



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

2020 DEC 10 PM 2:57

Town Clerk

Project Address 30 Pilgrim Road

Assessor Map(s) 4 Parcel Number(s) 53

### **OWNER INFORMATION**

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) Chris Ronshagen

Address 30 Pilgrim Road, Marblehead, MA 01945

Phone Numbers: home 617-823-9550 work \_\_\_\_\_

E-mail cronsha@gmail.com fax \_\_\_\_\_

### **APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature [Signature] date 12.3.20

Name (printed) Chris Ronshagen

Address c/o Paul M. Lynch, Esq., Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_ work 781-631-7808

E-mail lynch@marbleheadlaw.com fax \_\_\_\_\_

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

Special Permit to construct an addition to an existing single family dwelling

on a lot with less than the required lot frontage, lot area, front yard setback and  
side yard setback in a Single Residence District.

- 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. Town Clerk's stamp (upper right corner)

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

**Town of Marblehead**  
**ZBA-APPLICATION**  
Page 2 of 3

Revision Date: 12-14-2015

Project Address 30 Pilgrim Road Map(s) / Parcel(s) 4/53

**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) \_\_\_\_\_
- ☐ 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 12-9-20

**Town of Marblehead**  
**ZBA-APPLICATION**  
Page 3 of 3

Revision Date: 12-14-2015

Project Address 30 Pilgrim Road Map(s) / Parcel(s) 4/53

**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) 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) = 262

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 8.82 %


**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 1:1/38

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 1:1.21

This worksheet applies 1. plan by/dated Tucker Architecture & Landscape 11/18/2020

to the following plan(s): 2. plan by/dated North Shore Survey Corporation 10/7/2020

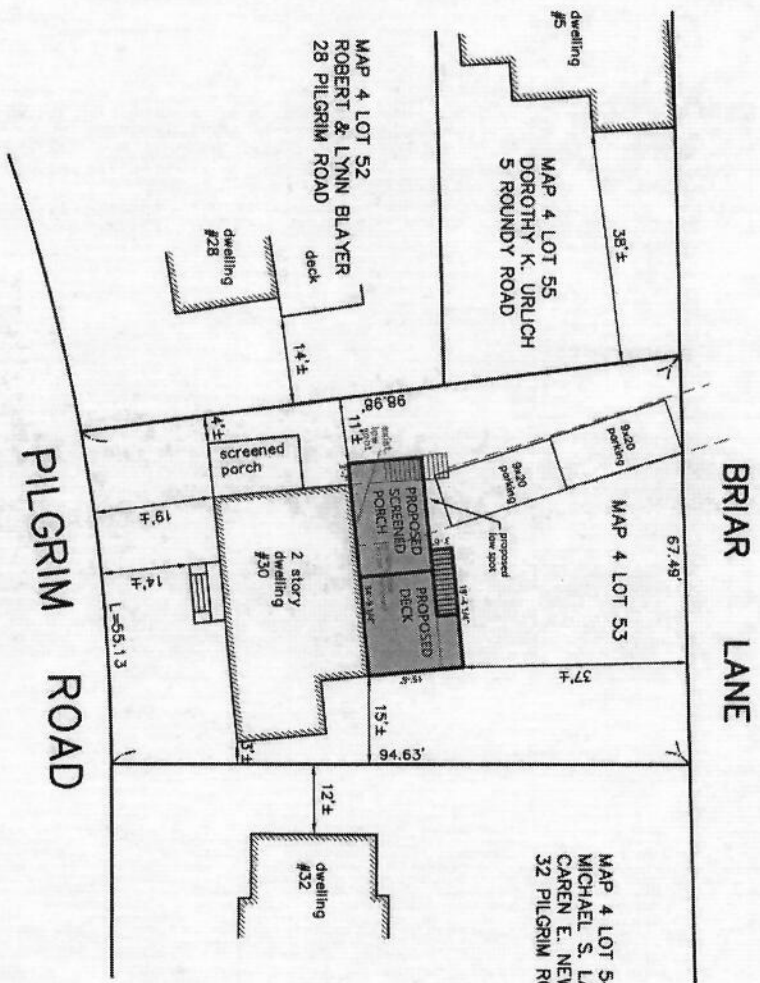
3. plan by/dated \_\_\_\_\_

Building Official  Date 12-9-2020

ZONING DISTRICT - SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	5869 ±	5869 ±
FRONTAGE	100	55.13'	55.13'
FRONT	20	14' ±	37' ±
SIDE	15	3' ±	11' ±
REAR	15	N/A	N/A
BLOG HEIGHT	35	35.0'	35.3'

\* THE BUILDING HEIGHT IS HIGHER BECAUSE THE NEW LOW SPOT IS LOWER. THE HEIGHT OF THE ROOF IS NOT CHANGING.



**ZONING BOARD OF APPEALS PLAN**  
**30 PILGRIM ROAD**  
**MARBLEHEAD**  
 PROPERTY OF  
**CHRIS RONSHAGEN & JESSICA KENNEY**  
 SCALE 1" = 20' OCTOBER 7, 2020  
**NORTH SHORE SURVEY CORPORATION**  
 14 BROWN ST. - SALEM, MA  
 978-744-4800



# T U C K E R

Architecture & Landscape

59 Atlantic Avenue, Middlefield, MA

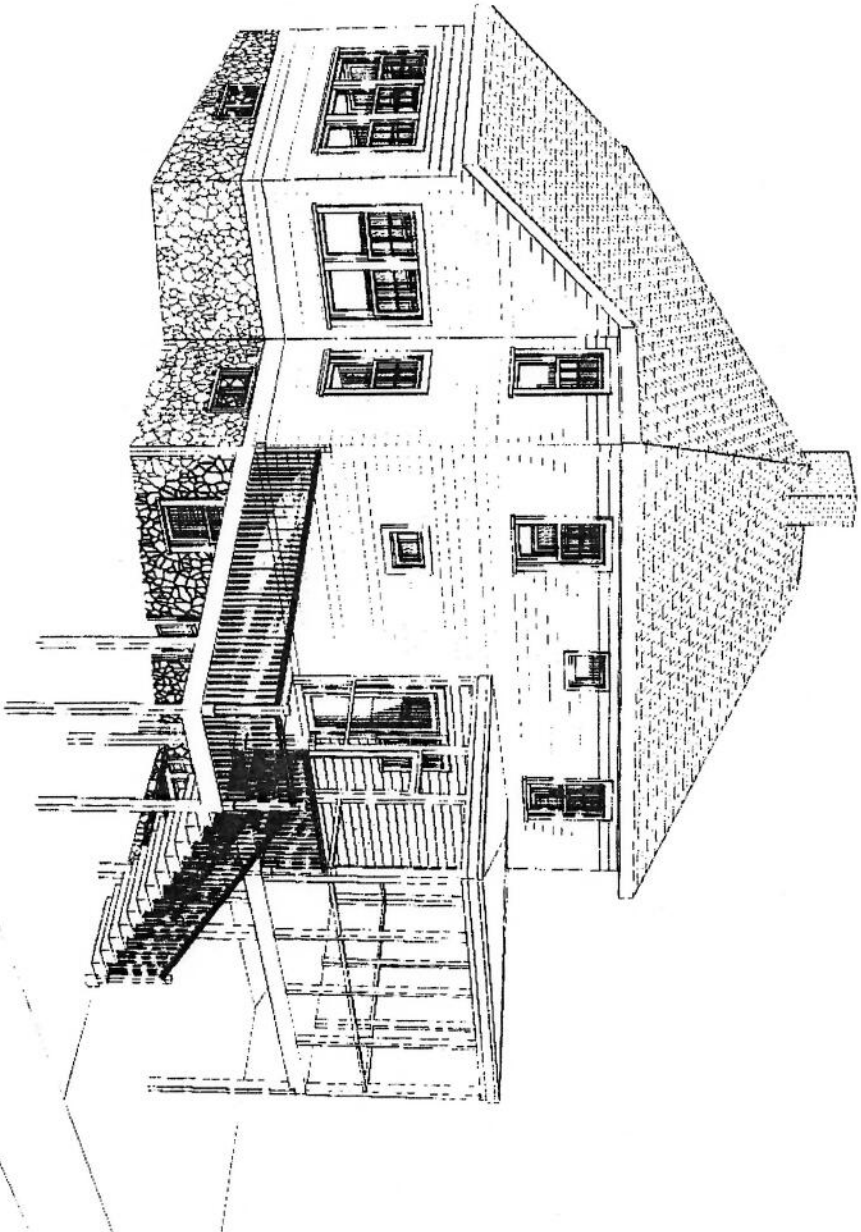
[www.TuckerArch.com](http://www.TuckerArch.com)

(781) 631-3546

Tucker Architecture and Landscape, LLC

## Drawing Index

CVR	Cover
X1	Existing Basement Floor Plan
1	Proposed Basement Floor Plan
X2	Existing First Floor Plan
2	Proposed First Floor Plan
X3	Existing Second Floor Plan
3	Proposed Second Floor Plan
X4	Existing Roof Plan
4	Proposed Roof Plan
X5	Existing Building Elevations
5	Proposed Building Elevations
X6	Existing Building Elevations
6	Proposed Building Elevations
X7	Existing Perspectives
7	Proposed Perspectives




REVISION DATE:  
2020.11.18 ZSA: Sd

NOT FOR CONSTRUCTION

Ronshagan Residence  
30 Pilgrim Road  
Marblehead, MA

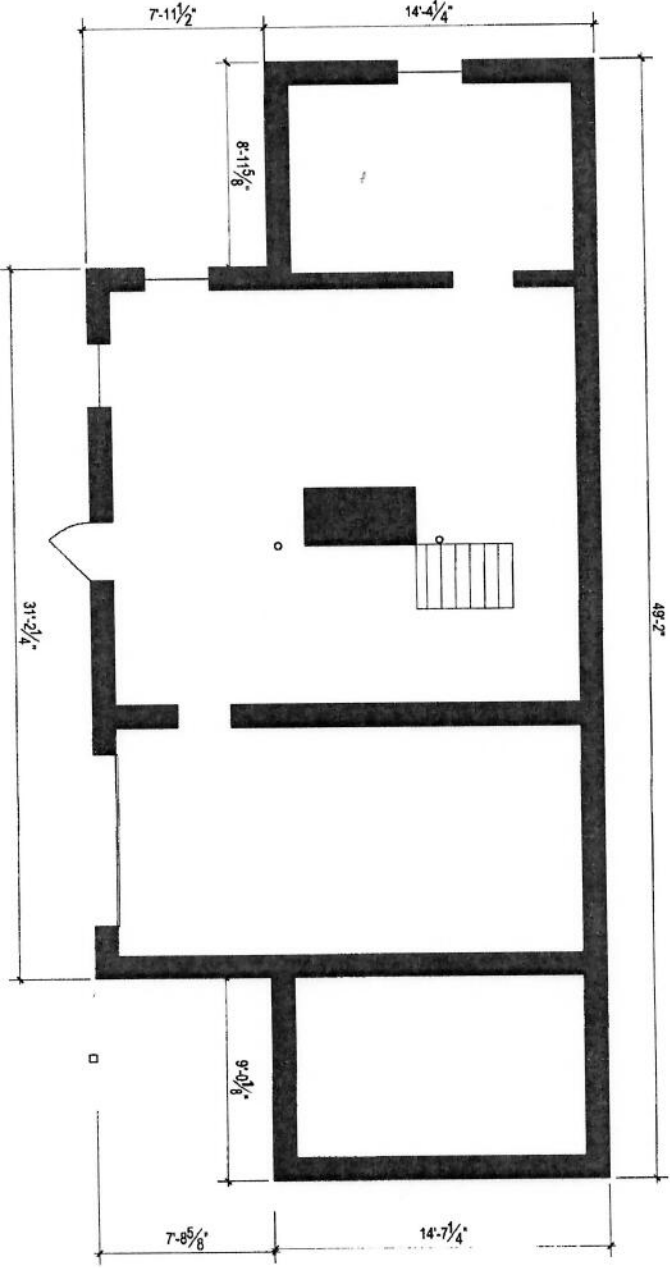
Cover

  
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 (781) 631-3546  
 Tucker Architecture and Landscape LLC

DESIGN DATE:  
 2020.11.18.2024.S04  
**NOT FOR CONSTRUCTION**


Ronshagan Residence  
 30 Pilgrim Road  
 Marshfield, MA  
**Existing Basement Floor Plan**

NOTE: ORIGINAL DRAWING IS AT 1/8" = 1'-0" SCALE  
 PAGE NO. **X1**



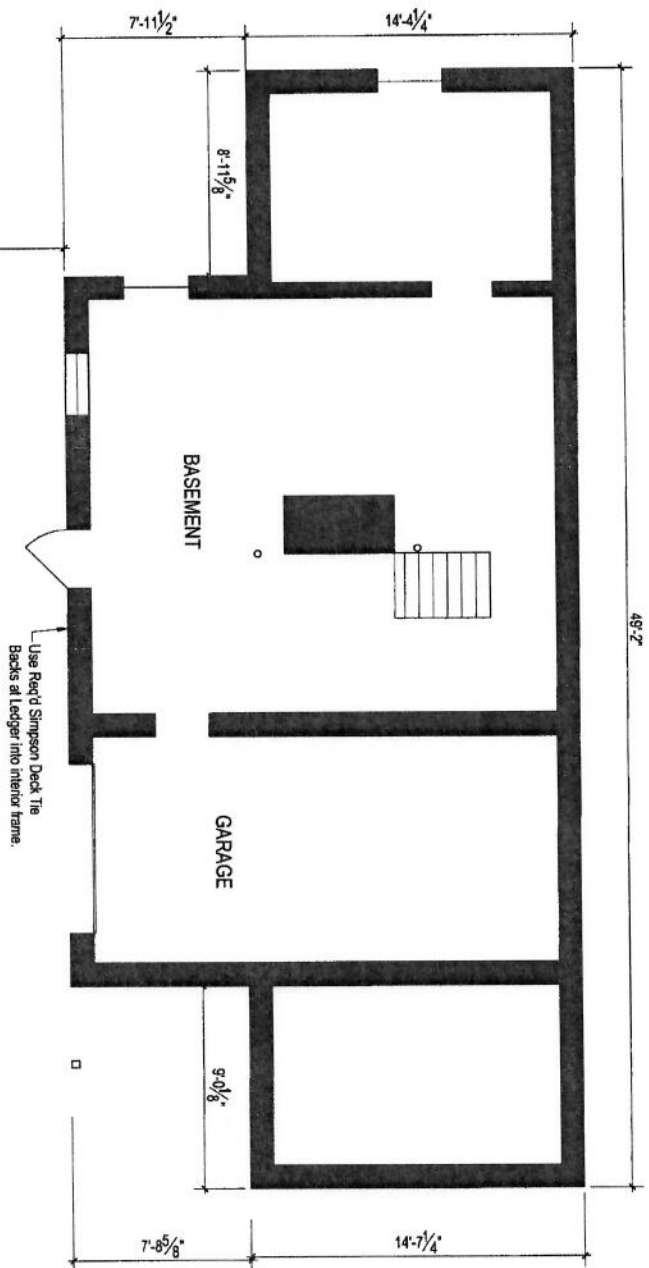
① Existing Basement Floor Plan  
 Scale: 1/8" = 1'-0"  
 3/16" = 1'-0"

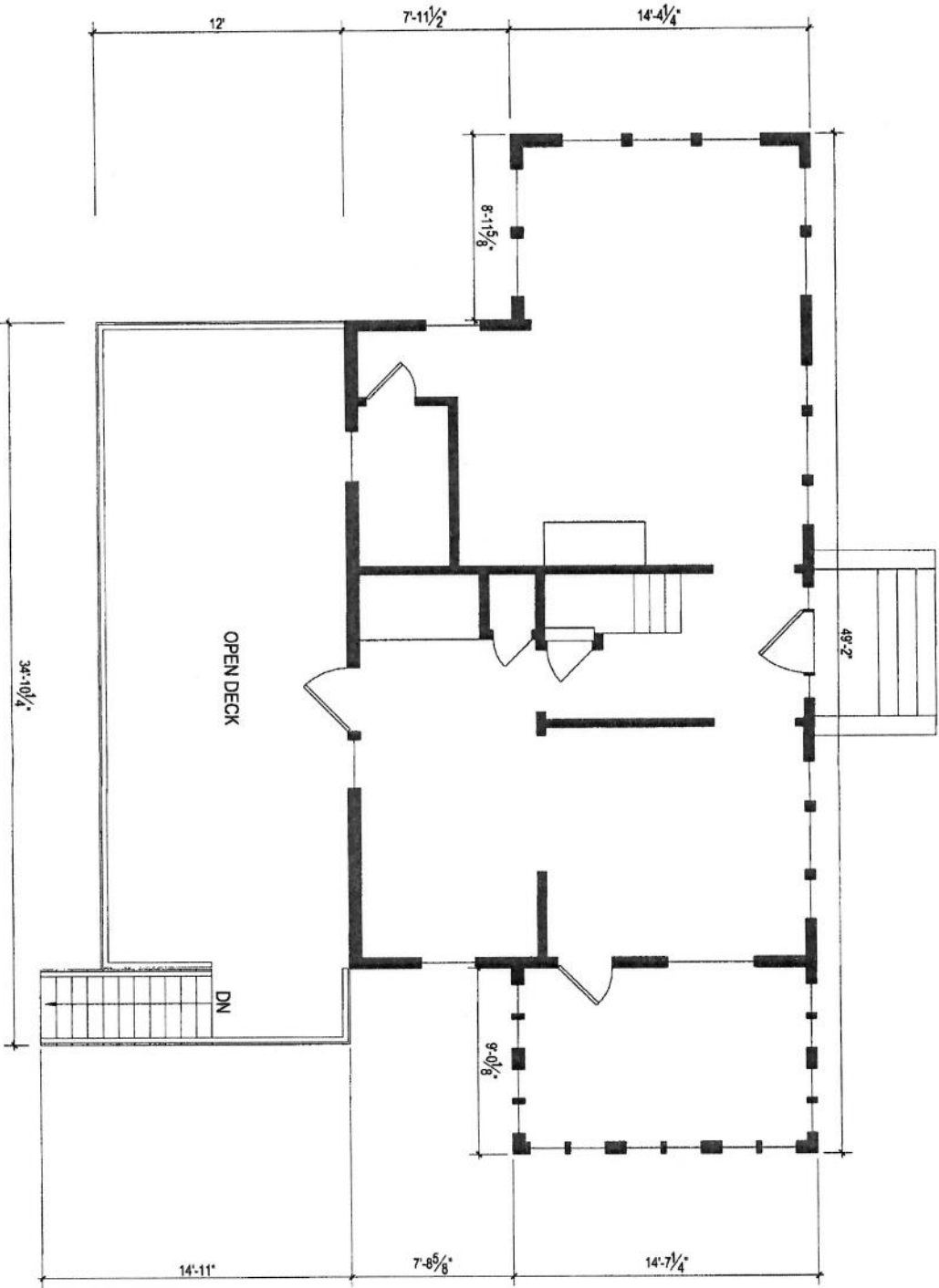


  
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REVISION DATE  
 2020 11 16 ZBA Set  
**NOT FOR CONSTRUCTION**

Ronsnagan Residence  
 30 Pilgrim Road  
 Marshfield, MA  
 Proposed  
**Basement Floor Plan**  
 1





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REVISION DATE:  
 2020 11 18 ZBA SH

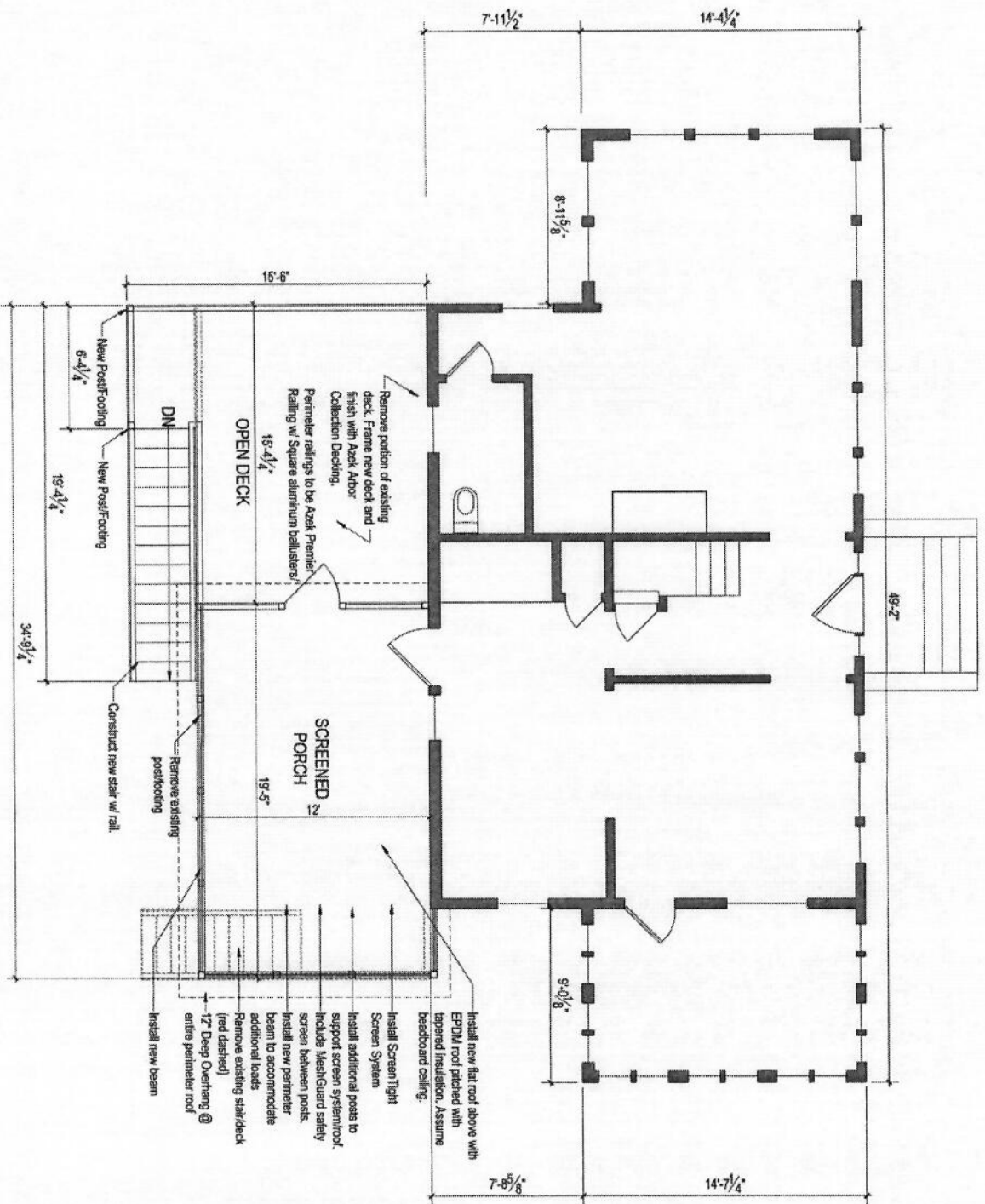
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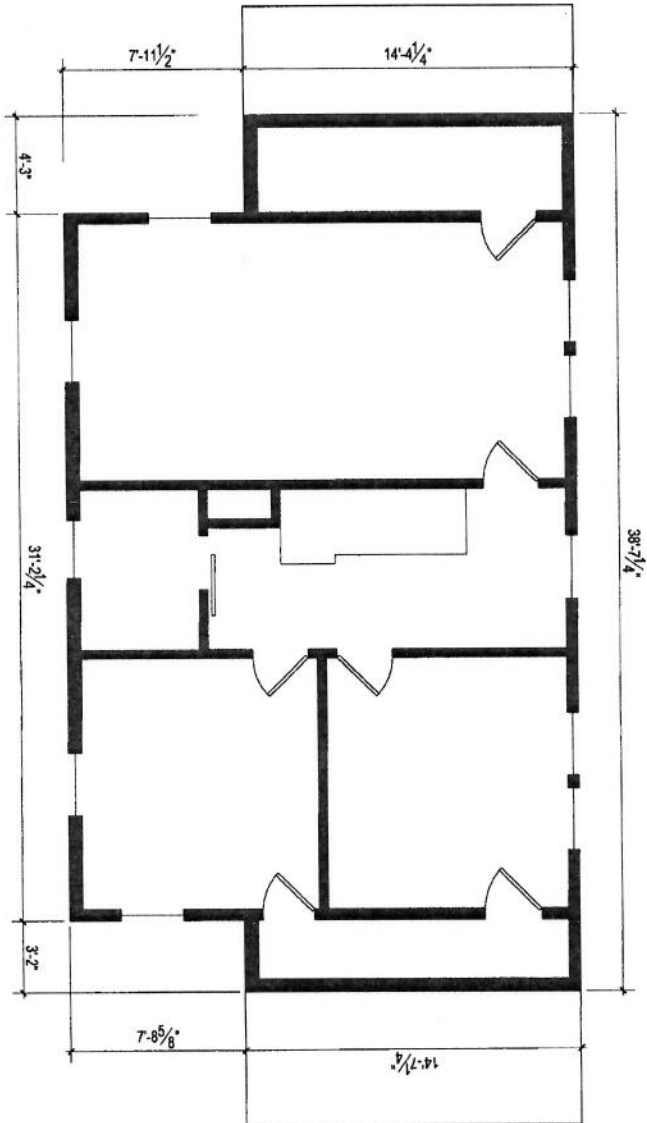
Ronshagan Residence  
 30 Pilgrim Road  
 Marshfield, MA  
**Existing First Floor Plan**

NOTE: ORIGINAL DRAWING SET TO 2008 FULL SCALE. PAGE NO. X2

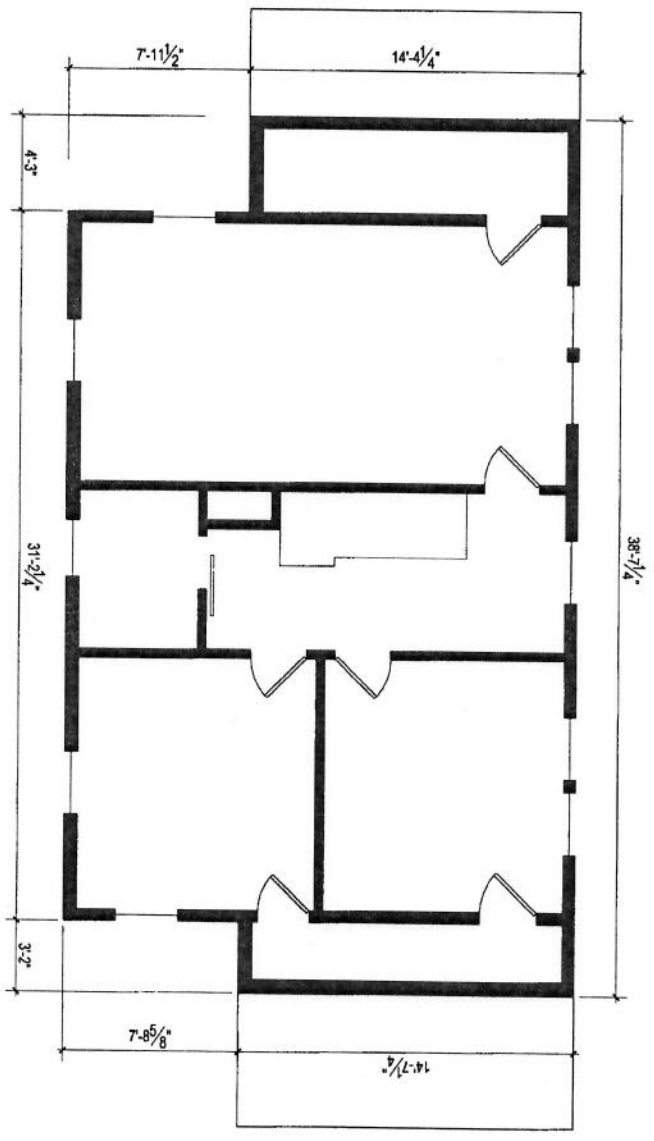










  
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1 Proposed Second Floor Plan  
 Scale 3/8" = 1'

<p>   <b>T U C K E R</b>          Architecture &amp; Landscape          59 Atlantic Avenue, Marblehead, MA          www.TuckerArch.com          (781) 631-3546          Tucker Architecture and Landscape LLC       </p>	<p>           REVISION DATE:            2020 11 18 ZSA S&amp;B  <b>NOT FOR CONSTRUCTION</b>              Ronstigan Residence            30 Pilgrim Road            Marblehead, MA         </p>	<p> <b>Proposed Second Floor Plan</b>              NOTE: ORIGINAL DRAWING SET TO BE FULL SCALE / PAGE NO.     <b>3</b> </p>
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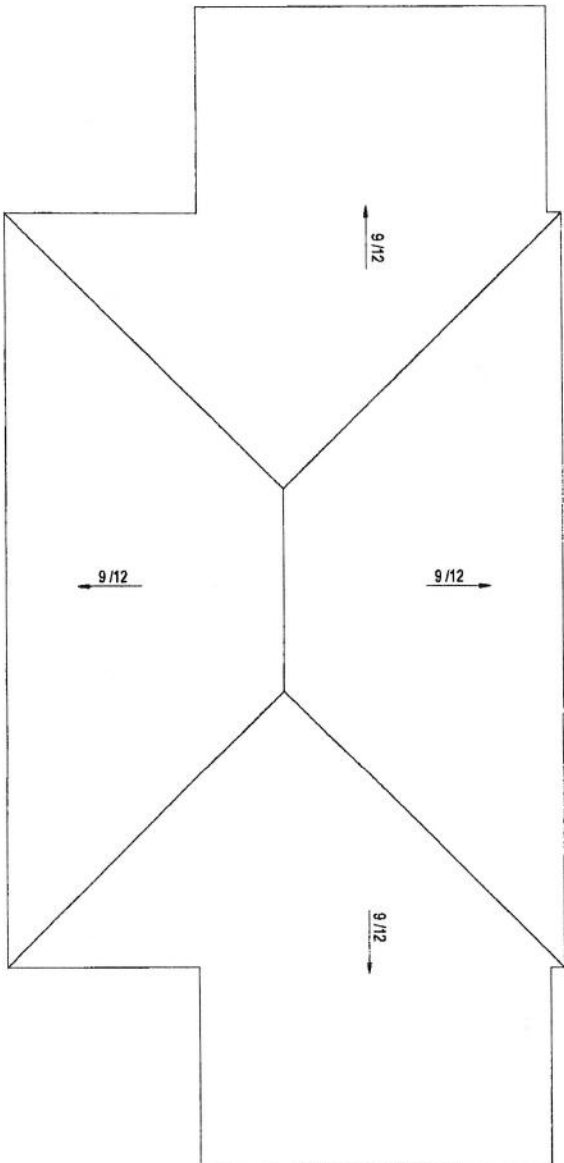
Ronshagan Residence  
30 Pilgrim Road  
Marshfield, MA

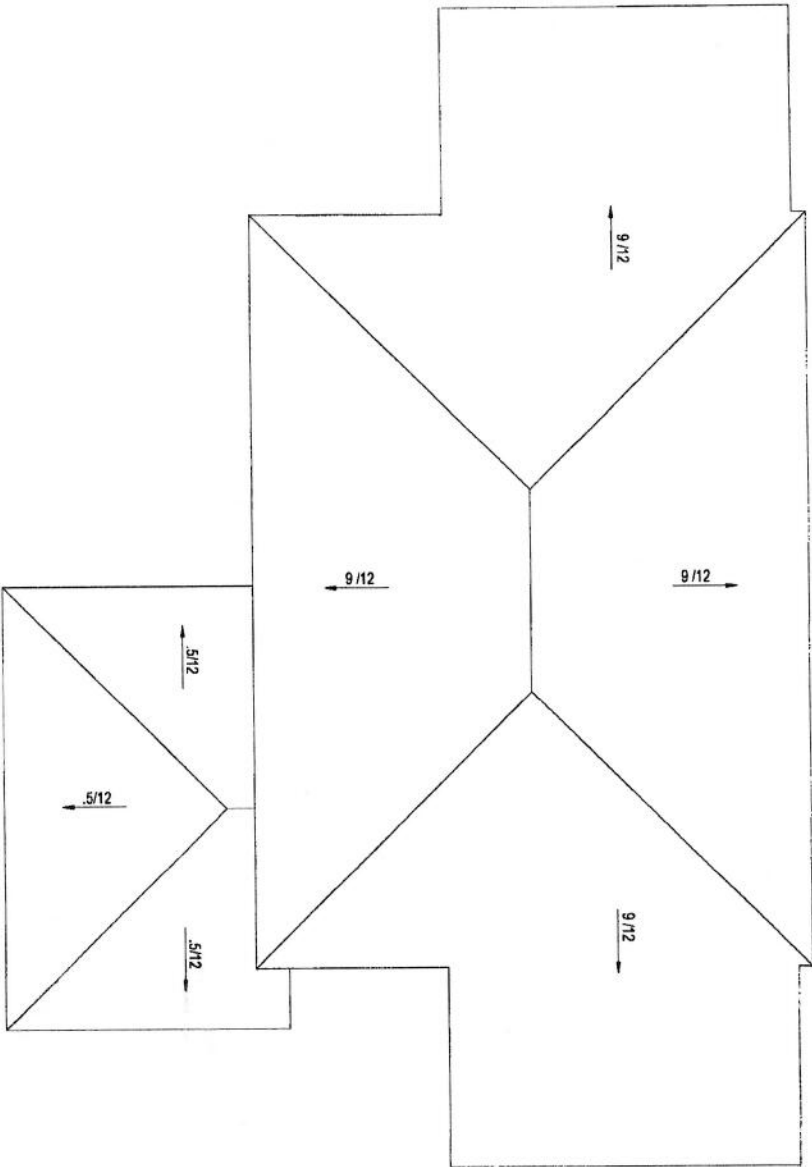
Existing Roof Plan

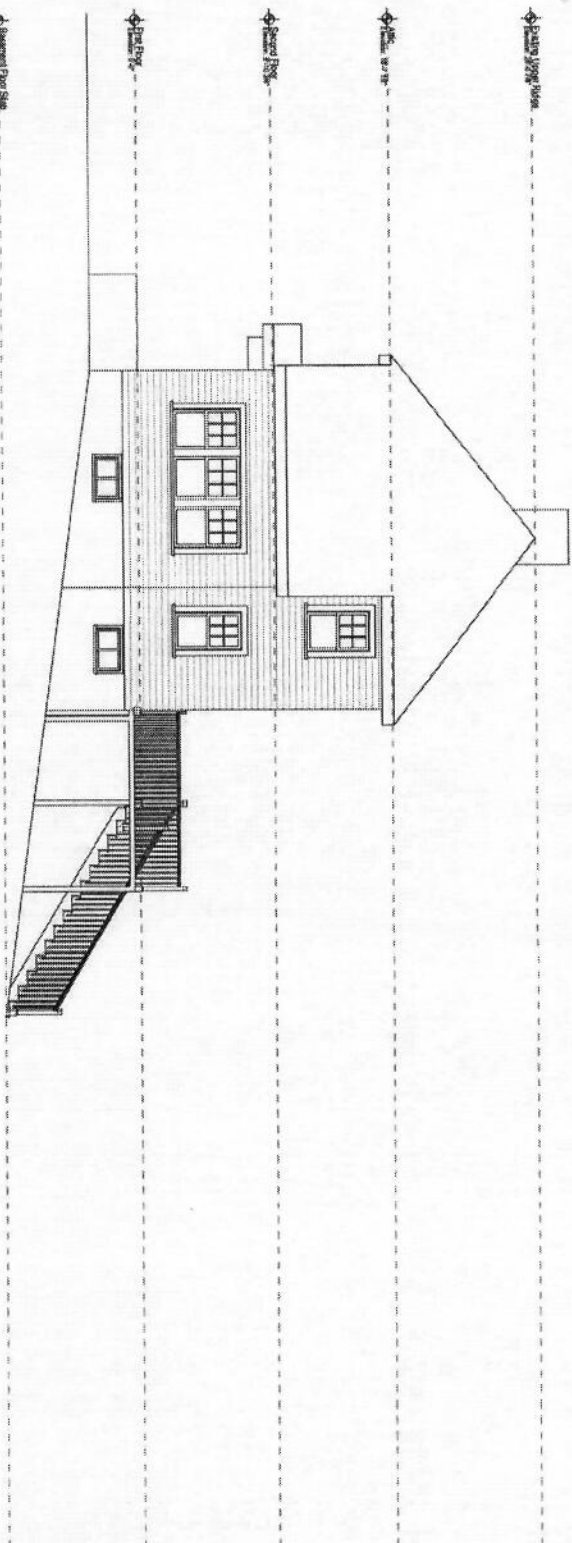
NOTE: GRAPHIC DIMENSIONS ARE IN FEET AND INCHES



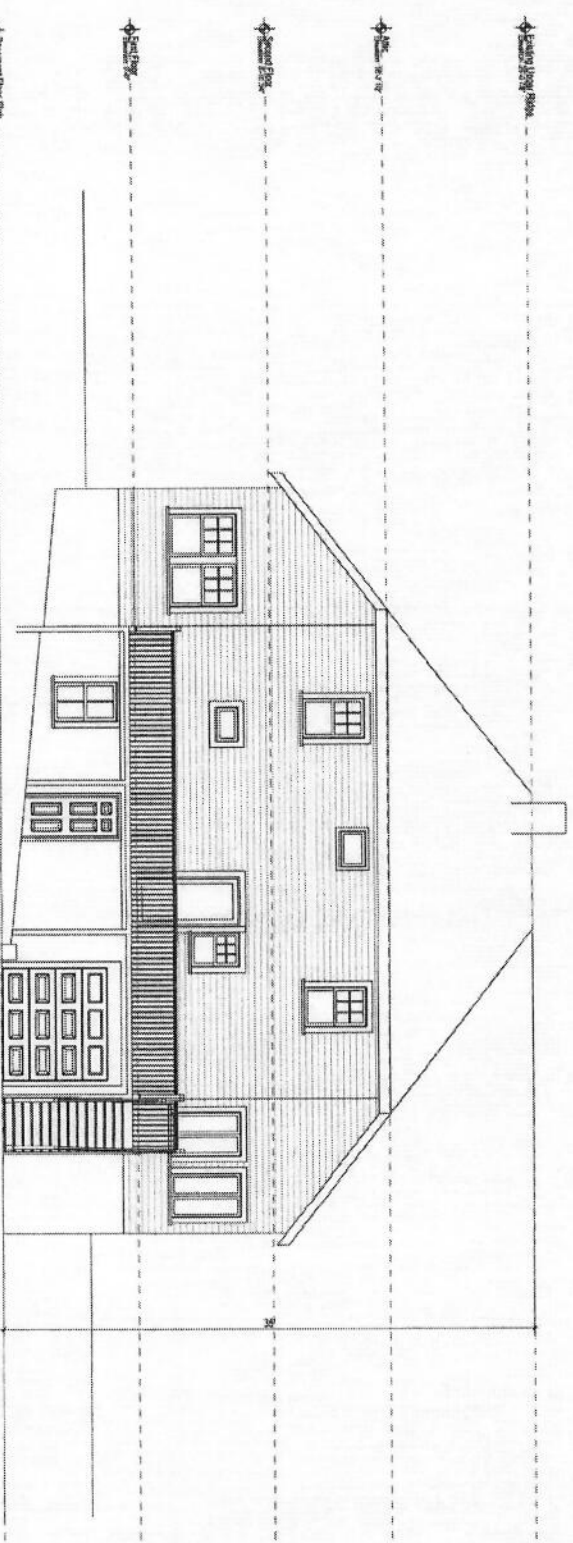
X4







① Existing West Elevation  
Scale: 1/4" = 1'-0"

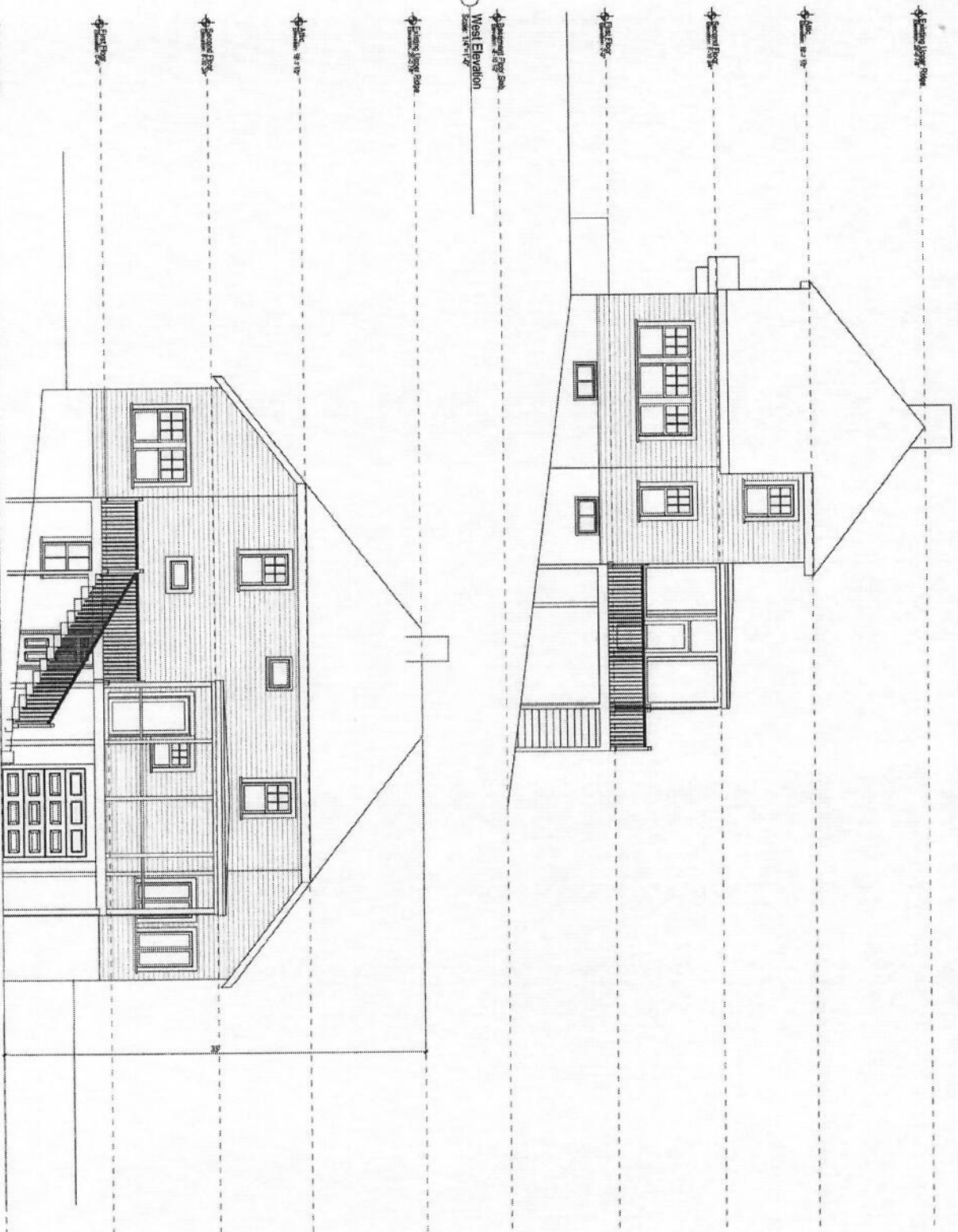


② Existing South Elevation  
Scale: 1/4" = 1'-0"

Fig. 2.1

  
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 2020.11.16 BJA-SM  
**NOT FOR CONSTRUCTION**  
 Ronshagan Residence  
 30 Pilgrim Road  
 Marblehead, MA  
**Existing Building Elevations**  
 TUCKER ARCHITECTURE & LANDSCAPE  
 39 ATLANTIC AVENUE, MARBLEHEAD, MA 01945  
 (781) 631-3346  
 WWW.TUCKERARCH.COM  
 TUCKER ARCHITECTURE & LANDSCAPE, LLC  
 1/2" = 1'-0"  
 X5



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Tucker Architecture and Landscape LLC

DATE: 2020.11.18 ZSA: SM

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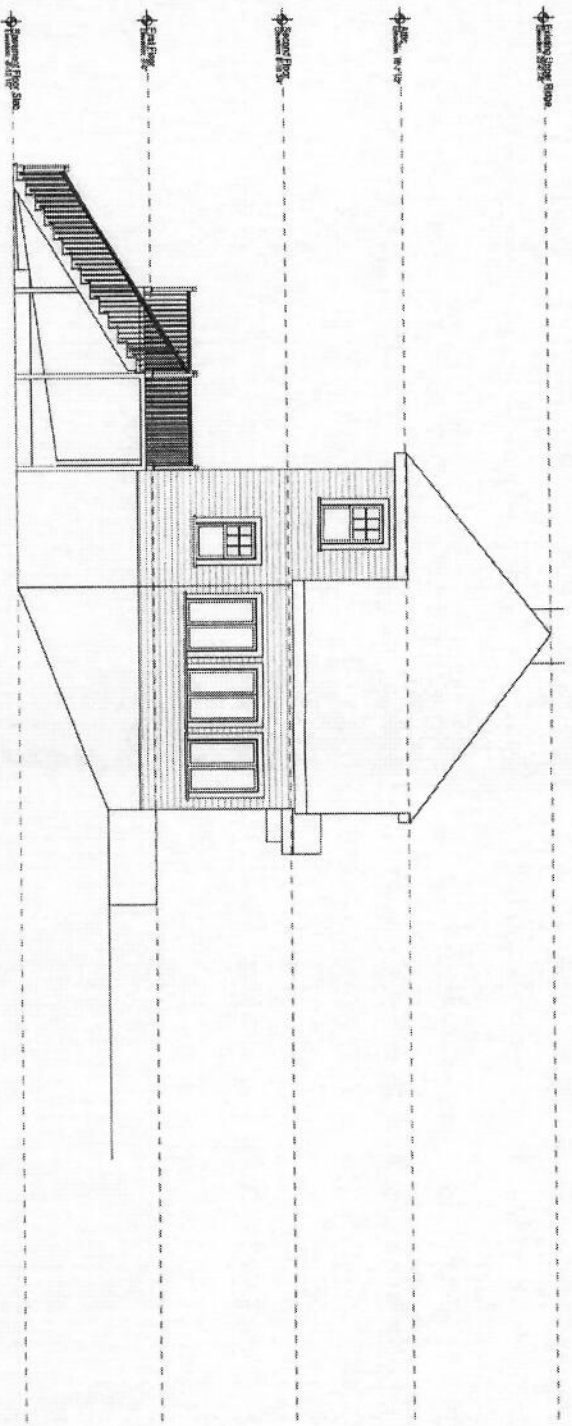
Ronshagan Residence  
30 Pilgrim Road  
Marblehead, MA

**Proposed Building Elevations**

NOTE: ORIGINAL DRAWING SET TO BE SUBMITTED TO THE TOWN OF MARBLEHEAD FOR REVIEW AND PERMITTING. THIS SET IS FOR REVIEW ONLY.  
PAGE NO. 5

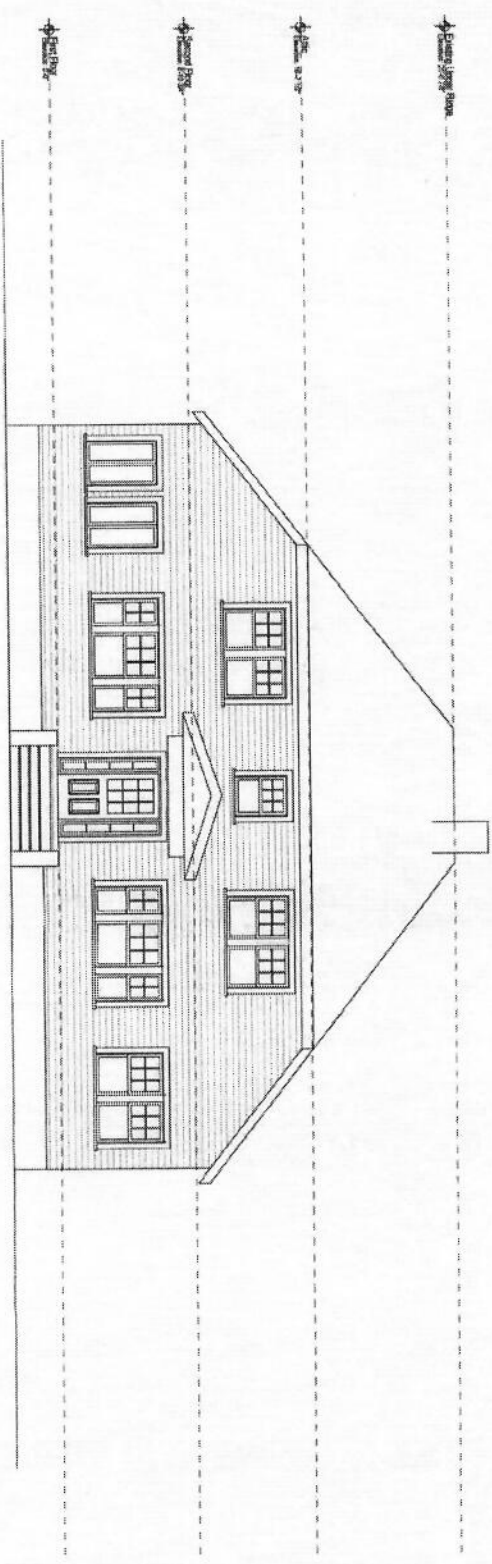


① Existing East Elevation



② Existing North Elevation

Scale: 1/8" = 1'



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Ronshagan Residence  
30 Pigeon Road  
Marblehead, MA

Existing Building Elevations

NOTE: GRAPHIC QUANTITIES ARE TO FACILITATE UNDERSTANDING OF PROJECT SCOPE.  
X6

± Existing Top of Ground

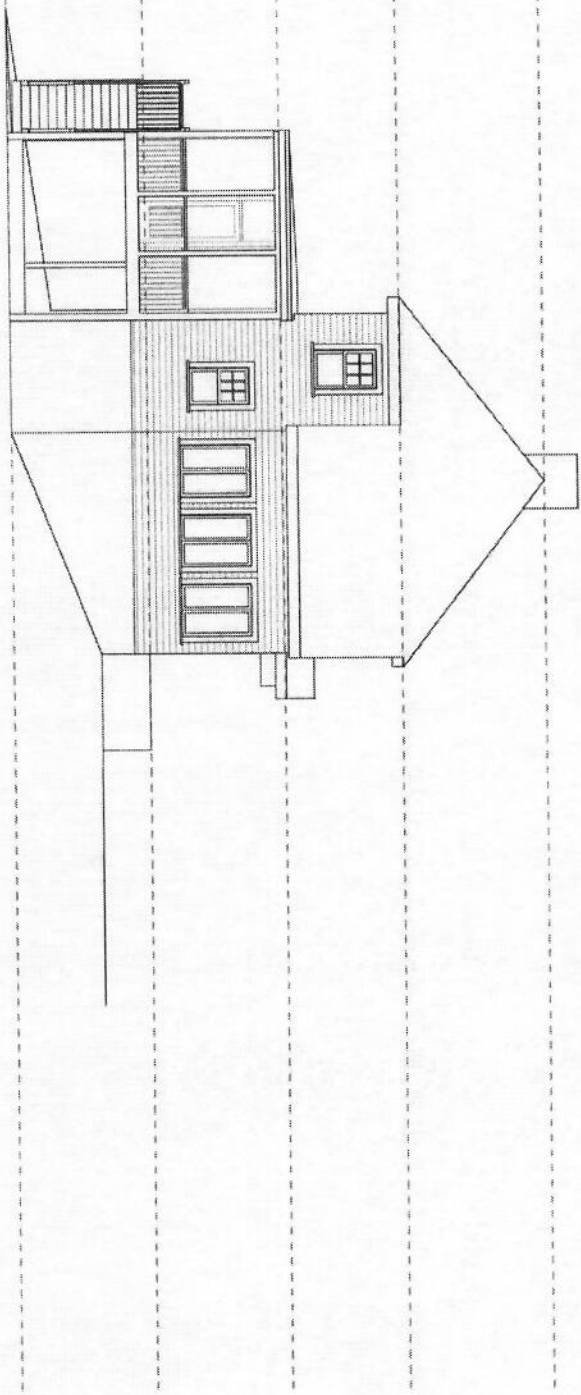
± Existing 1st Floor

± Existing 2nd Floor

± Existing 3rd Floor

± Existing 4th Floor

1 East Elevation  
Scale: 1/8" = 1'-0"



± Existing 1st Floor

± Existing 2nd Floor

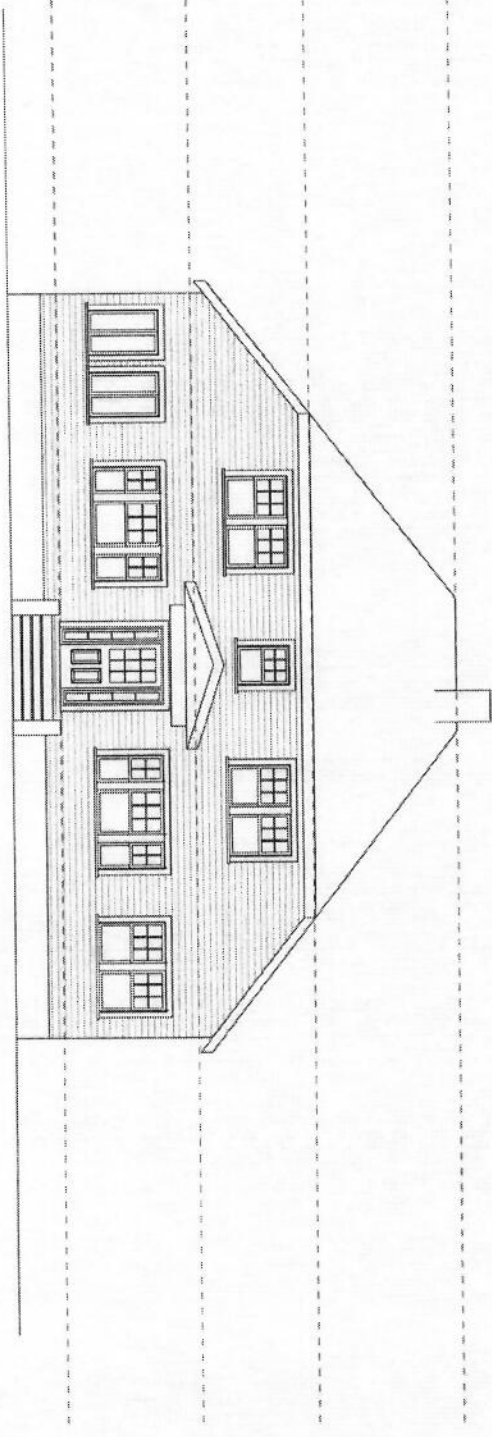
± Existing 3rd Floor

± Existing 4th Floor

± Existing Top of Ground

2 North Elevation  
Scale: 1/8" = 1'-0"

1/8" = 1'-0"



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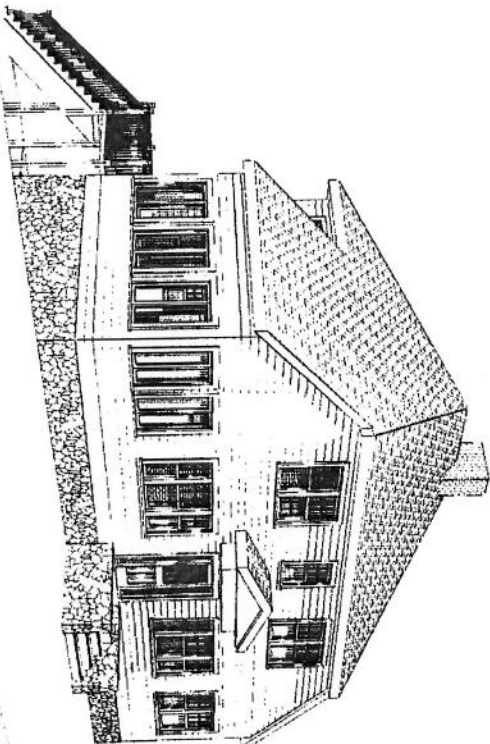
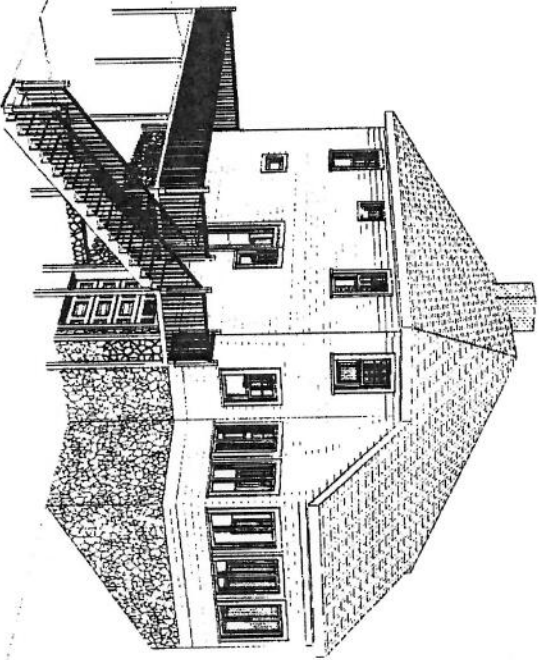
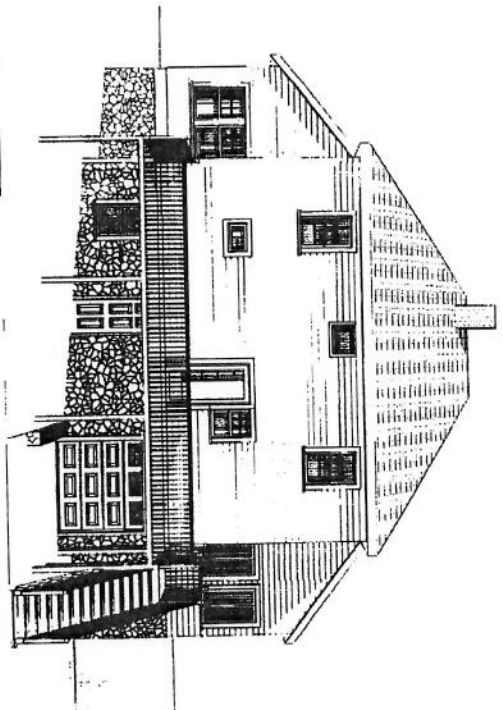
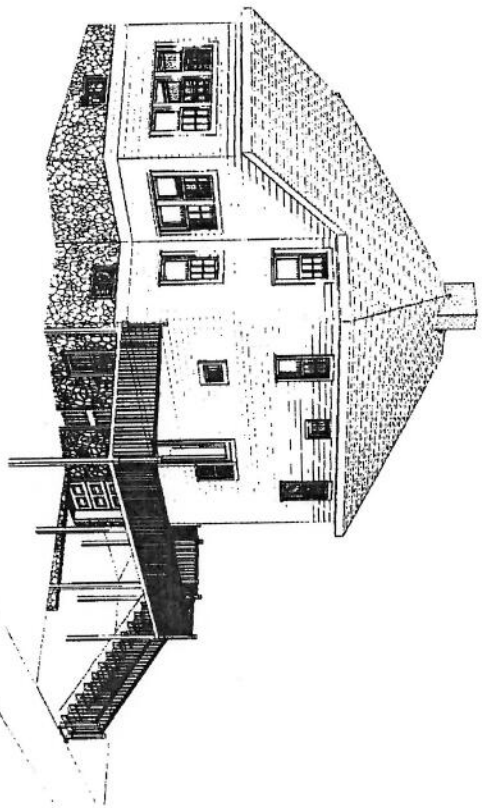
PROPOSED DATE  
2020 11 18 2PM Sat

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Ronshagan Residence  
30 Pilgrim Road  
Marshfield, MA

Proposed Building Elevations

1/8" = 1'-0" (GRAPHIC SCALE) 6



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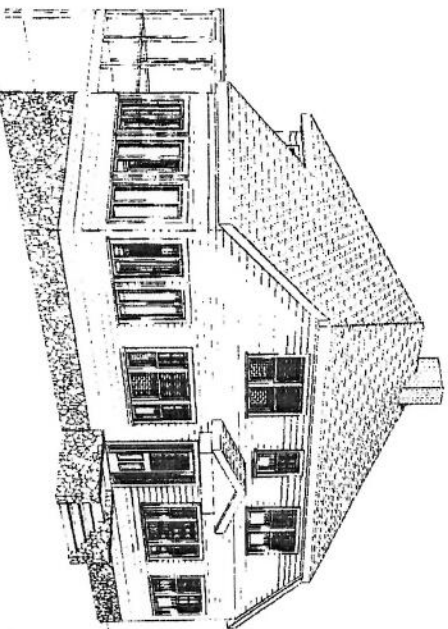
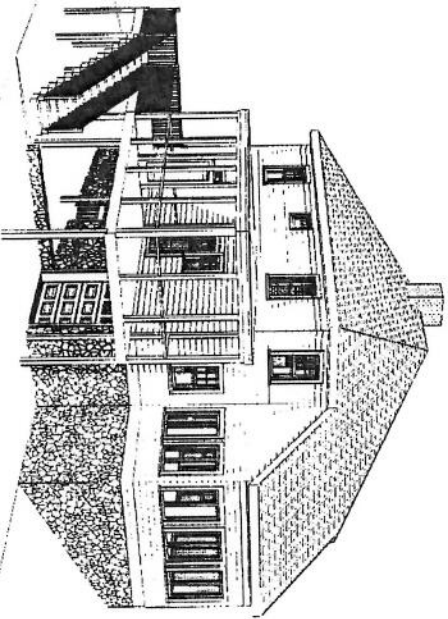
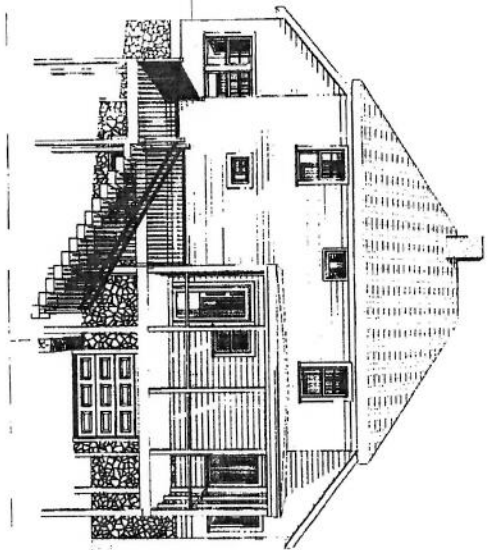
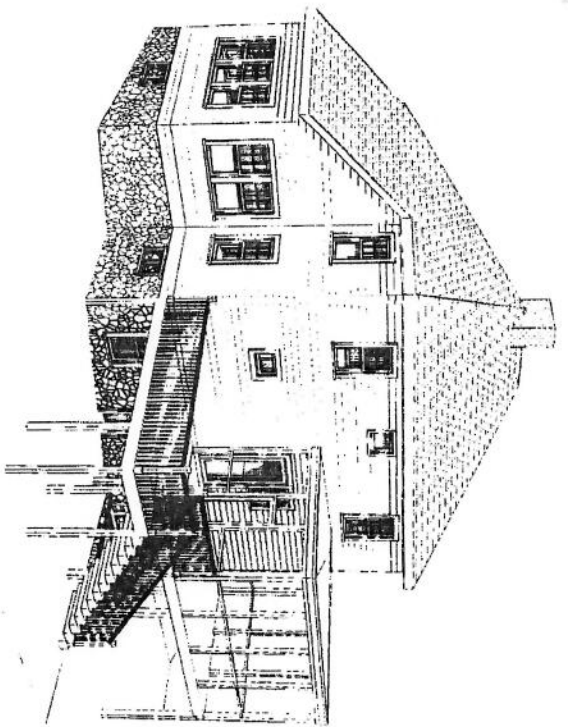
REVISION DATE:  
 2020.11.18 ZBA Sd

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Ronshagan Residence  
 30 Pilgrim Road  
 Marshfield, MA

Existing Building Perspectives

NOTE: ORIGINAL DRAWING IS TO REMAIN FULL SCALE. PAPER SIZE: X7



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Ronshagan Residence  
 30 Pugin Road  
 Marblehead, MA  
**Proposed Building**  
**Perspectives**

NOTE: ORIGINAL DRAWING SET TO MATCH FULL SCALE. PAGE NO.  
  
**7**