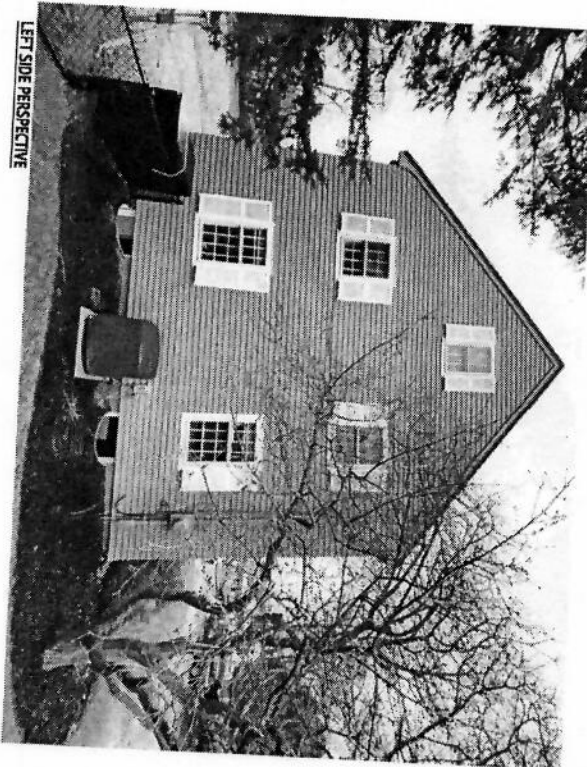
FRONT PERSPECTIVE



BACK PERSPECTIVE



RIGHT SIDE PERSPECTIVE



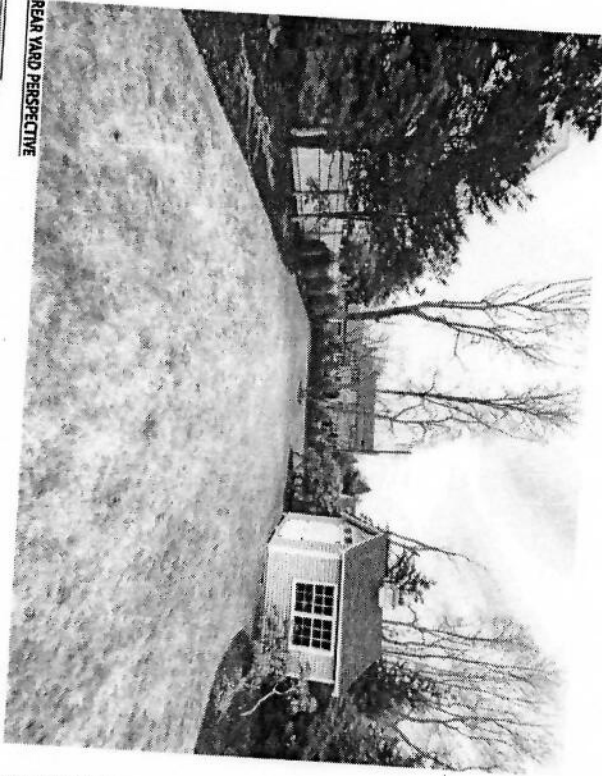
LEFT SIDE PERSPECTIVE

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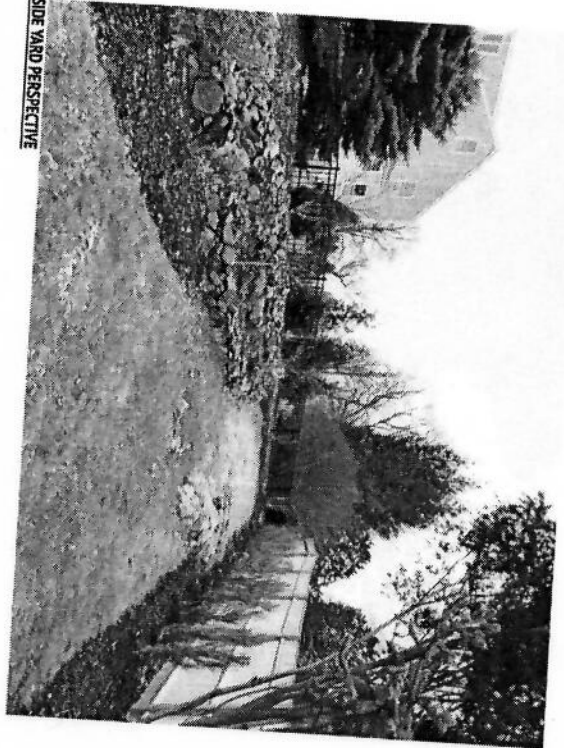
Private Residence

3 Stevens Road, Marblehead, MA 01945

REAR YARD PERSPECTIVE



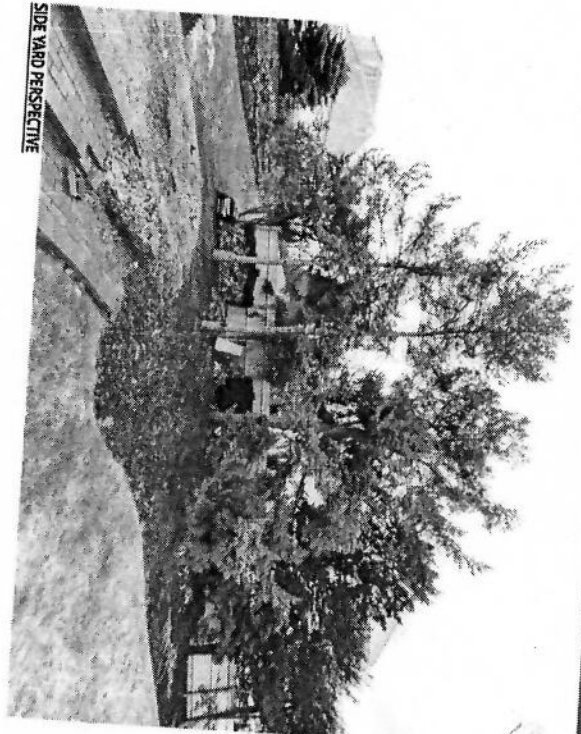
SIDE YARD PERSPECTIVE



REAR YARD PERSPECTIVE



SIDE YARD PERSPECTIVE



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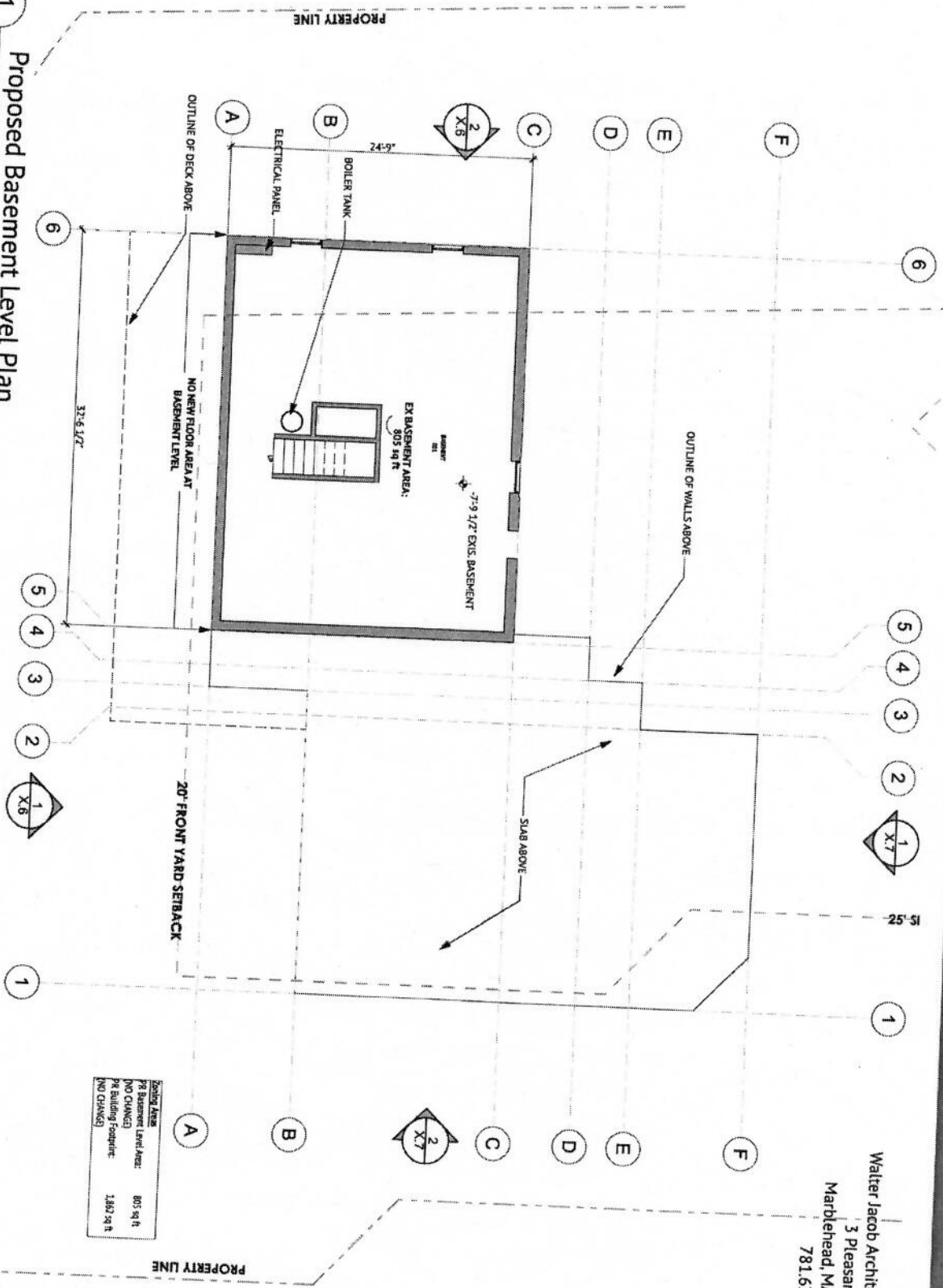
Private Residence

3 Stevens Road, Marblehead, MA 01945

1

Proposed Basement Level Plan

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



Existing Area	805 sq ft
Proposed Basement Level Area:	805 sq ft
Net Change	0
Per Building Footprint:	1,660 sq ft
Net Change	0

Private Residence

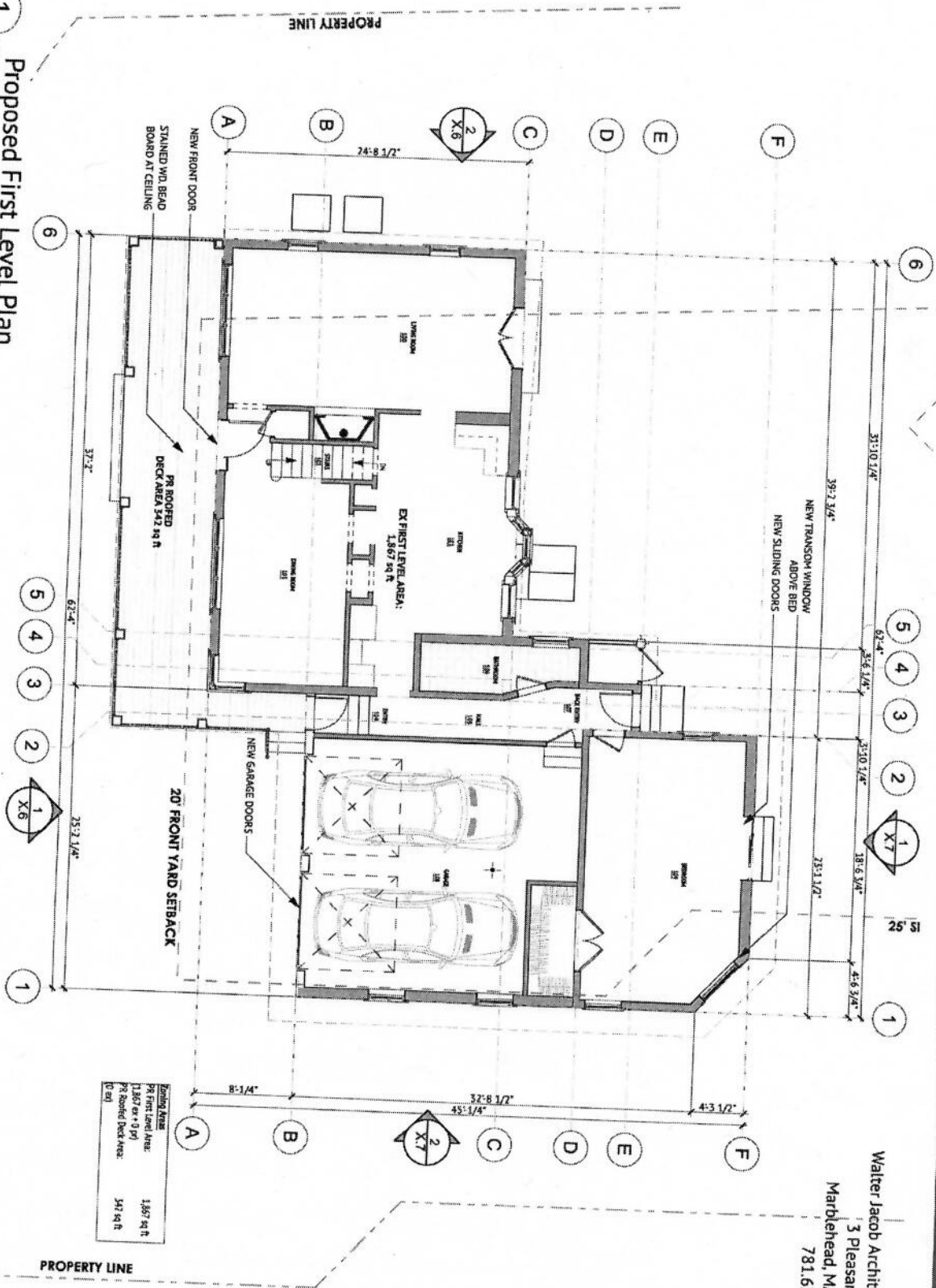
3 Stevens Road, Marblehead, MA 01945

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Marblehead, MA 01945
781.631.7440

A.1

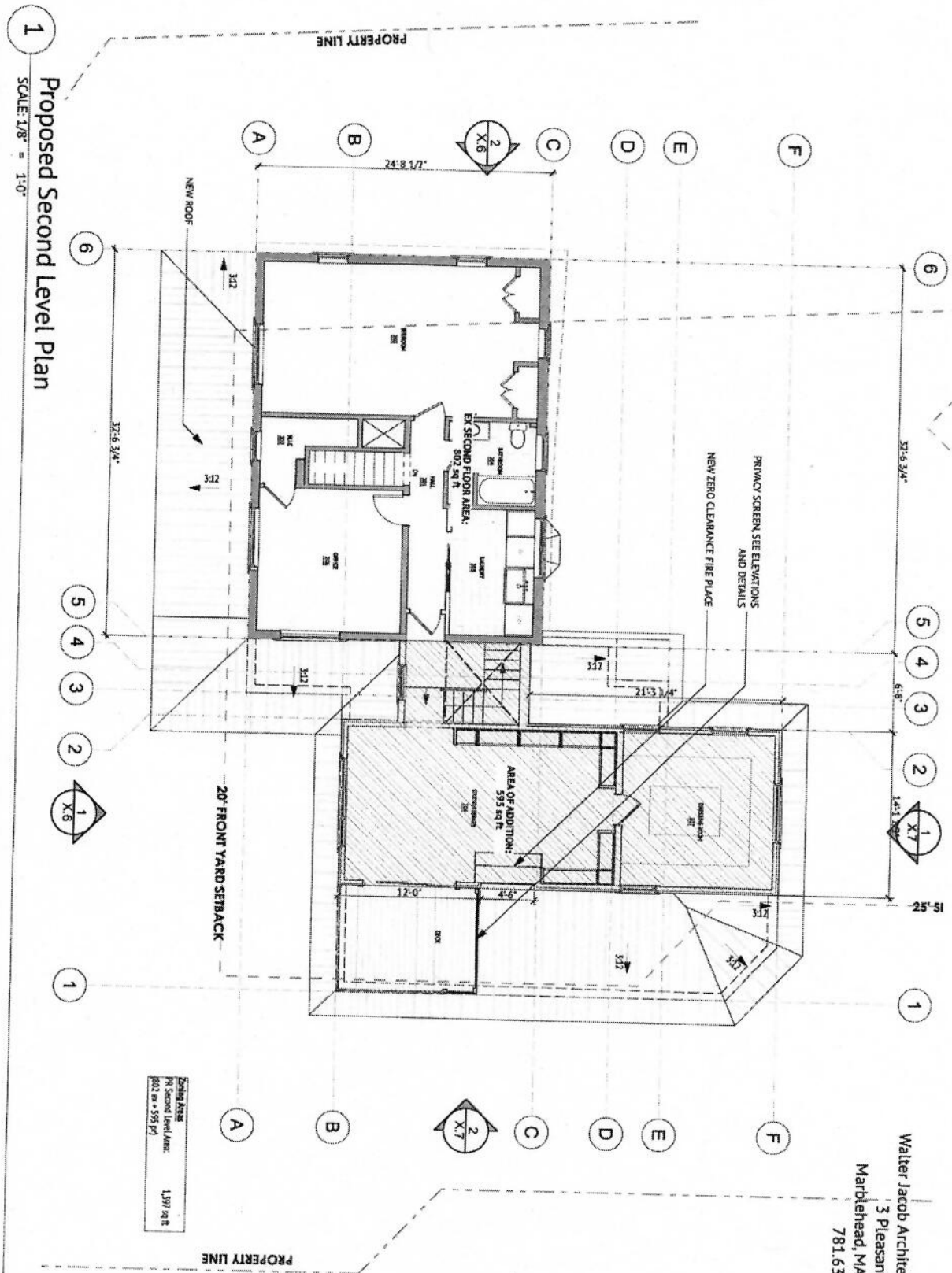
1
SCALE: 1/8" = 1'-0"
Proposed First Level Plan



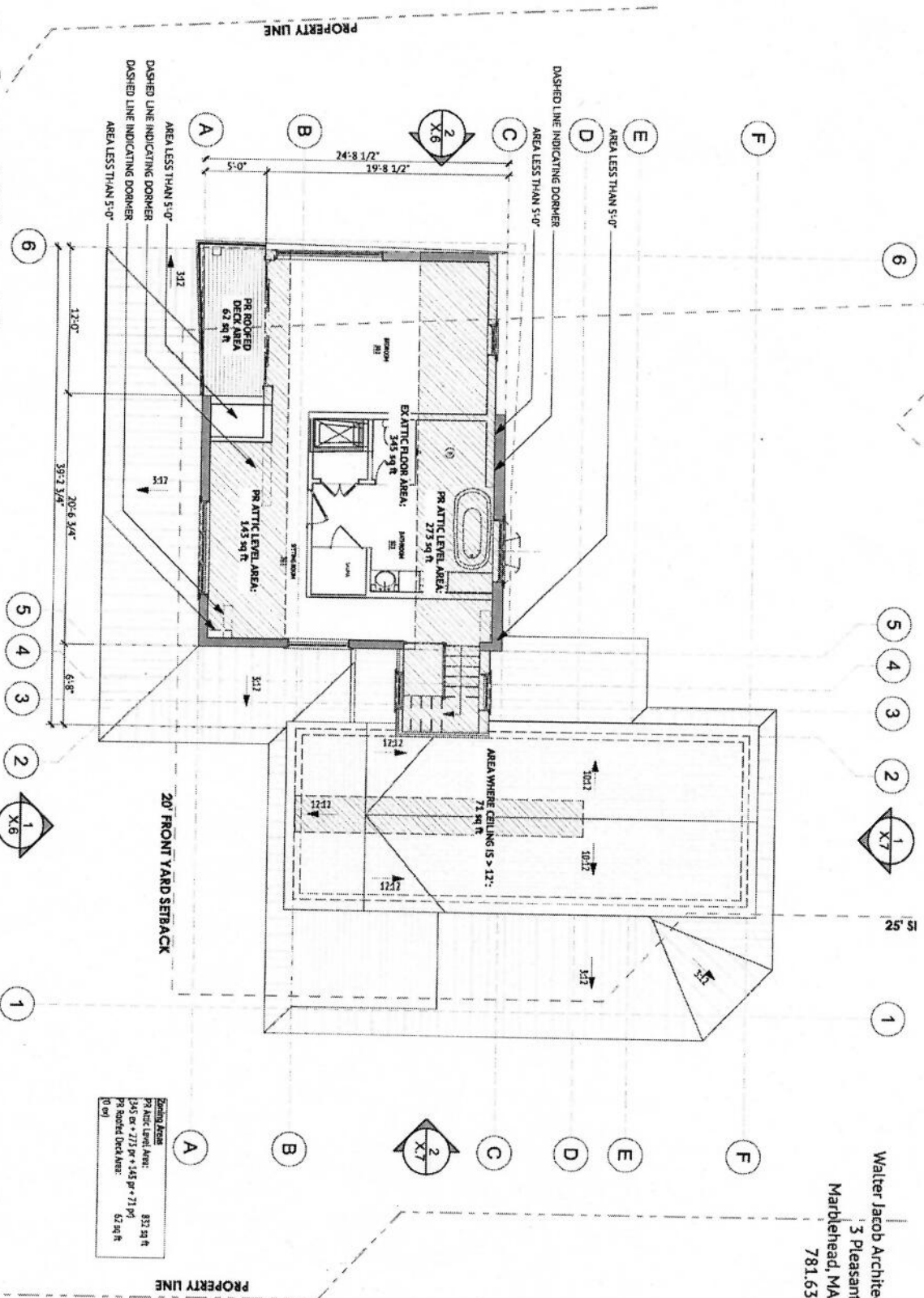
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3 Pleasant Street
Marblehead, MA 01945
781.631.7440

Private Residence

3 Stevens Road, Marblehead, MA 01945



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



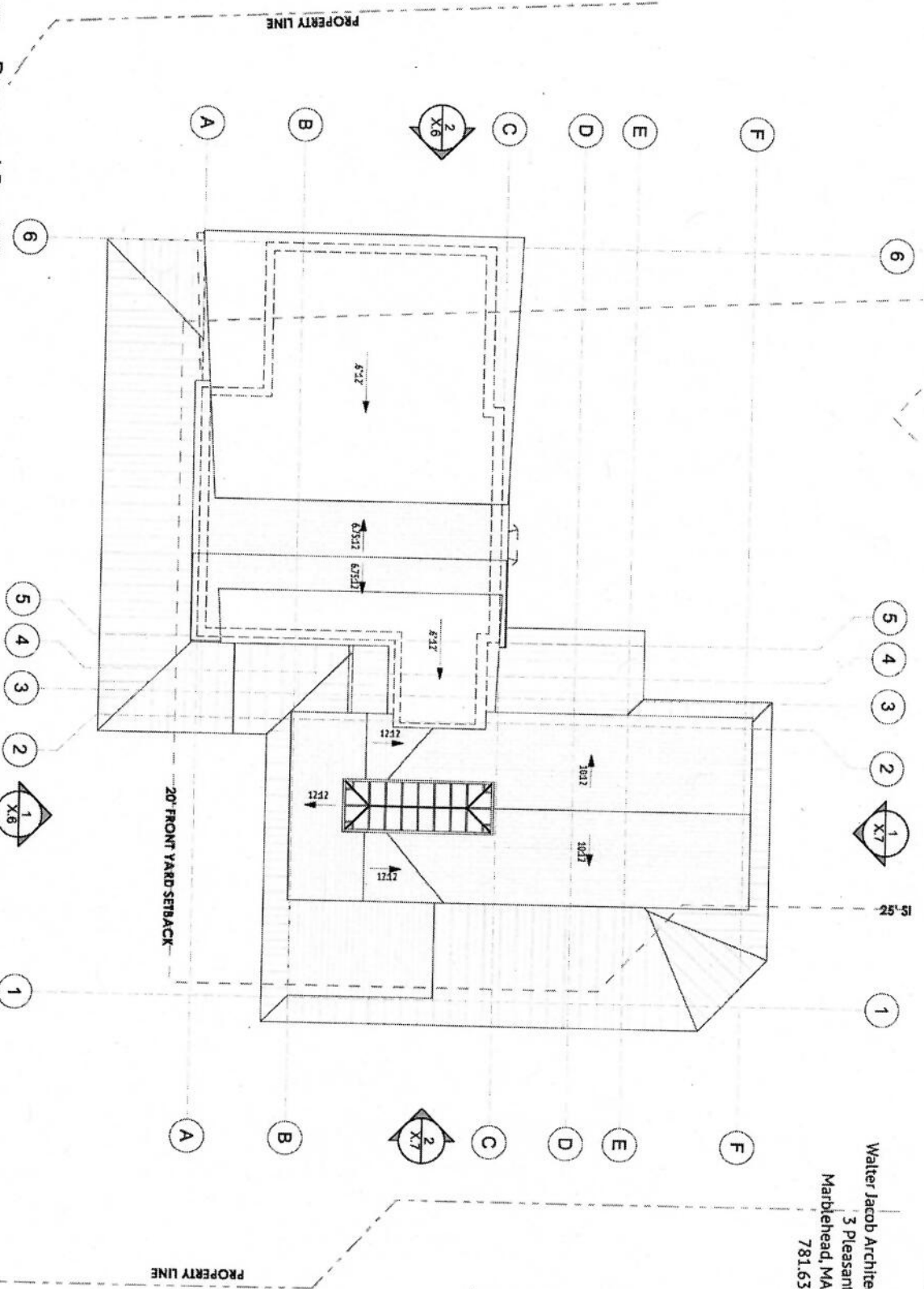
Zoning Area:	
PR Attic Level Area:	832 sq ft
1345 sq + 773 sq + 145 sq + 71 sq	
PR Rooted Deck Area:	62 sq ft
(0 sq)	


 2 3 4 5

3 Stevens Road, Marblehead, MA 01945

1

Proposed Roof Plan
SCALE: 1/8" = 1'-0"



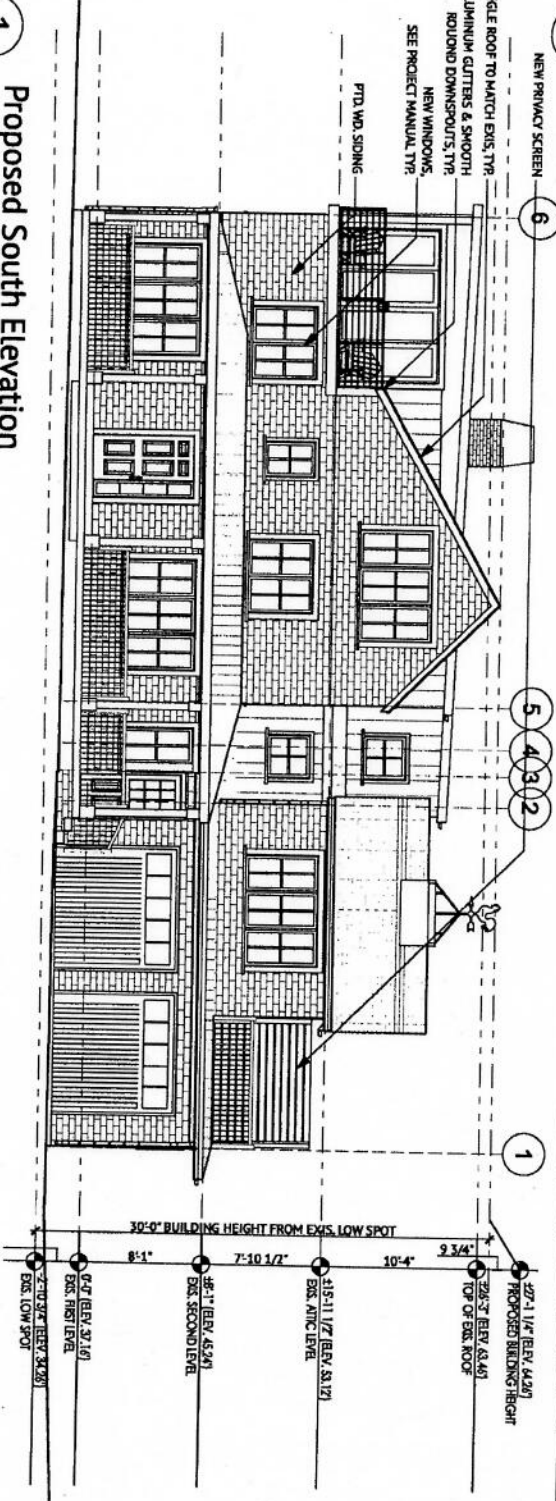
Private Residence

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A.5

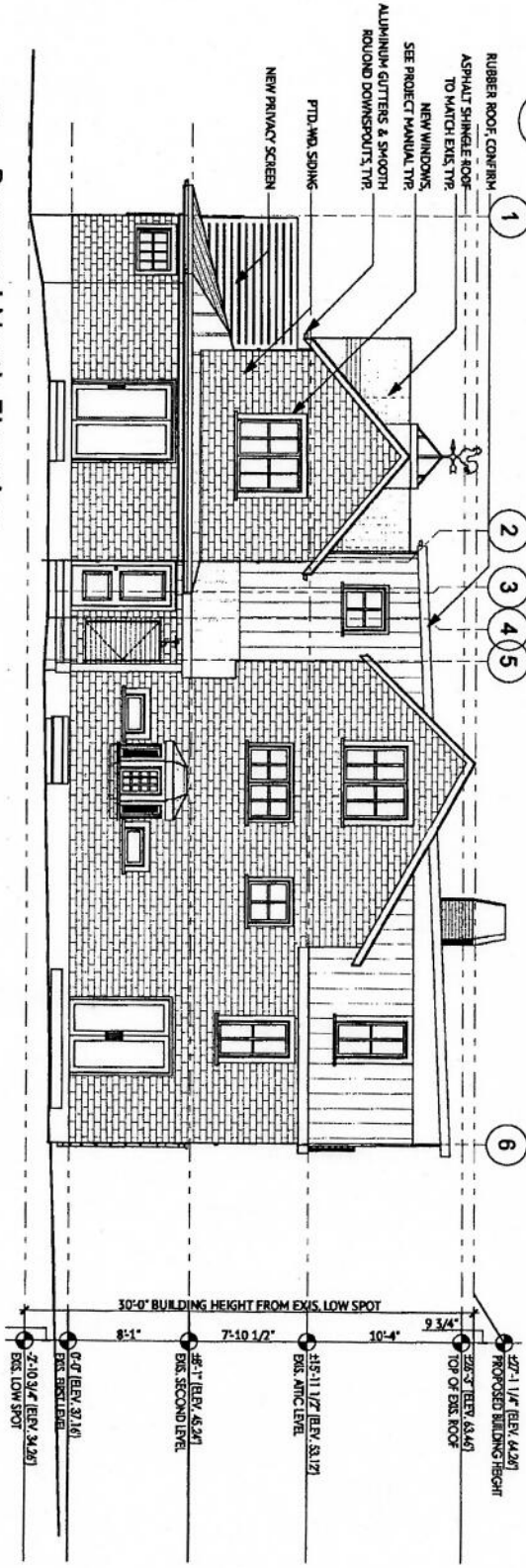
3 Stevens Road, Marblehead, MA 01945



1

Proposed North Elevation

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

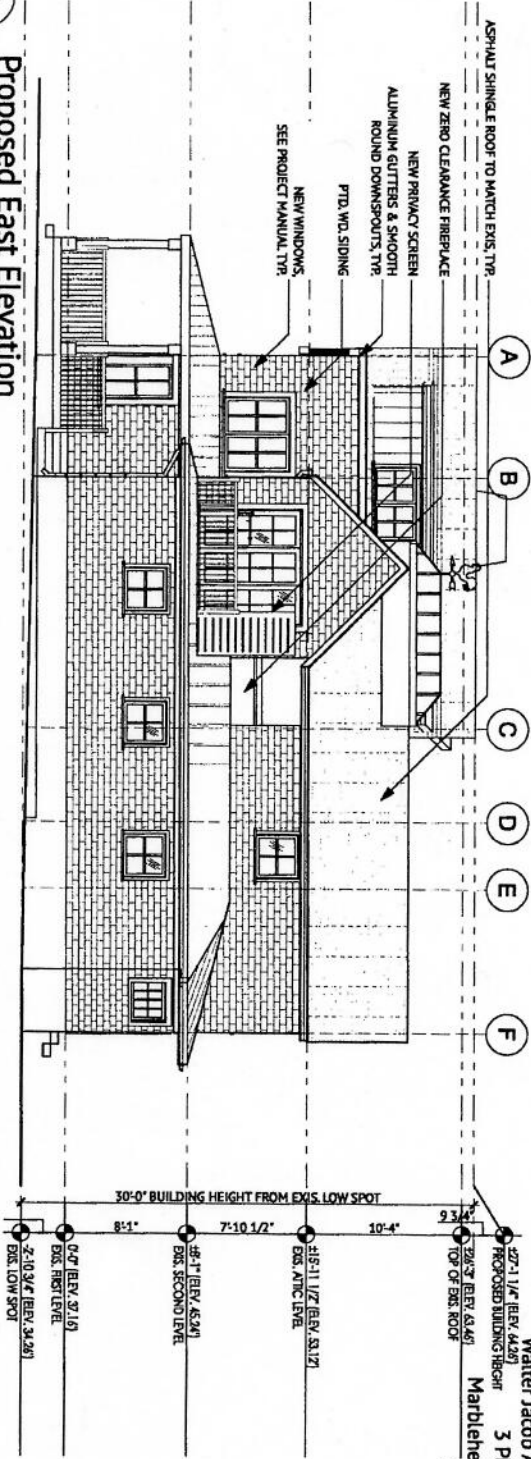


Private Residence

2

Proposed East Elevation

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



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Proposed Elevations
01.26.21 Zoning Drawings