

10/20/2020

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

Revision Date: 12-14-2015

Project Address 34 Marion Road

Map(s) / Parcel(s)

11 32

**NET OPEN AREA (NOA)****EXISTING****PROPOSED**

Lot area = A

6186

6186

**Area of features**

footprint of accessory building(s)

270

0

footprint of building

845

1556

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

58

263

number of required parking spaces \_\_\_\_\_ x (9' x 20' per space)

360

360

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

0

0

other areas (explain) \_\_\_\_\_

0

0

**Sum of features = B**

1533

2179

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

4653

4007

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

270

0

basement or cellar (area &gt; 5' in height)

641

915

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

845

1532

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

645

1082

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

0

0

4th floor (12' or less in height)

0

0

attic (area &gt; 5' height)

76

108

area under deck (if &gt; 5' in height)

0

0

roofed porch(es)

0

249

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

2477

3886

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

= 1409

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

= 56.8833266 %

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

= 1.878482035

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

= 1.031137416

This worksheet applies  
to the following plan(s):

1. plan by dated \_\_\_\_\_

2. plan by dated \_\_\_\_\_

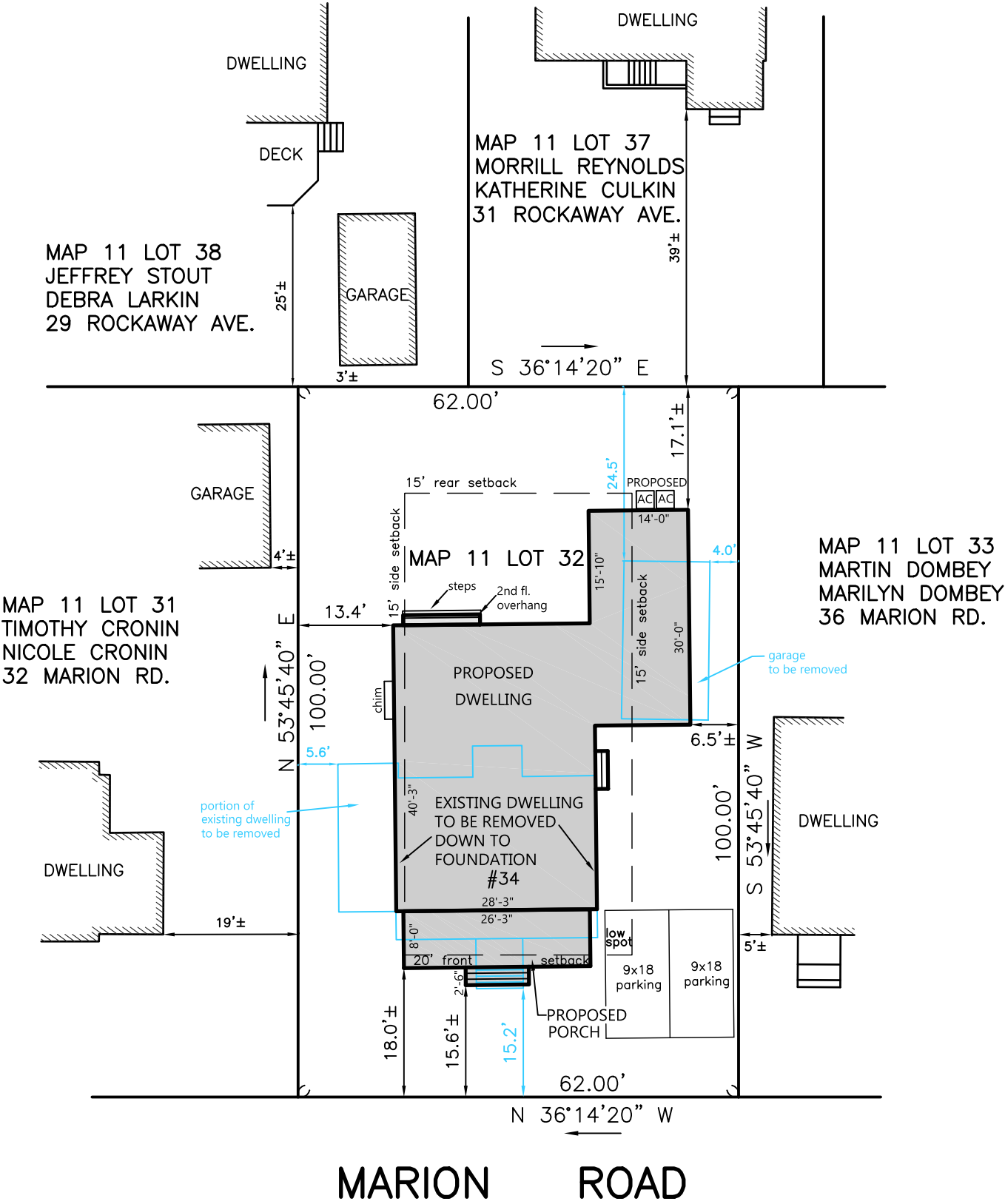
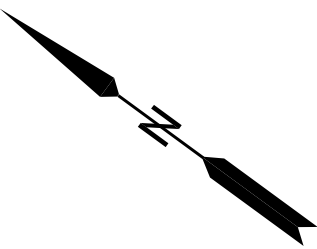
3. plan by dated \_\_\_\_\_

Building Official \_\_\_\_\_

Date \_\_\_\_\_

ZONING DISTRICT – SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	6200 ±	6200 ±
FRONTAGE	100	62.00'	62.00'
FRONT	20	15.2'	15.6'±
SIDE	15	4.0'	6.5'±
REAR	15	24.5'	17.1'±
BLDG HEIGHT	35	26.7'	30'±



ZONING BOARD OF APPEALS PLAN

34 MARION ROAD

MARBLEHEAD

PROPERTY OF

MORRILL S. REYNOLDS III

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



OCT. 20, 2020

LIST OF DRAWINGS

EXISTING

DB EXISTING BASEMENT PLAN  
D1 EXISTING FIRST FLOOR PLAN  
D2 EXISTING SECOND FLOOR PLAN  
D3 EXISTING ATTIC PLAN  
D4 EXISTING FRONT ELEVATION  
D5 EXISTING RIGHT ELEVATION  
D6 EXISTING REAR ELEVATION  
D7 EXISTING LEFT ELEVATION

PROPOSED

AB PROPOSED BASEMENT PLAN  
A1 PROPOSED FIRST FLOOR PLAN  
A2 PROPOSED SECOND FLOOR PLAN  
A3 PROPOSED ATTIC PLAN  
A4 PROPOSED FRONT ELEVATION  
A5 PROPOSED RIGHT ELEVATION  
A6 PROPOSED REAR ELEVATION  
A7 PROPOSED LEFT ELEVATION

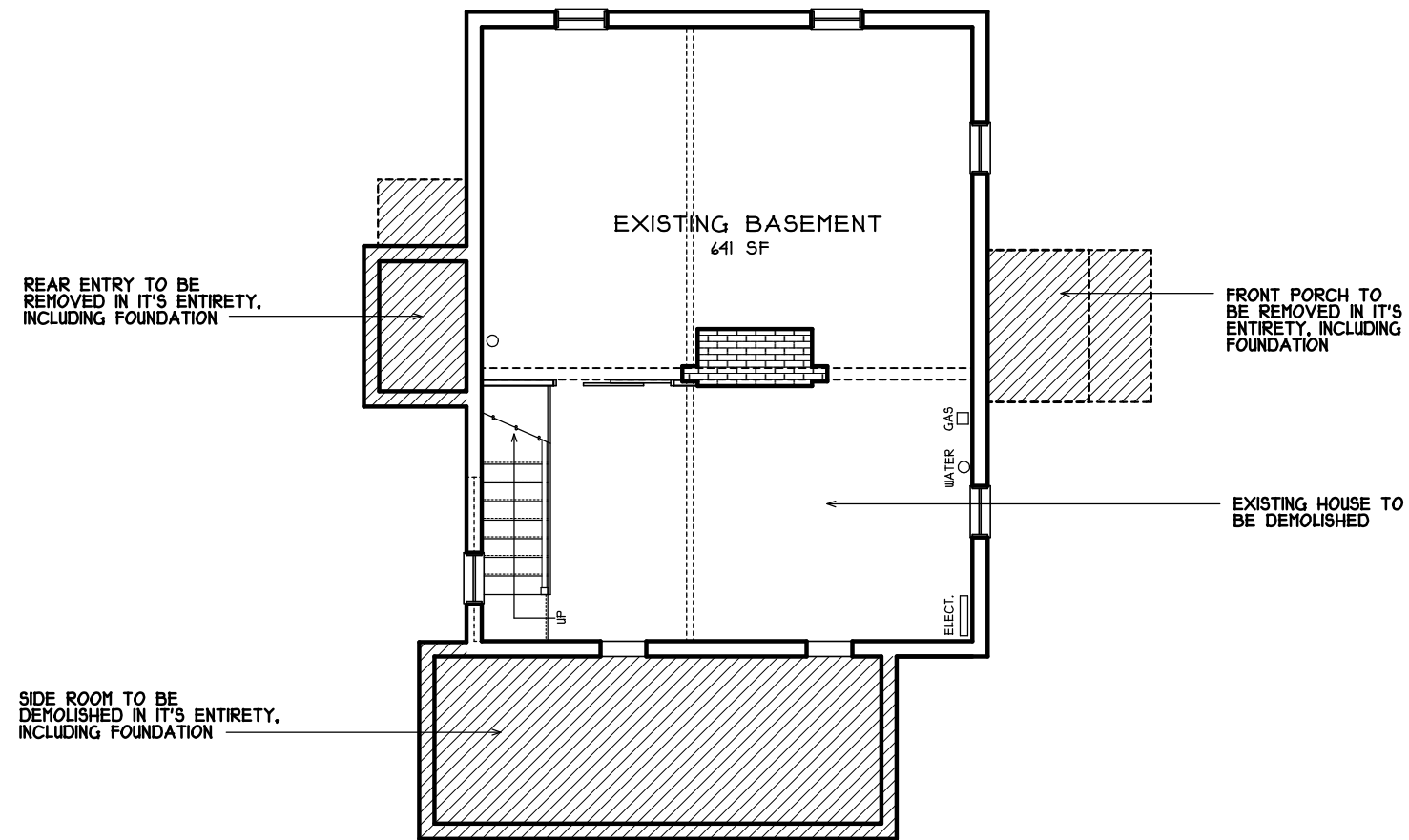
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### DRAWING LEGEND

===== EXISTING WALL TO REMAIN  
===== NEW WOOD FRAMED WALL  
① DOOR  
DOOR NUMBER - SEE DOOR SCHEDULE

### INTERIOR ELEVATION KEY

ROOM ELEVATION #  
DRAWING SHEET ELEVATION IS ON



### EXISTING BASEMENT PLAN

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



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

NEW RESIDENCE

ZONING  
BOARD  
OF  
APPEALS

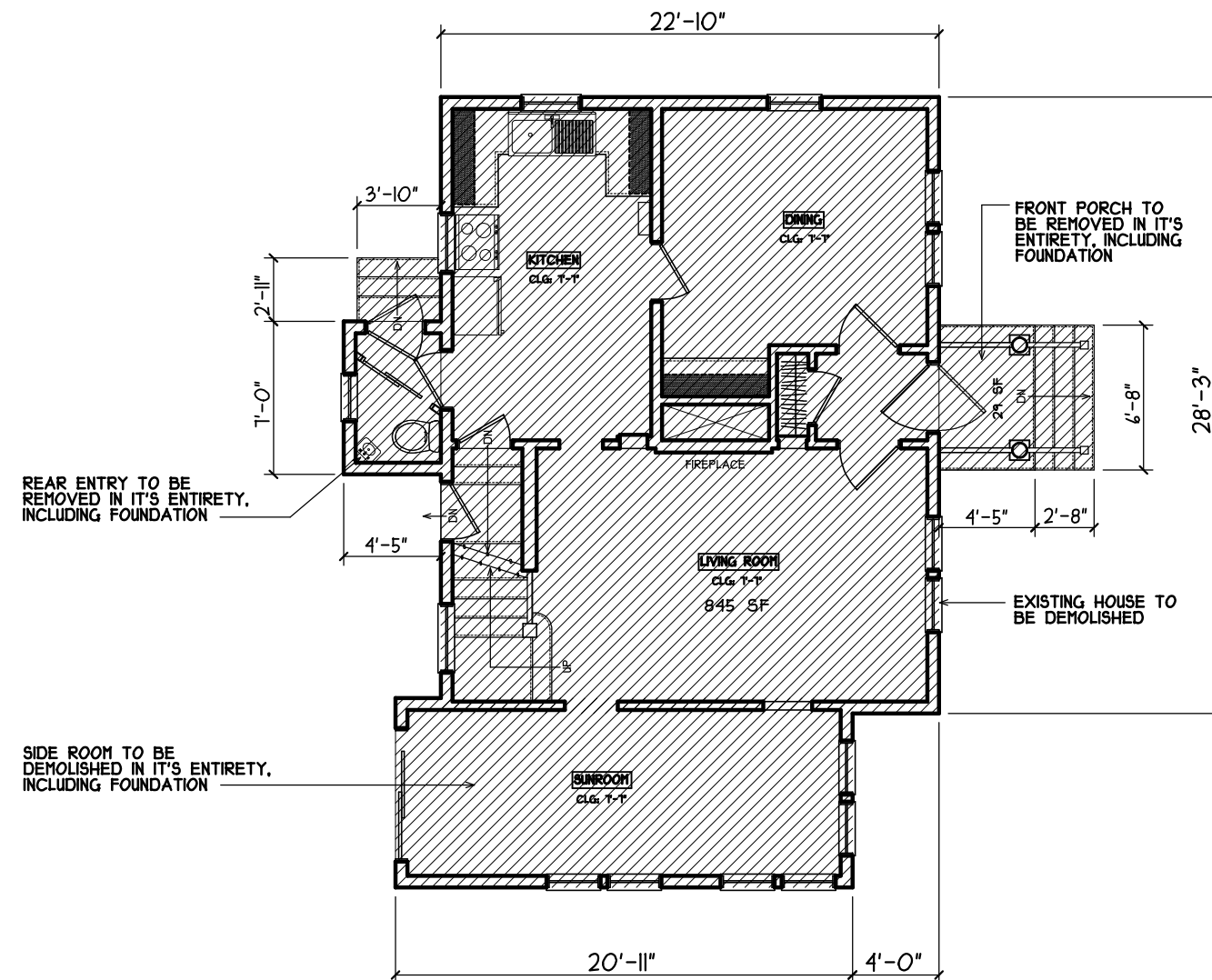
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DRAWING:  
**EXISTING  
BASEMENT  
PLAN**

DB

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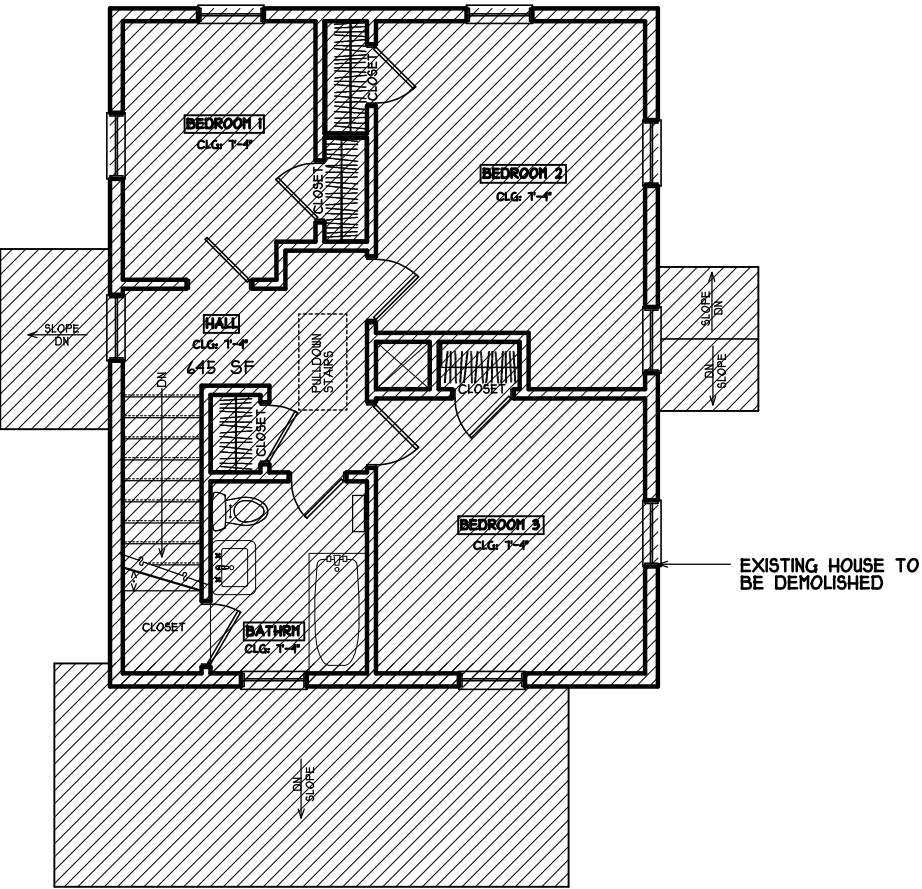


## EXISTING FIRST FLOOR PLAN

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



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EXISTING SECOND FLOOR PLAN

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



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NEW RESIDENCE

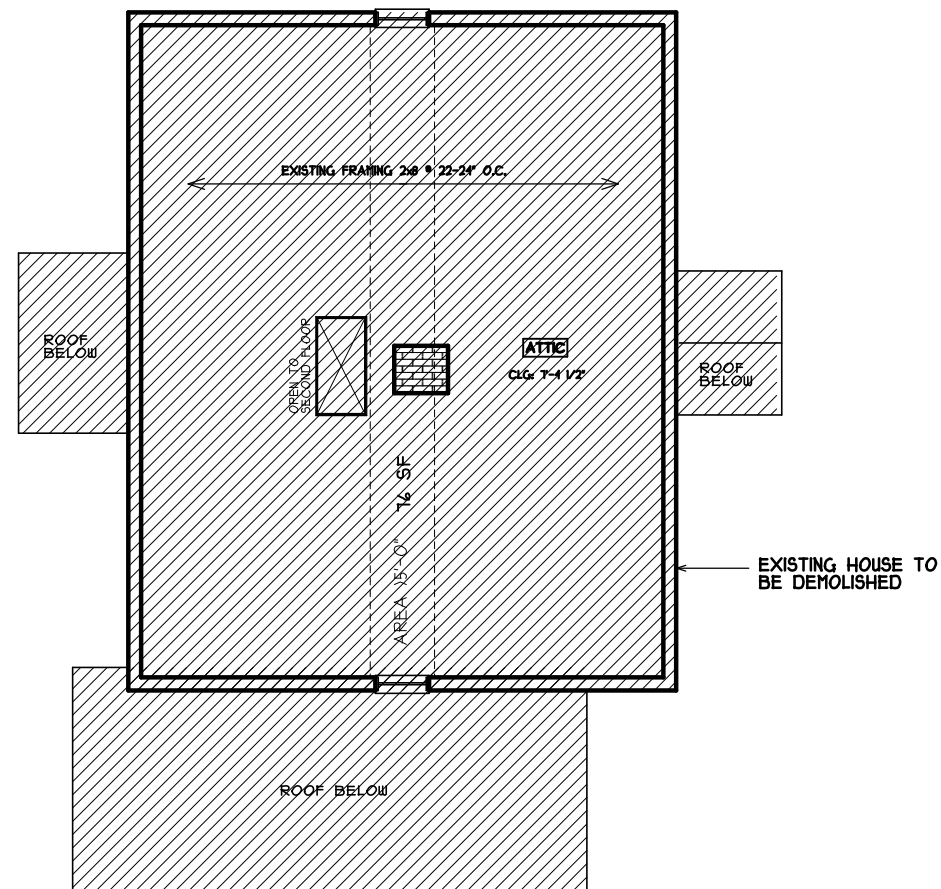
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DRAWING:  
**EXISTING  
SECOND  
FLOOR PLAN**

D2

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### EXISTING ATTIC PLAN

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



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34 MARION RD, MARBLEHEAD, MA 01945

NEW RESIDENCE

ZONING  
BOARD  
OF  
APPEALS

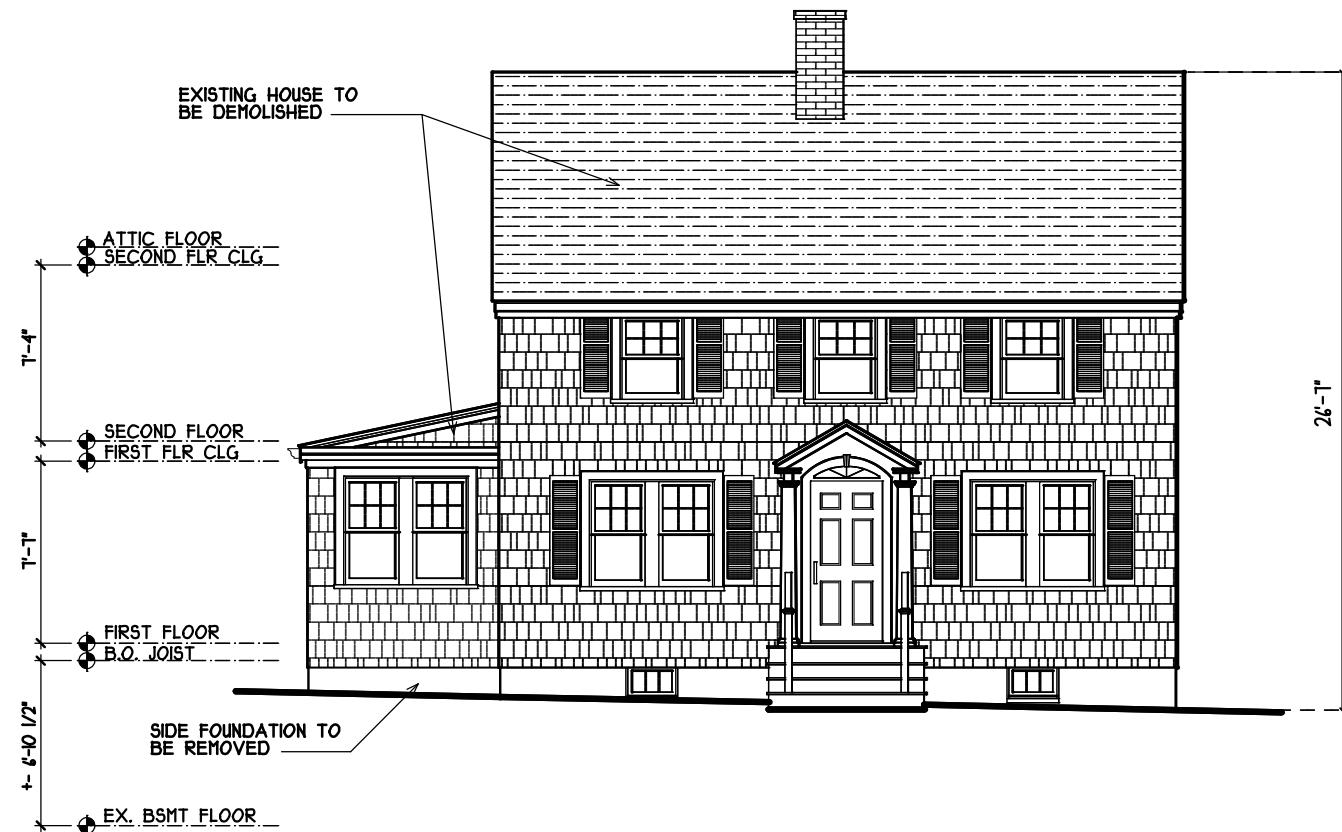
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DRAWING:  
**EXISTING  
ATTIC PLAN**

D3

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# EXISTING FRONT ELEVATION

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



52A Atlantic Ave, Marblehead, MA  
781-631-7299

## REYNOLDS RESIDENCE

34 MARION RD, MARBLEHEAD, MA 01945

NEW RESIDENCE

ZONING  
BOARD  
OF  
APPEALS

SCALE: AS NOTED  
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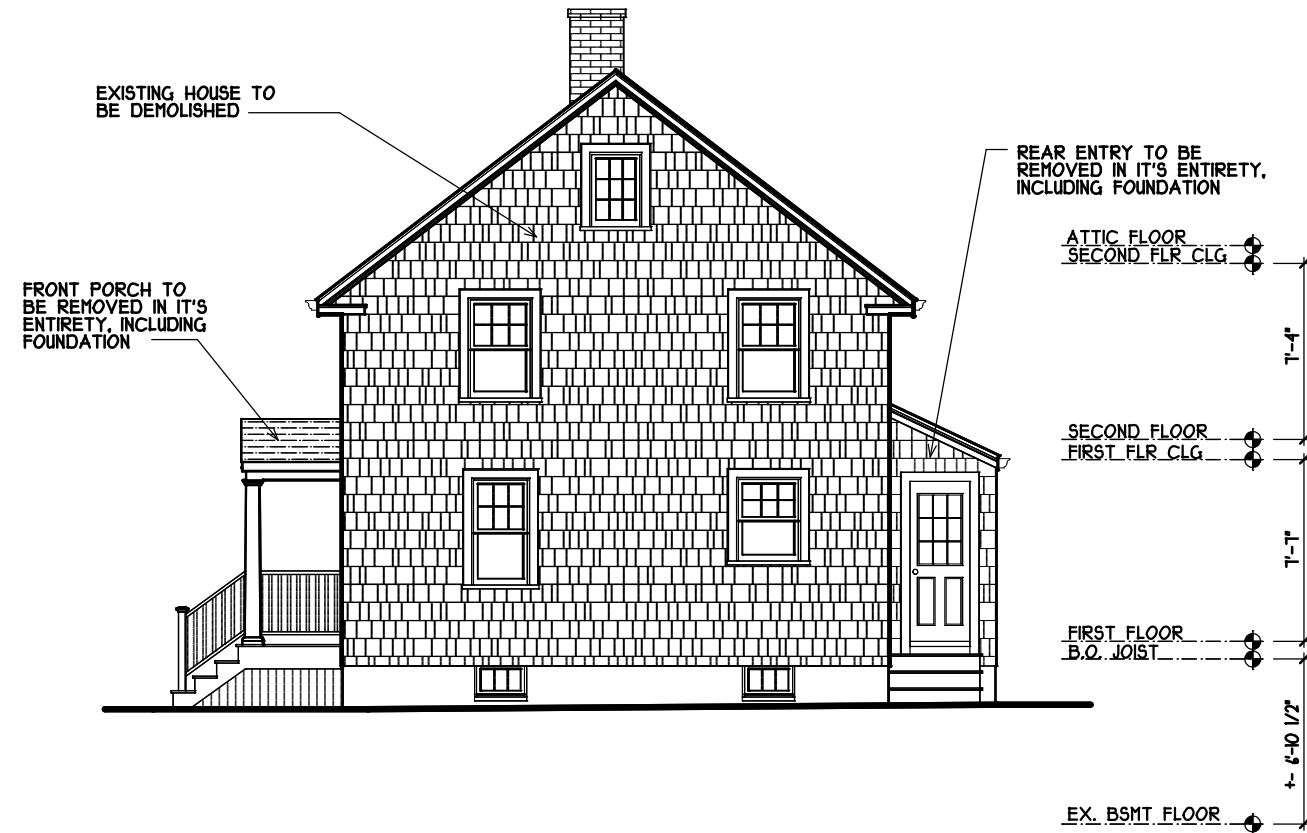
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DRAWING:  
EXISTING  
FRONT  
ELEVATION

D4



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## EXISTING RIGHT ELEVATION

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



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34 MARION RD, MARBLEHEAD, MA 01945

NEW RESIDENCE

ZONING  
BOARD  
OF  
APPEALS

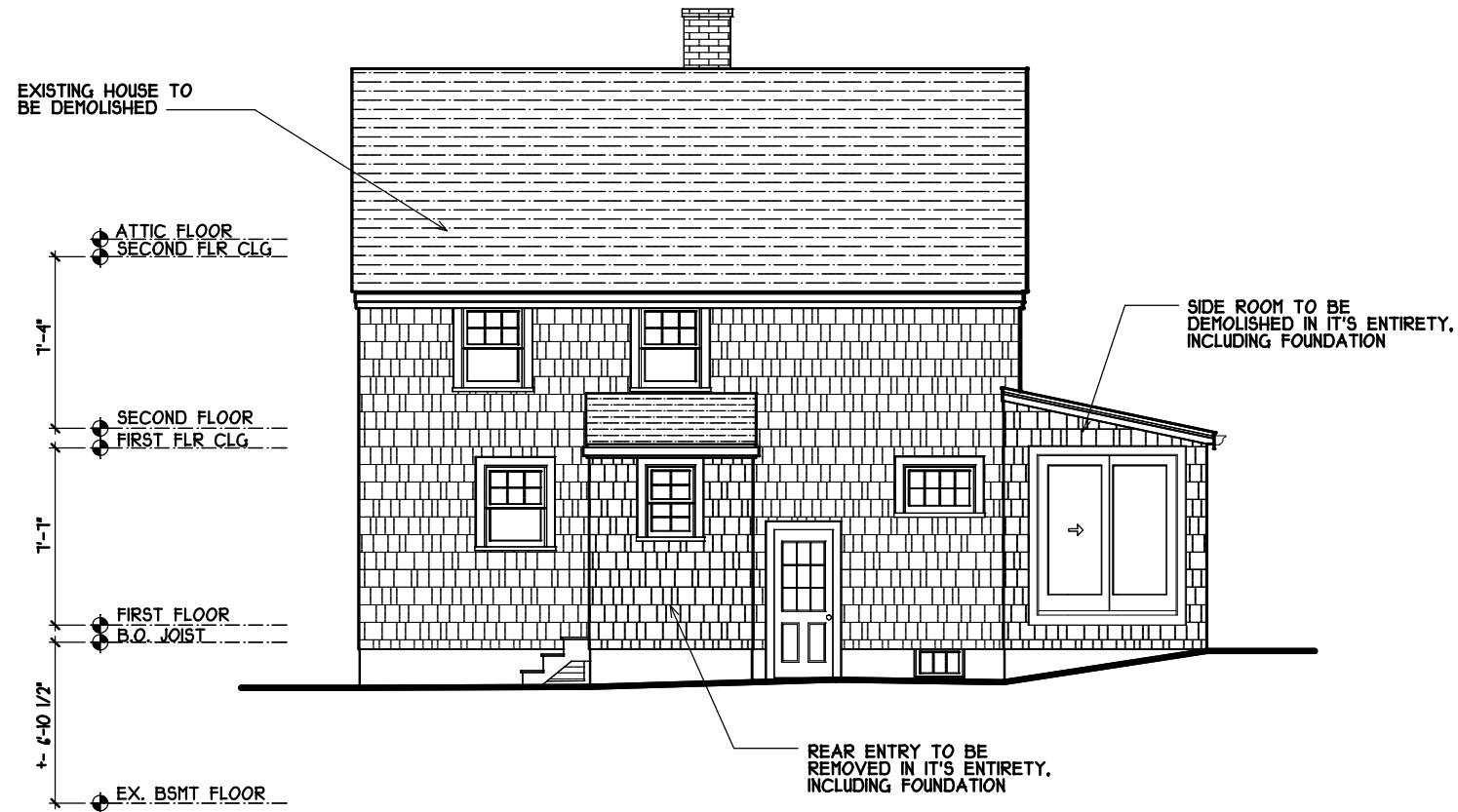
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DRAWING:  
**EXISTING  
RIGHT  
ELEVATION**

D5

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### EXISTING REAR ELEVATION

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



**REYNOLDS RESIDENCE**  
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NEW RESIDENCE

ZONING  
BOARD  
OF  
APPEALS

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DRAWING:  
**EXISTING  
REAR  
ELEVATION**

D6

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### EXISTING LEFT ELEVATION

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



## REYNOLDS RESIDENCE

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NEW RESIDENCE

ZONING  
BOARD  
OF  
APPEALS

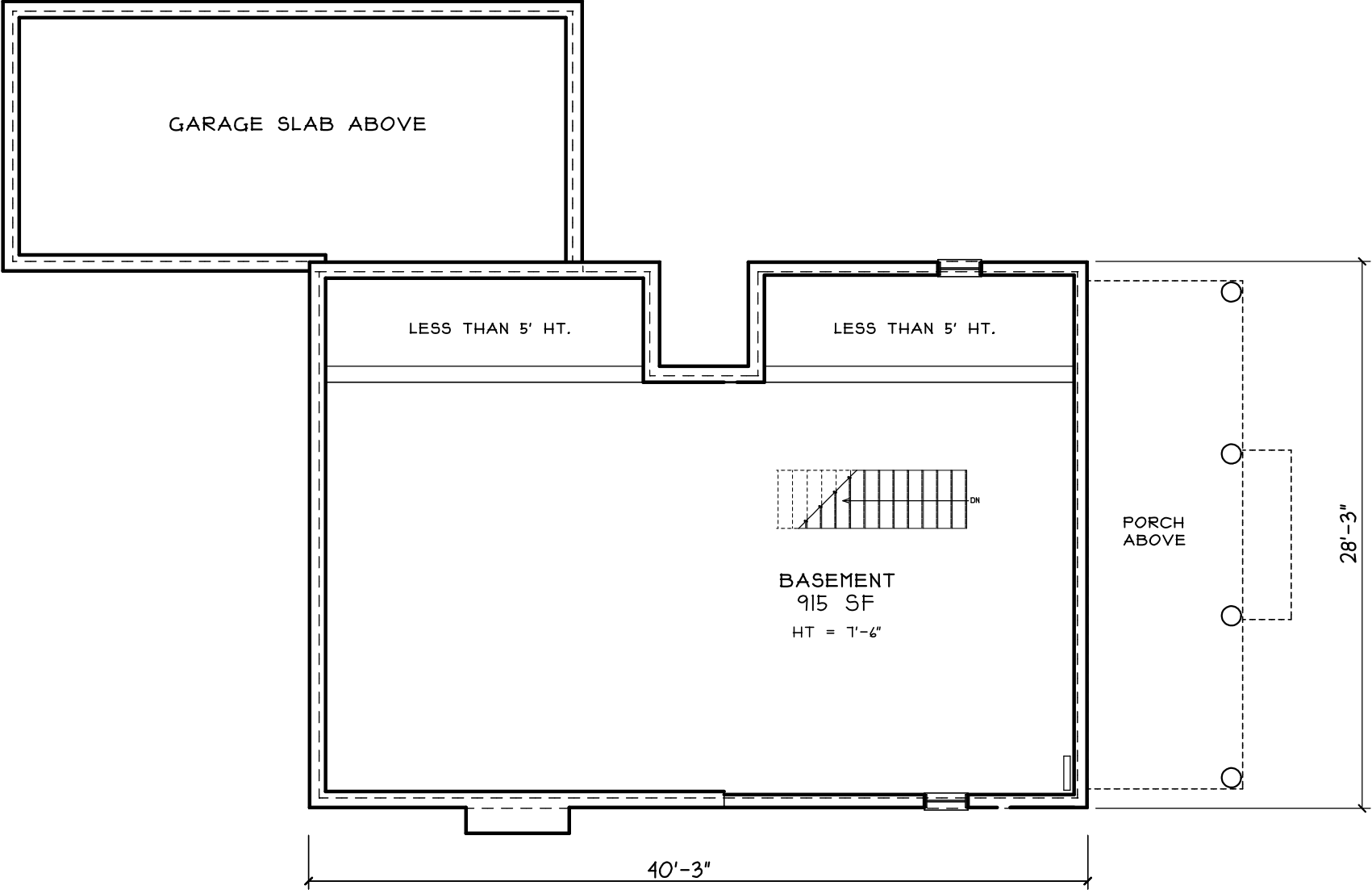
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DRAWING:  
EXISTING  
LEFT  
ELEVATION

D7

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**PROPOSED BASEMENT PLAN**

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



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NEW RESIDENCE

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BOARD  
OF  
APPEALS

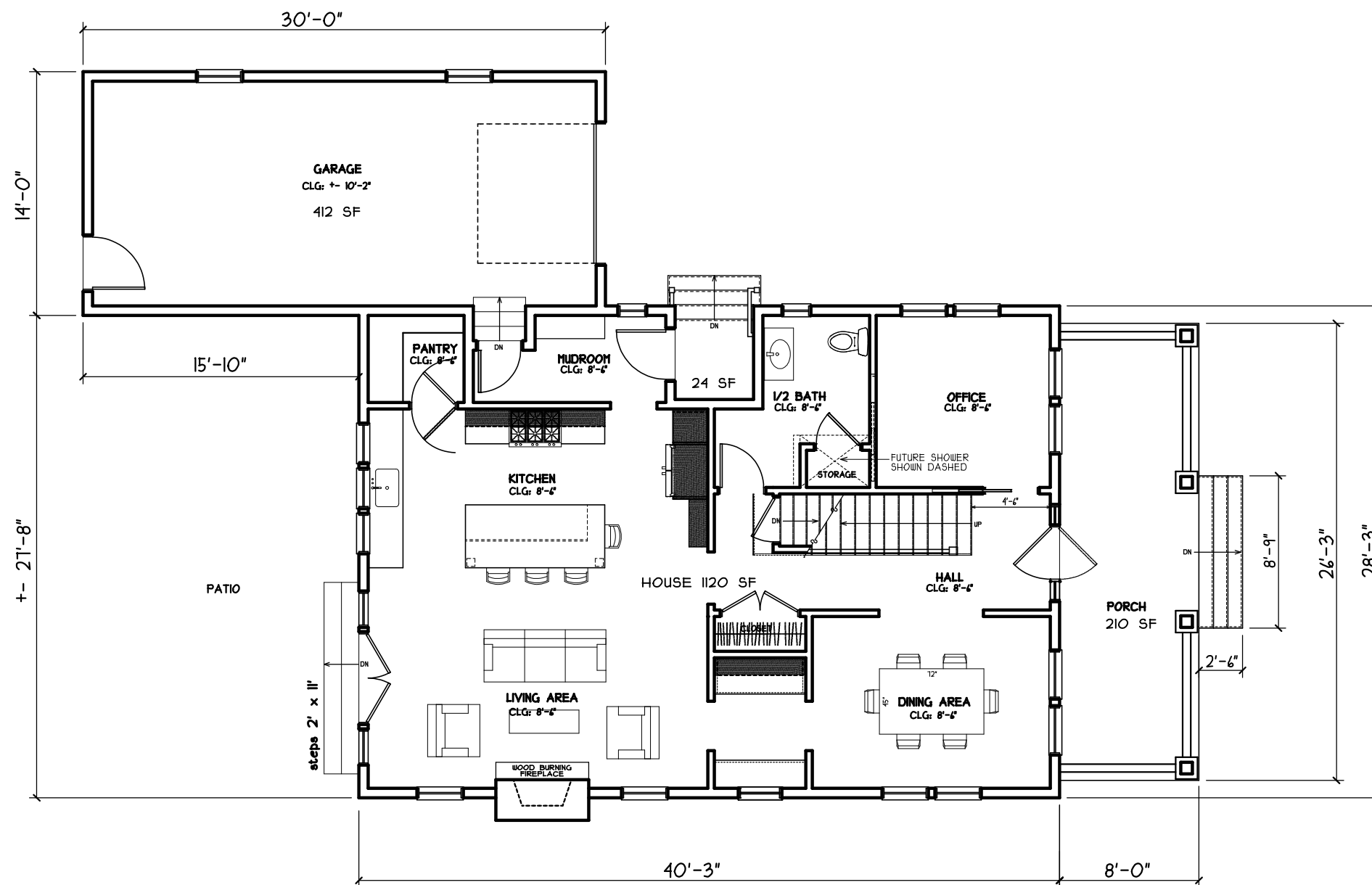
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DRAWING:  
**PROPOSED  
BASEMENT  
PLAN**

AB

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## PROPOSED FIRST FLOOR PLAN

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



**REYNOLDS RESIDENCE**  
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NEW RESIDENCE

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BOARD  
OF  
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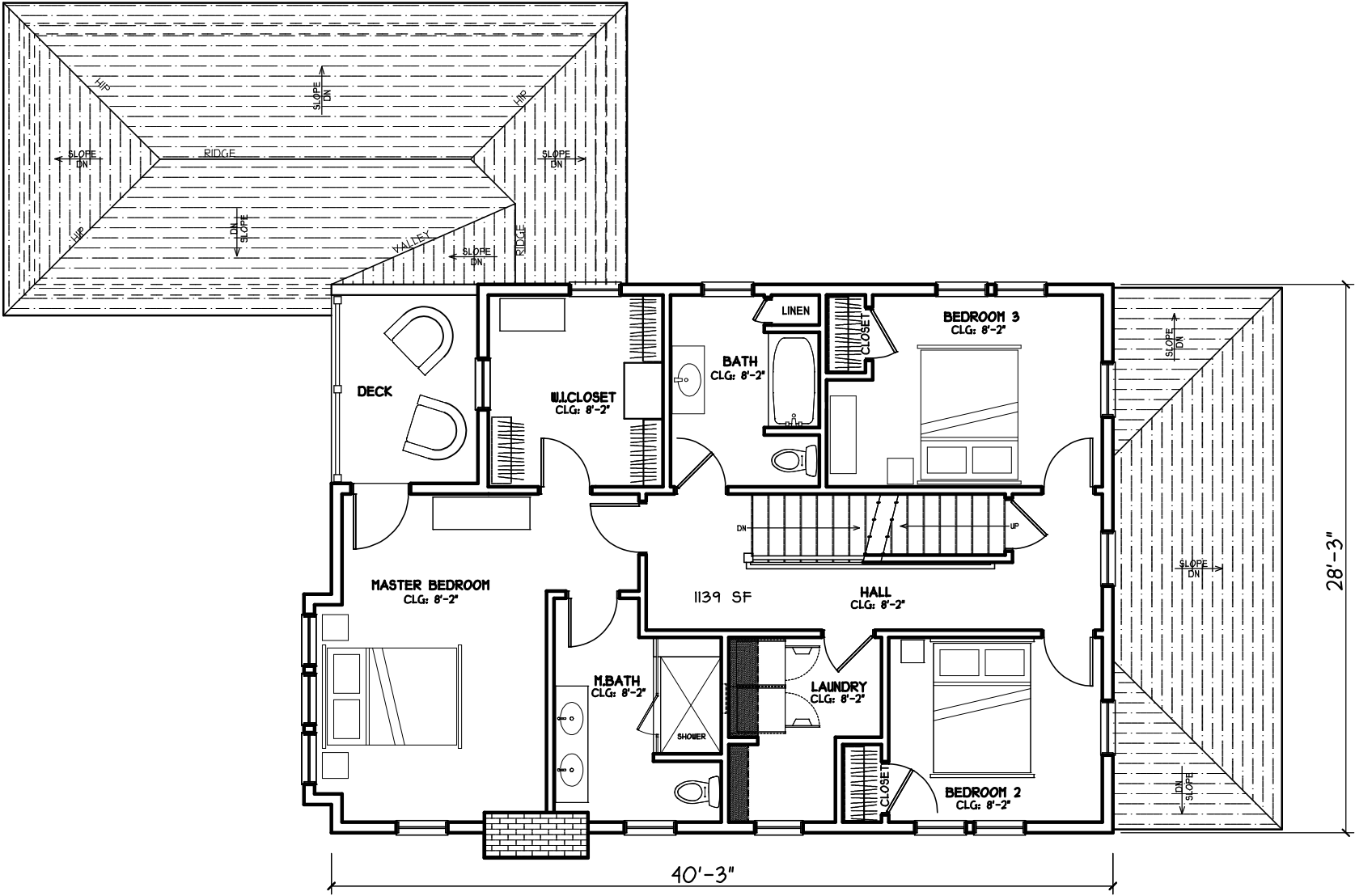
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DRAWING:

**PROPOSED  
FIRST FLOOR  
PLAN**

**A1**

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PROPOSED SECOND FLOOR PLAN

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



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Architects

52A Atlantic Ave, Marblehead, MA  
781-631-7299

REYNOLDS RESIDENCE

34 MARION RD, MARBLEHEAD, MA 01945

NEW RESIDENCE

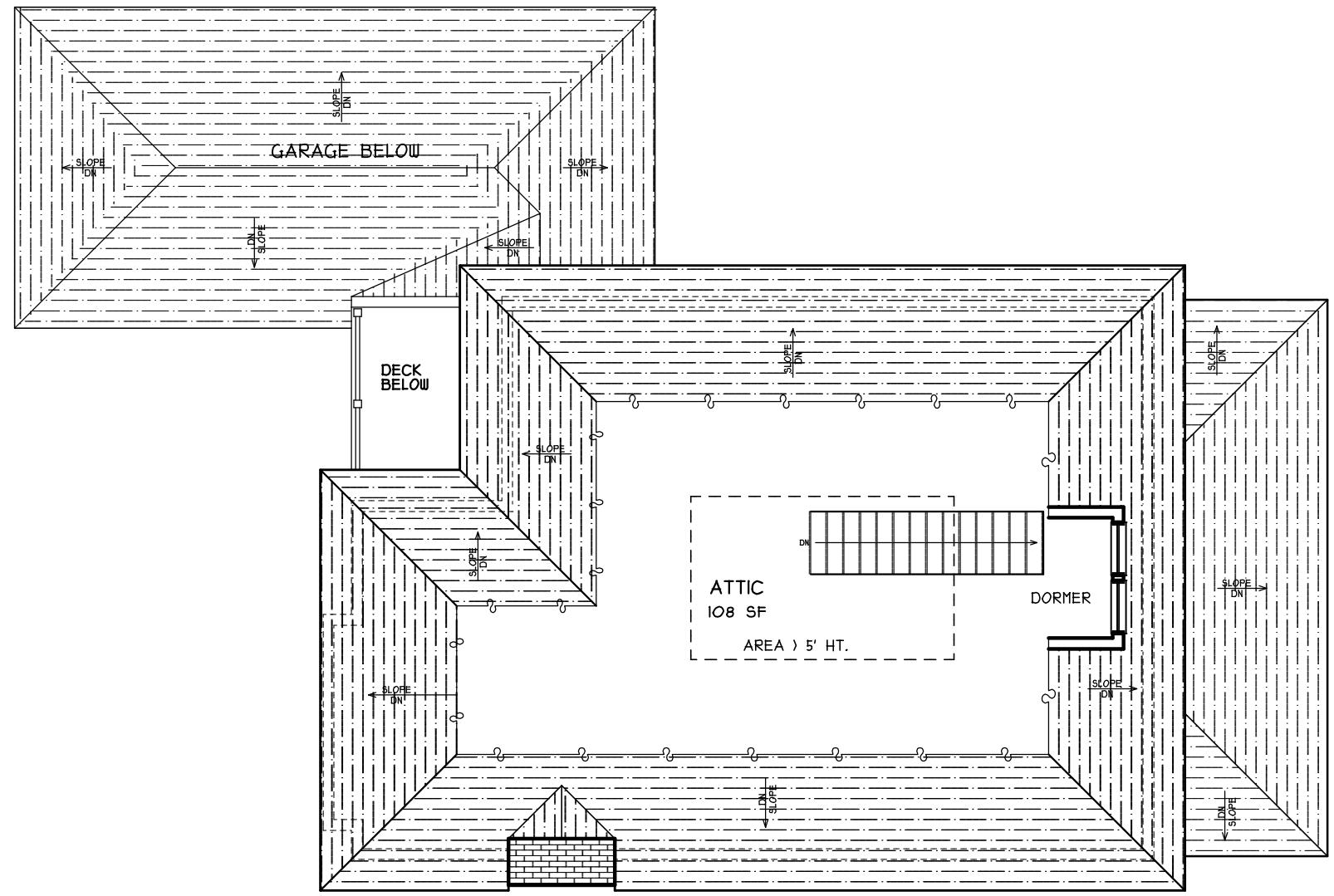
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BOARD  
OF  
APPEALS

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DRAWING:  
PROPOSED  
SECOND FLOOR  
PLAN

A2

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**PROPOSED ATTIC PLAN**

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



**REYNOLDS RESIDENCE**

34 MARION RD, MARBLEHEAD, MA 01945

NEW RESIDENCE

ZONING  
BOARD  
OF  
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DRAWING:  
**PROPOSED  
ATTIC PLAN**

A3

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**PROPOSED FRONT ELEVATION**

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



**REYNOLDS RESIDENCE**  
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NEW RESIDENCE

ZONING  
BOARD  
OF  
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DRAWING:  
**PROPOSED  
FRONT  
ELEVATION**

A 4



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



REYNOLDS RESIDENCE  
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NEW RESIDENCE

ZONING  
BOARD  
OF  
APPEALS

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DRAWING:  
PROPOSED  
RIGHT  
ELEVATION

A5

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PROPOSED REAR ELEVATION

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



REYNOLDS RESIDENCE

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NEW RESIDENCE

ZONING  
BOARD  
OF  
APPEALS

SCALE: AS NOTED  
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DRAWING:

PROPOSED  
REAR  
ELEVATION

A6

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PROPOSED LEFT ELEVATION

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



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DRAWING:  
**PROPOSED  
LEFT  
ELEVATION**

A7