



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

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TOWN CLERK

2020 AUG 26 PM 4: 52

Town Clerk

Project Address 34 Marion Road, Marblehead, MA 01945

Assessor Map(s) 11 Parcel Number(s) 32

OWNER INFORMATION

Signature [Signature] date August 21, 2020

Name (printed) Morrill S. Reynolds, Trustee of the Nancy R. Kraeuter Trust

Address 34 Marion Road, Marblehead, MA 01945

Phone Numbers: home 617-312-4833 work 617-293-1767

E-mail morrill.reynolds@sanofi.com; kathy.culkin@shanahanre.com fax - -

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date August 21, 2020

Name (printed) Robert C. McCann McCann & McCann, P.C.

Address 89 Newbury Street, Suite 301, Danvers, MA 01923

Phone Numbers: home - - work 978-739-8484

E-mail rmccann@mccannlaw.com fax 978-739-8455

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:
 - o the signed and stamped application (3 pages);
 - o current survey plan (not older than 90 days) as prepared by a Registered Professional Land Surveyor;
 - o the project design plans as required;
 - o 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)

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

PROJECT DESCRIPTION AND RELIEF REQUESTED

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws and the Bransford line of cases allowing for the demolition of a pre-existing non-conforming garage, the demolition of the existing single-family dwelling to the foundation (but preserving the same) and construction of additions on a pre-existing non-conforming Lot which has less than the required Lot Area, Lot Width and Lot Frontage with a pre-existing non-conforming garage and dwelling having less than the required Front Yard Set Back and Side Yard Set Back on the property located at **34 MARION ROAD** in a **SINGLE RESIDENCE DISTRICT**. The construction will be partially within the Front Yard Set Back and Side Yard Set Back, the and the additions will increase the Gross Floor Area by more than ten (10%) percent and will constitute a "NEW BUILDING" as that term is defined in the By-Laws.

Reviewed by
Building Department
For Zoning Board
Of Appeals

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-14-2015

Project Address 34 Marion Road, Marblehead, MA 01945 Map(s) / Parcel(s) 11 / 32

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 ☐ No ☒

Historic District Commission

Yes ☐ No ☒

Planning Board

Yes ☐ No ☒

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For Zoning Board
Of Appeals

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

Yes ☒ No ☐ (explain) _____

Building Official _____

Date 8/25/2020

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-14-2015

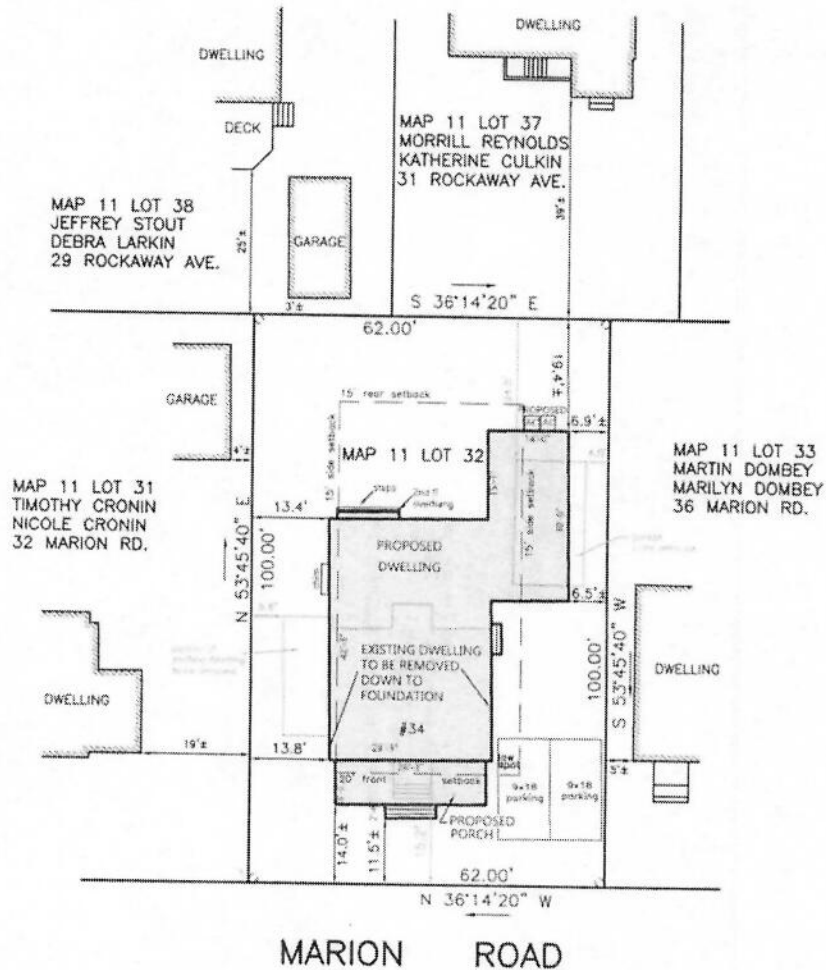
Project Address	<u>34 Marion Road</u>	Map(s) / Parcel(s)	<u>11 32</u>
<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>	
Lot area = A	<u>6186</u>	<u>6186</u>	
Area of features			
footprint of accessory building(s)	<u>270</u>	<u>0</u>	
footprint of building	<u>845</u>	<u>1612</u>	
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>58</u>	<u>263</u>	
number of required parking spaces _____ x (9' x 20' per space)	<u>360</u>	<u>360</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>1533</u>	<u>2235</u>	
Net Open Area (NOA) = (A - B)	<u>4653</u>	<u>3951</u>	
<u>GROSS FLOOR AREA (GFA)</u>			
accessory structure(s)	<u>270</u>	<u>0</u>	
basement or cellar (area > 5' in height)	<u>641</u>	<u>619</u>	
1st floor (12' or less in height) NOTE: [for heights exceeding 12' see definition of STORY §200-7]	<u>845</u>	<u>1588</u>	
2nd floor (12' or less in height)	<u>645</u>	<u>1138</u>	
3rd floor (12' or less in height)	<u>0</u>	<u>0</u>	
4th floor (12' or less in height)	<u>0</u>	<u>0</u>	
attic (area > 5' height)	<u>76</u>	<u>126</u>	
area under deck (if > 5' in height)	<u>0</u>	<u>0</u>	
roofed porch(es)	<u>0</u>	<u>249</u>	
Gross Floor Area (GFA) = sum of the above areas	<u>2477</u>	<u>3720</u>	
<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)		<u>= 1243</u>	
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100		<u>= 50.18167138 %</u>	
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)		<u>= 1.878482035</u>	
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)		<u>= 1.062096774</u>	

This worksheet applies 1. plan by/dated July 21, 2020 by North Shore Survey Reviewed by _____
to the following plan(s): 2. plan by/dated July 30, 2020 by HND Architects Building Department
3. plan by/dated _____ For Zoning Board
Of Appeals

Building Official _____

Date 8/25/2020

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	6200 ±	6200 ±
FRONTAGE	100	62.00'	62.00'
FRONT	20	15.2'	11.5'±
SIDE	15	4.0'	6.5'±
REAR	15	24.5'	19.4'±
BLDG HEIGHT	35	26.7'	30'±



34 MARION ROAD

PROPERTY OF

SCALE 1" = 20' JULY 21, 2020

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA
(978) 744-4800

PROPOSAL TO THE
ZONING BOARD OF APPEALS
FOR THE
REYNOLDS RESIDENCE
34 MARION RD, MARBLEHEAD, MA



JULY 30, 2020

LIST OF DRAWINGS

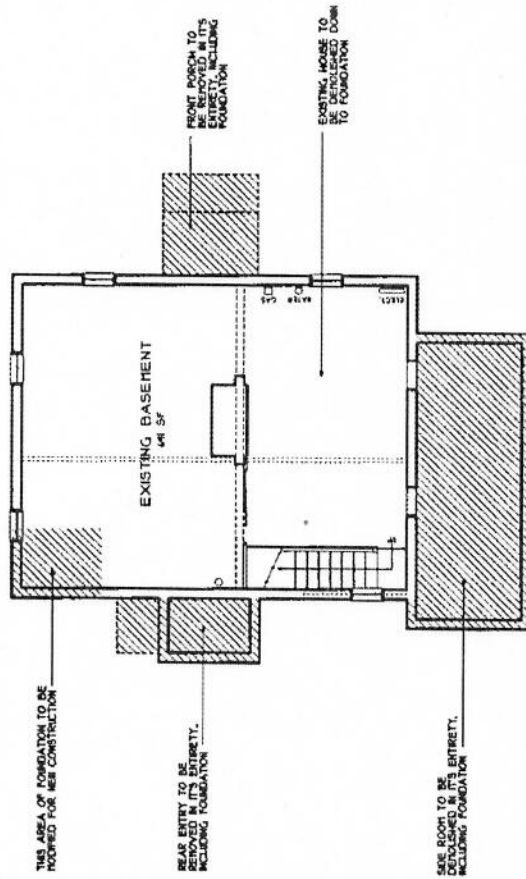
EXISTING	PROPOSED
DB EXISTING BASEMENT PLAN	AB PROPOSED BASEMENT PLAN
D1 EXISTING FIRST FLOOR PLAN	A1 PROPOSED FIRST FLOOR PLAN
D2 EXISTING SECOND FLOOR PLAN	A2 PROPOSED SECOND FLOOR PLAN
D3 EXISTING ATTIC PLAN	A3 PROPOSED ATTIC PLAN
D4 EXISTING FRONT ELEVATION	A4 PROPOSED FRONT ELEVATION
D5 EXISTING RIGHT ELEVATION	A5 PROPOSED RIGHT ELEVATION
D6 EXISTING REAR ELEVATION	A6 PROPOSED REAR ELEVATION
D7 EXISTING LEFT ELEVATION	A7 PROPOSED LEFT ELEVATION

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For Zoning Board
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DRAWING LEGEND

- EXISTING WALL TO REMAIN
- NEW 8"X8" PEASED WALL
- DOOR
- DOOR FRAME - NEW DOOR FRAME
- INTERIOR ELEVATION KEY
- ROOM ELEVATION KEY
- DRAWING SHEET ELEVATION KEY



EXISTING BASEMENT PLAN

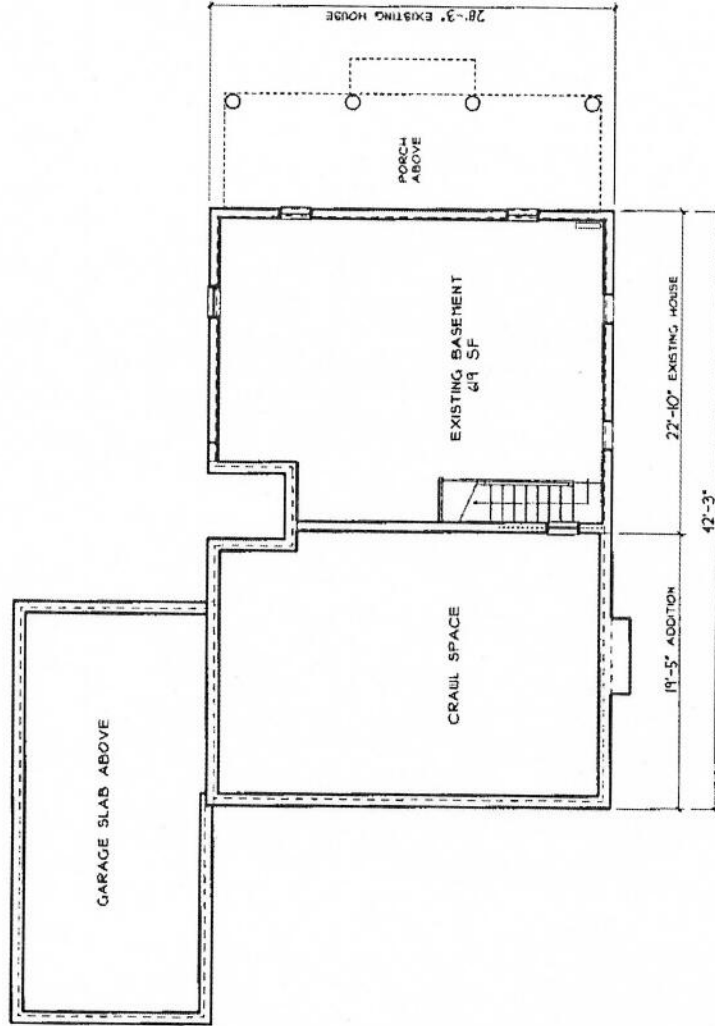
SCALE: 1/8" = 1'-0"



 HND Architects 124 AVENUE A, SUITE 200 781-631-7299	REYNOLDS RESIDENCE 34 MARION RD, MARBLEHEAD, MA 01945 NEW RESIDENCE	ZONING BOARD OF APPEALS	SCALE: AS NOTED DATE: JULY 30 2020 © 2020 HND ARCHITECTS	DRAWING: EXISTING BASEMENT PLAN DB
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PROPOSED BASEMENT PLAN

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

REYNOLDS RESIDENCE
34 MARION RD, MARBLEHEAD, MA 01945

NEW RESIDENCE



ZONING BOARD OF APPEALS

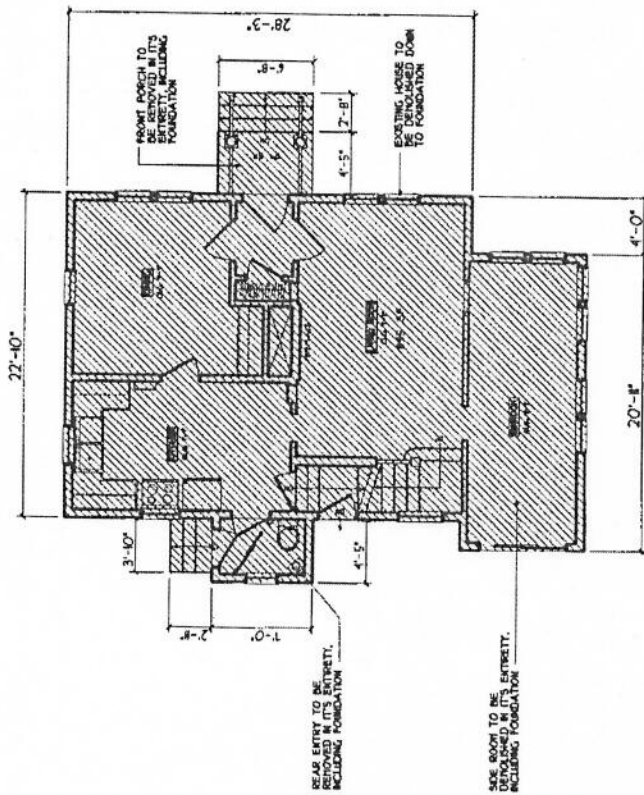
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DRAWING:
PROPOSED BASEMENT PLAN

AB

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EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



 HND Architects 781-631-7799	REYNOLDS RESIDENCE 34 MARION RD, MARBLEHEAD, MA 01945 NEW RESIDENCE	ZONING BOARD OF APPEALS	SCALE: AS NOTED DATE: JULY 30 2020 © 2020 HND ARCHITECTS	DRAWING EXISTING FIRST FLOOR PLAN	DI
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Of Appeals



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

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE CONSTRUCTION MEANS OR METHODS USED BY THE CONTRACTOR.

NEW RESIDENCE

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SCALE: AS NOTED
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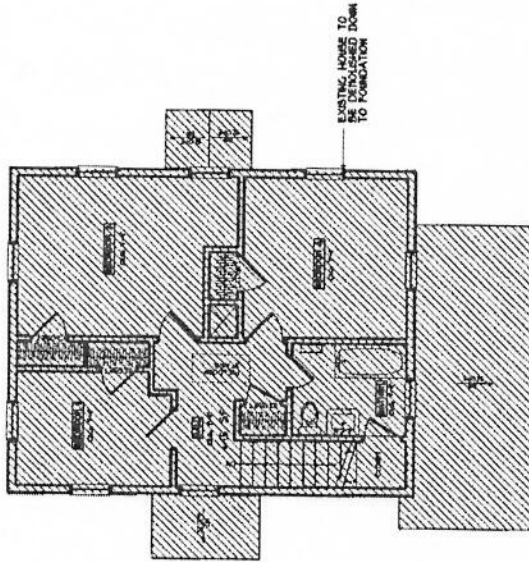
DRAWING.

PROPOSED
FIRST FLOOR
PLAN

A

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For Zoning Board
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EXISTING SECOND FLOOR PLAN

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



REYNOLDS RESIDENCE
34 MARION RD, MARBLEHEAD, MA 01945

NEW RESIDENCE

ZONING BOARD OF APPEALS

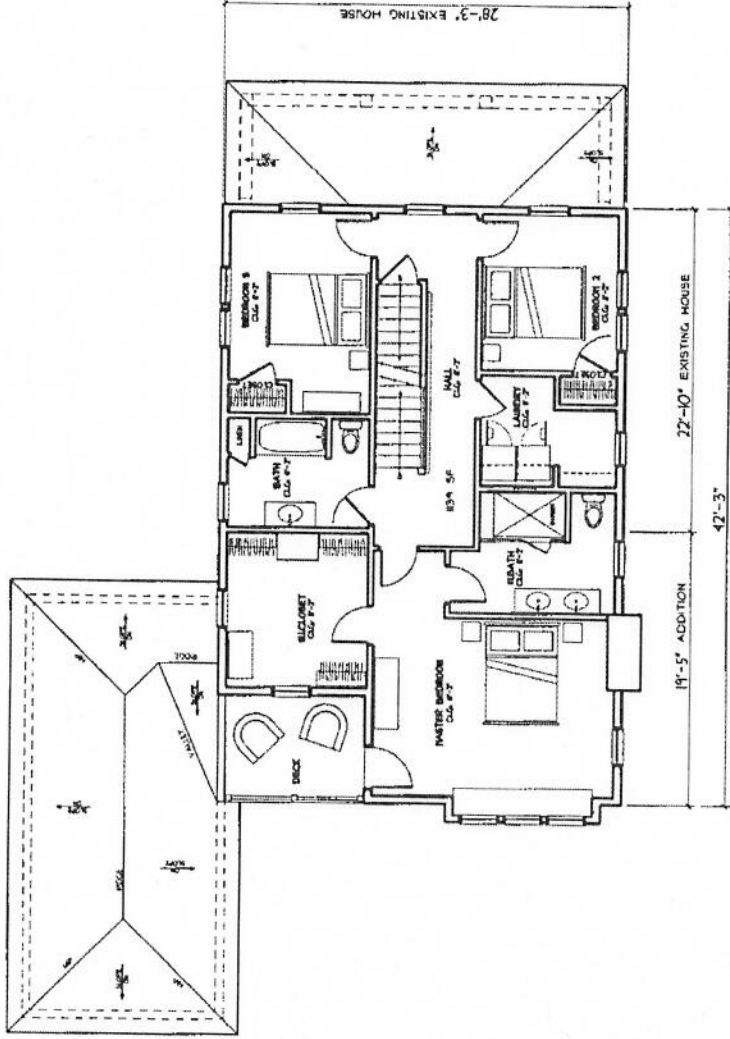
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DATE: JULY 30 2020
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DRAWING:
EXISTING
SECOND
FLOOR PLAN

D2

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Building Department
For Zoning Board
Of Appeals

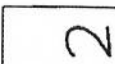
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PROPOSED SECOND FLOOR PLAN

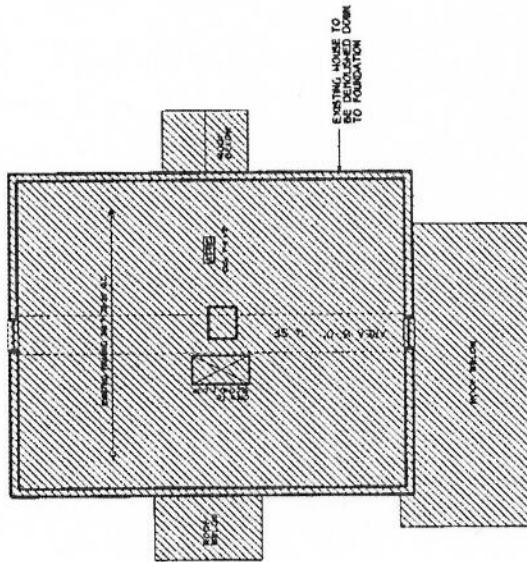
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 HND Architects ARCHITECTS 781-431-7279	REYNOLDS RESIDENCE 34 MARION RD, MARBLEHEAD, MA 01945 NEW RESIDENCE	ZONING BOARD OF APPEALS	SCALE AS NOTED DATE: JULY 30 2020 © 2020 HND ARCHITECTS	DRAWING: PROPOSED SECOND FLOOR PLAN A2
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EXISTING ATTIC PLAN

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



REYNOLDS RESIDENCE
34 MARION RD, HARBLEHEAD, MA 0145

NEW RESIDENCE

DRAWING:
EXISTING
ATTIC PLAN

SCALE: AS NOTED
DATE: JULY 30, 2020

ZONING
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OF
APPEALS

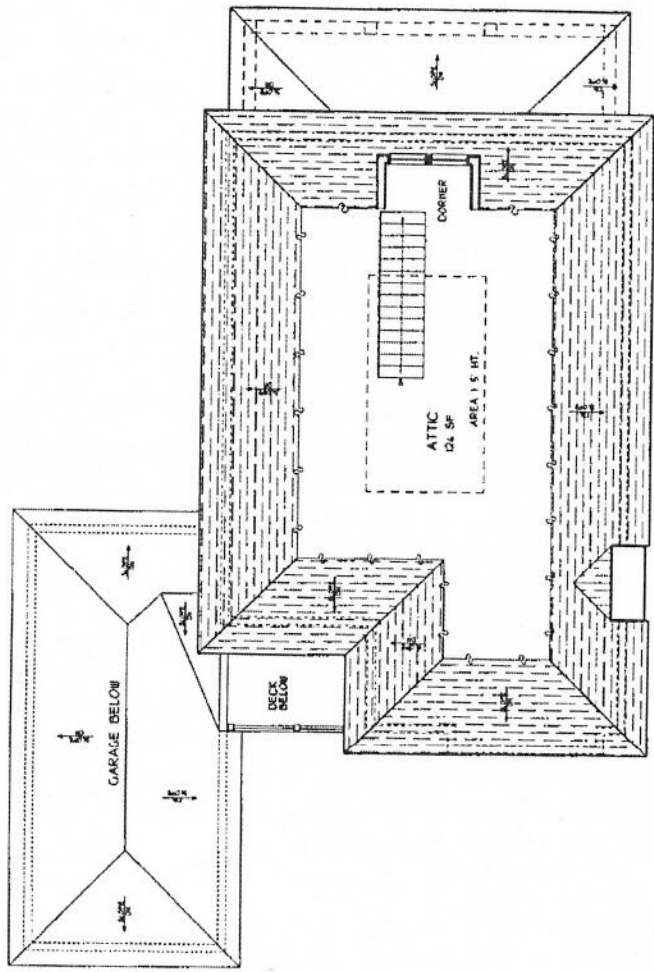
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D3

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PROPOSED ATTIC PLAN

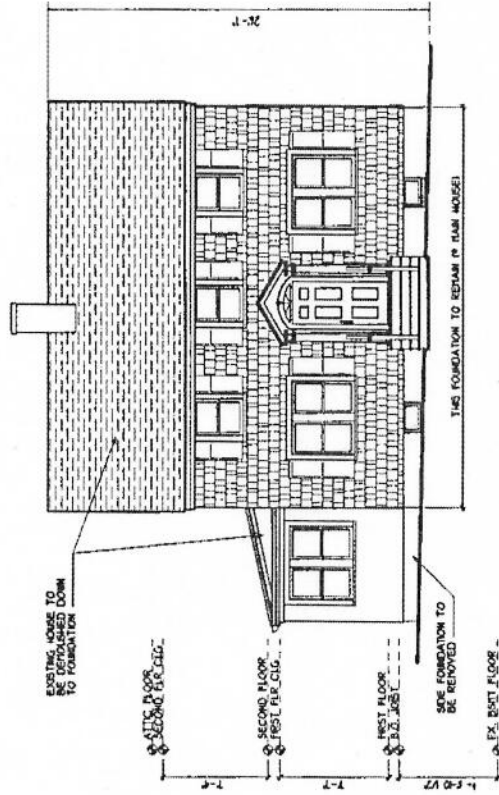
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 781-631-7299	REYNOLDS RESIDENCE 34 MARION RD, MARBLEHEAD, MA 01945 NEW RESIDENCE	ZONING BOARD OF APPEALS	SCALE: AS NOTED DATE: JULY 30, 2020 © 2020 HND ARCHITECTS	DRAWING: PROPOSED ATTIC PLAN A3
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EXISTING FRONT ELEVATION

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



REYNOLDS RESIDENCE
34 MARION RD, MARBLEHEAD, MA 01945
NEW RESIDENCE

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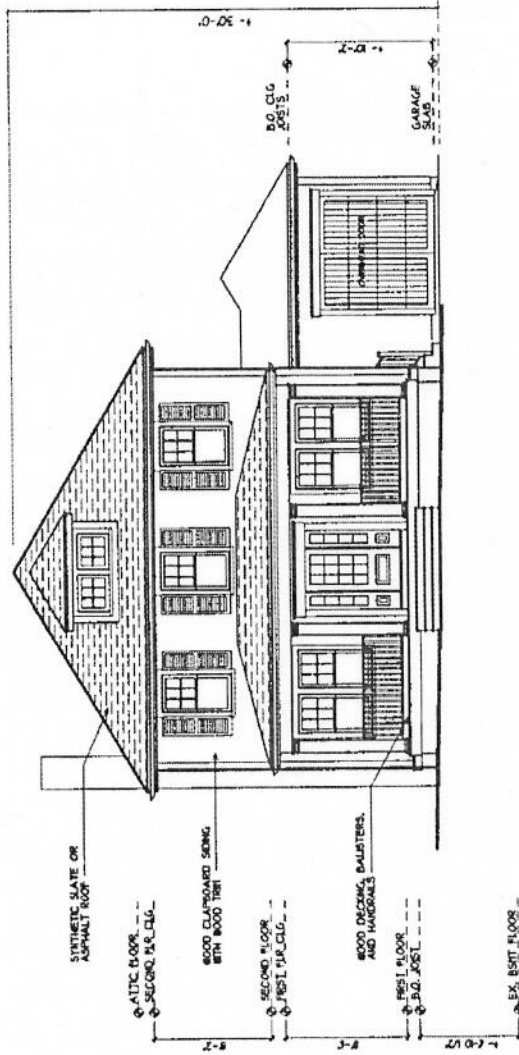
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DRAWING:
EXISTING
FRONT
ELEVATION

D4

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PROPOSED FRONT ELEVATION

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



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ZONING BOARD OF APPEALS

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DRAWING:
 PROPOSED FRONT ELEVATION

A4

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EXISTING RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REYNOLDS RESIDENCE
34 MARION RD, MARBLEHEAD, MA 01945
NEW RESIDENCE

ZONING BOARD OF APPEALS

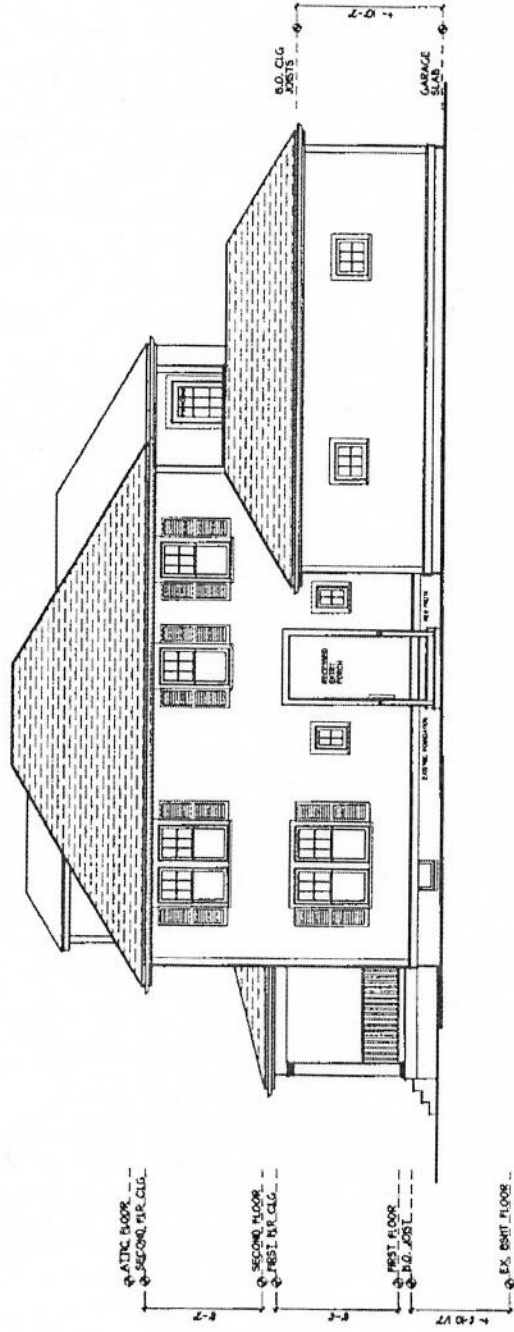
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DRAWING:
EXISTING
RIGHT
ELEVATION

D5

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PROPOSED RIGHT ELEVATION

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



REYNOLDS RESIDENCE
34 MARION RD, MARBLEHEAD, MA 01945

NEW RESIDENCE

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SCALE: A5 NOTED
DATE: JULY 30, 2020
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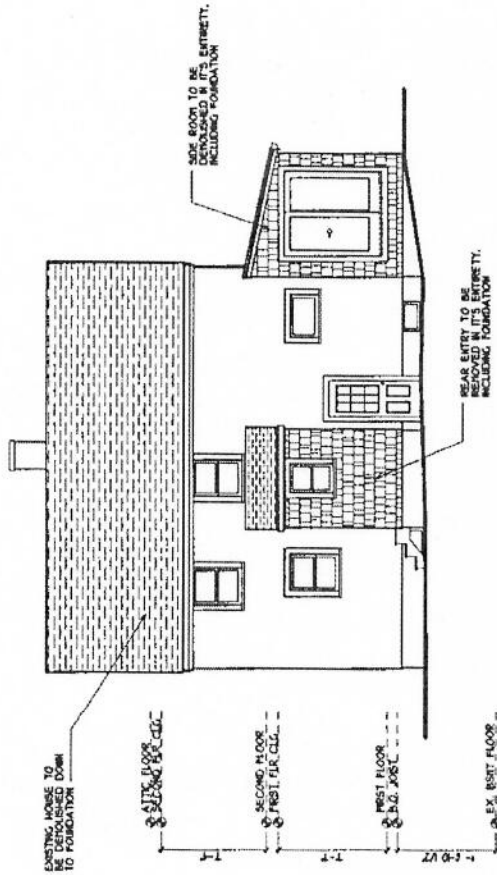
DRAWING

PROPOSED
RIGHT
ELEVATION

A5

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EXISTING REAR ELEVATION

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



REYNOLDS RESIDENCE
34 HARION RD. HARBLEHEAD, MA 01945

NEW RESIDENCE

ZONING
BOARD
OF
APPEALS

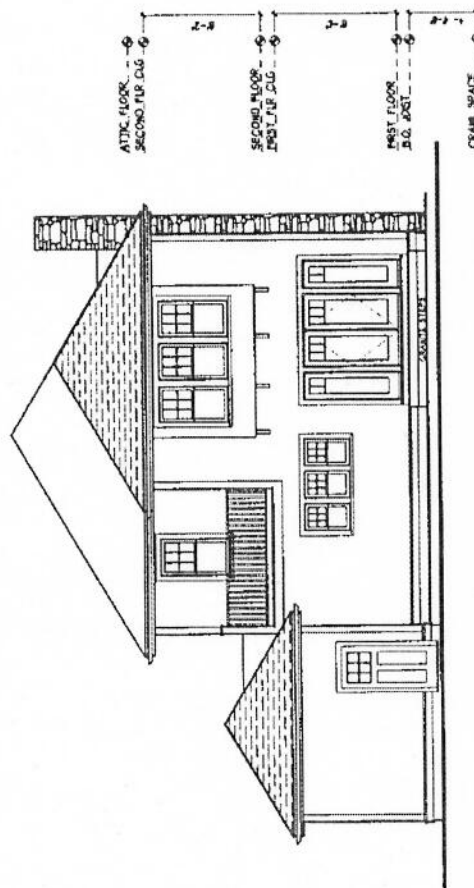
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DRAWING:
EXISTING
REAR
ELEVATION

D6

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PROPOSED REAR ELEVATION

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



REYNOLDS RESIDENCE
 34 MARION RD, HARBLEHEAD, MA 0145
 NEW RESIDENCE

ZONING BOARD OF APPEALS

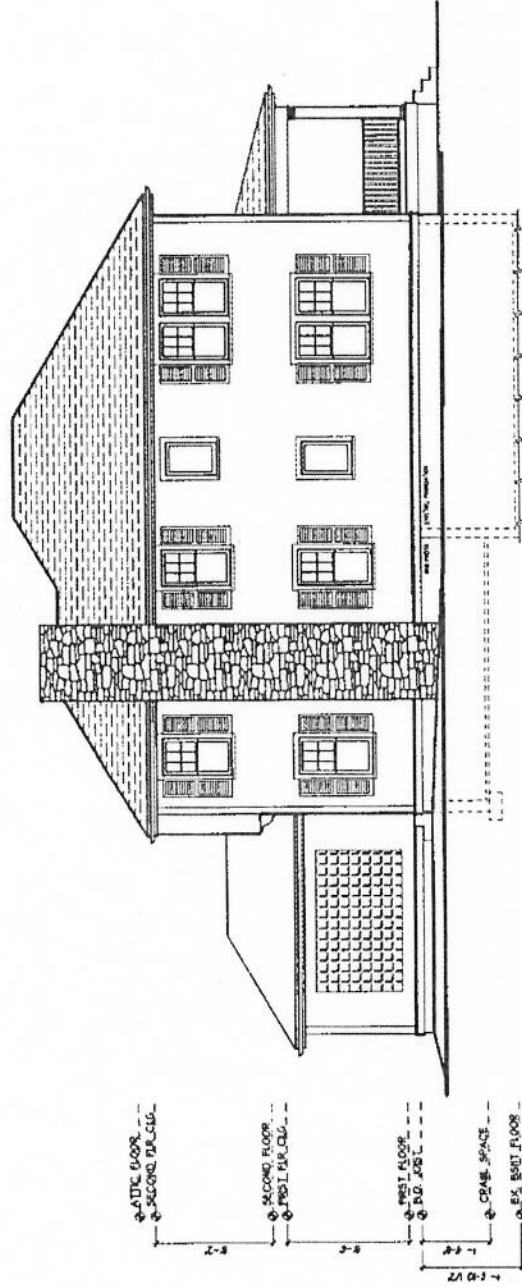
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DRAWING: PROPOSED REAR ELEVATION

A6

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 For Zoning Board
 Of Appeals

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PROPOSED LEFT ELEVATION

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



REYNOLDS RESIDENCE
34 MARION RD, MARBLEHEAD, MA 01945
NEW RESIDENCE

ZONING
BOARD
OF
APPEALS

SCALE: AS NOTED
DATE: JULY 30, 2020
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DRAWING
PROPOSED
LEFT
ELEVATION

A7

Reviewed by
Building Department
For Zoning Board
Of Appeals