



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
TOWN CLERK

2020 JUN 19 AM 11:51

Town Clerk

Project Address 34 Ticehurst Lane

Assessor Map(s) 46 Parcel Number(s) 4

OWNER INFORMATION

Signature [Signature] date 20-May 2020
Name (printed) Jeffrey and Lynn Shoreman
Address 34 Ticehurst Lane, Marblehead, MA 01945
Phone Numbers: home 781-631-1603 work 617-833-3498 (mobile)
E-mail jshoreman@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 5/20/2020
Name (printed) Thomas Saltsman
Address 533 Albany Street Boston Ma. 02118
Phone Numbers: home _____ work 617-293-7419
E-mail tom@saltsmanbrenzel.com fax _____

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

Construction of a new 5'-1" x 14'-11" single story addition on a single residence with non conforming side yard, rear yard, height, and frontage.

- 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)

Reviewed by
Building Department
For Zoning Board
Of Appeals

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 34 Ticehurst Lane Map(s) / Parcel(s) 46/4

ZONING DISTRICT (circle all that apply)

B BI BR CR SCR ECR GR SGR SR **(SSR)** ESR SESR HBR U SU
CURRENT USE (explain) Single Family

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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Of Appeals

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

Yes ☒ No ☐ (explain) _____

Building Official _____

Date 6/16/2020

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-14-2015

Project Address 34 Ticehurst Lane

Map(s) / Parcel(s) 46/4

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 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)

10,000

10,000

407

407

1600

1727

428

376

3240

3240

NA

NA

NA

NA

15,675

15,750

5675

5750

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)

407

NA

882

1364

1600

1652

1161

1161

661

661

NA

NA

NA

NA

NA

NA

428

376

5139

5214

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

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

= 75

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

= 1.46 %

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

1.1

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

1.1

Reviewed by _____
Building Department
For Zoning Board= _____
Of Appeals

This worksheet applies 1. plan by/dated

to the following plan(s): 2. plan by/dated

3. plan by/dated

SALTSMAN BRENZEL 5/20/2020

North Shore Survey Corp. 3/3/2020

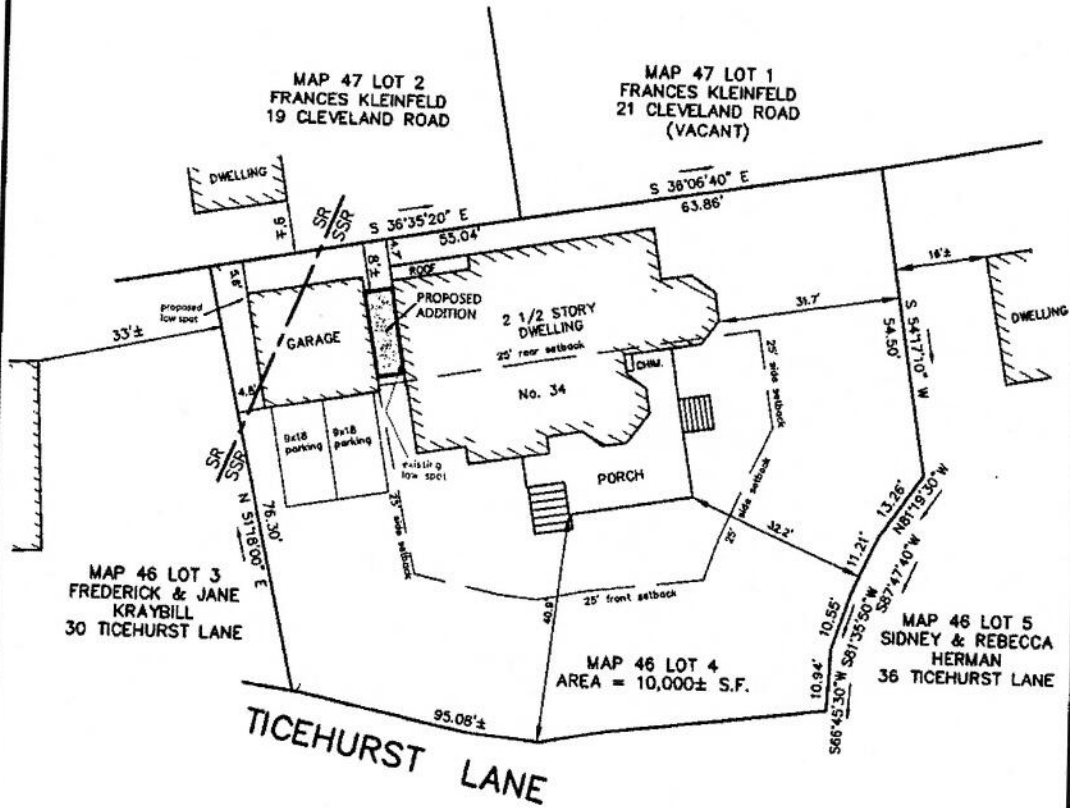
Building Official _____

Date 6/16/2020

ZONING DISTRICT - SHORELINE SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	10000±	10000±
FRONTAGE	100	95.08'±	95.08'±
FRONT	20	40.9'	57'±
SIDE	25	4.8'	N/A
REAR	15	4.7'	8'±
BLDG HEIGHT	30	31.7'±	32'±*

*PROPOSED BUILDING HEIGHT IS HIGHER DUE TO A LOWER LOW SPOT WHEN CONNECTING TO THE GARAGE.



ZONING BOARD OF APPEALS PLAN

34 TICEHURST LANE

MARBLEHEAD

PROPERTY OF

JEFFREY & LYNN ANN SHOREMAN

SCALE 1" = 20' MARCH 3, 2020

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

4906

Shoreman Residence

3 4 T i c e h u r s t L a n e M a r b l e h e a d , M A 0 1 9 4 5

PROJECT DESCRIPTION

The project scope includes an addition connecting the existing house and garage at grade level and a reconfiguration of the sunroom on the 1st floor, within the existing porch roof. The exterior work includes select window replacement and repositioning based on the existing and proposed elevations.

DRAWING INDEX

- X1.0 EXISTING GARAGE & LOWER LEVEL PLAN
- X1.1 EXISTING 1ST FLOOR PLAN
- X1.2 EXISTING 2ND FLOOR PLAN
- X1.3 EXISTING 3RD FLOOR PLAN
- A1.1 PROPOSED GARAGE & LOWER LEVEL PLAN
- A1.2 PROPOSED 1ST FLOOR PLAN
- A1.3 PROPOSED 1ST FLOOR PLAN
- A1.4 PROPOSED 1ST FLOOR PLAN
- A2.1 EXISTING & PROPOSED FRONT (SW) ELEVATION
- A2.2 EXISTING & PROPOSED LEFT SIDE (NW) ELEVATION
- A2.3 EXISTING & PROPOSED RIGHT SIDE (SE) ELEVATION
- A2.4 EXISTING & PROPOSED REAR (NE) ELEVATION

PROJECT TEAM

CLIENT

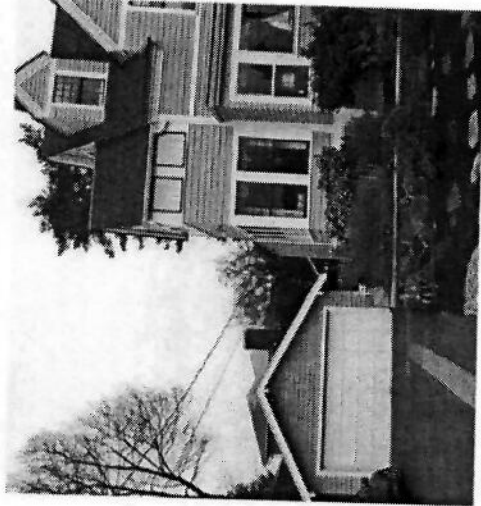
Jeffrey & Lynn Shoreman
34 Tiechurst Lane
Marblehead, MA 01945

ARCHITECT / CONSTRUCTION TEAM
Saltzman Brenzel Design & Construction Inc.
535 Albany Street
Boston, MA 02118

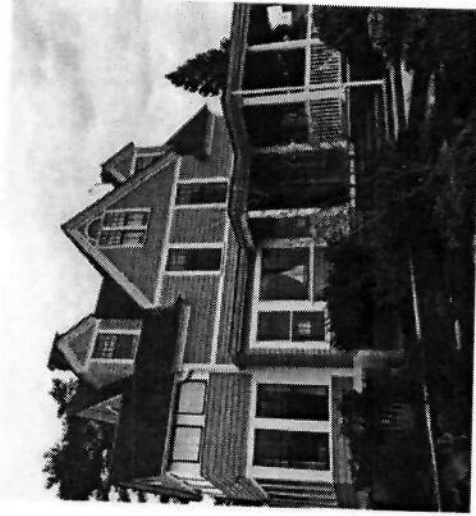
617-293-4719
www.saltzmanbrenzel.com

CIVIL ENGINEER
North Shore Survey
14 Brown St. #1
Salem, MA 01970
978-744-4800

Front View
Garage & House



Front View
House



sb

Saltzman Brenzel
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SHOREMAN
RESIDENCE
ADDITION &
RENOVATION

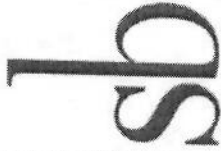
34 Tiechurst Lane
Marblehead, MA

Title

Issue Set Date

ZBA SET 2020.05.20

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SHOREMAN RESIDENCE ADDITION & RENOVATION

34 Ticehurst Lane
Marblehead, MA

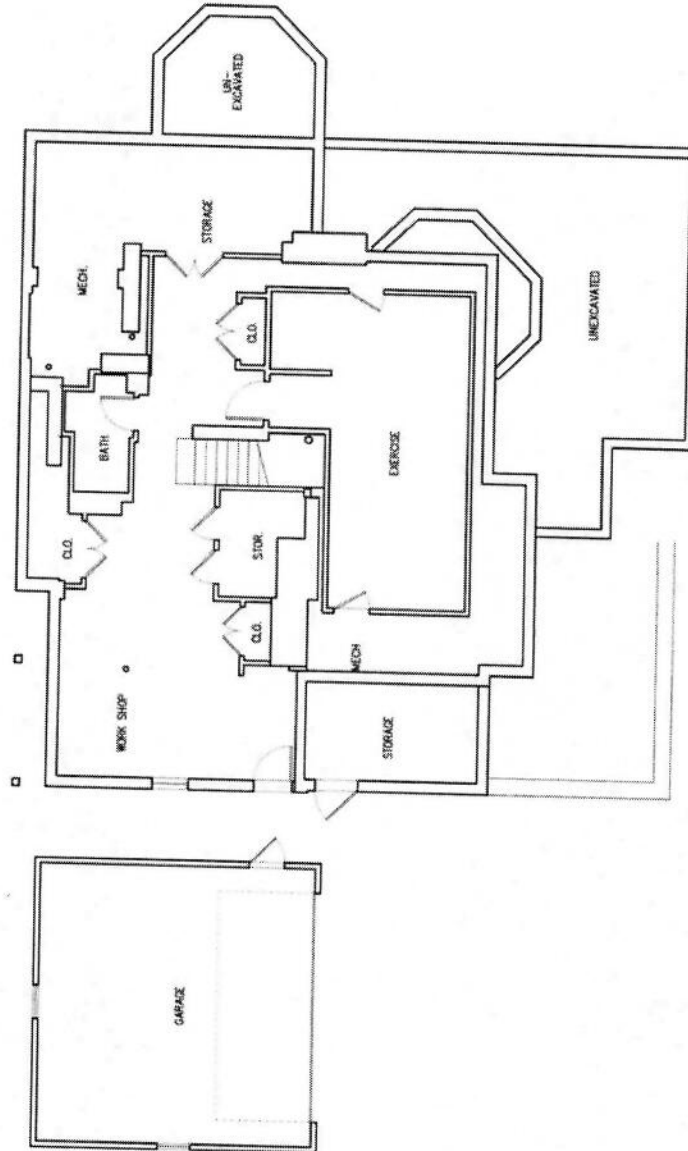
Title

EXISTING GARAGE
& BASEMENT PLAN

Issue Set Date

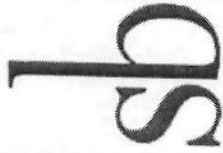
ZBA SET 2020.05.20

X1.0



■ GARAGE & BASEMENT DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

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ADDITION &
RENOVATION**

34 Ticehurst Lane
Marblehead, MA

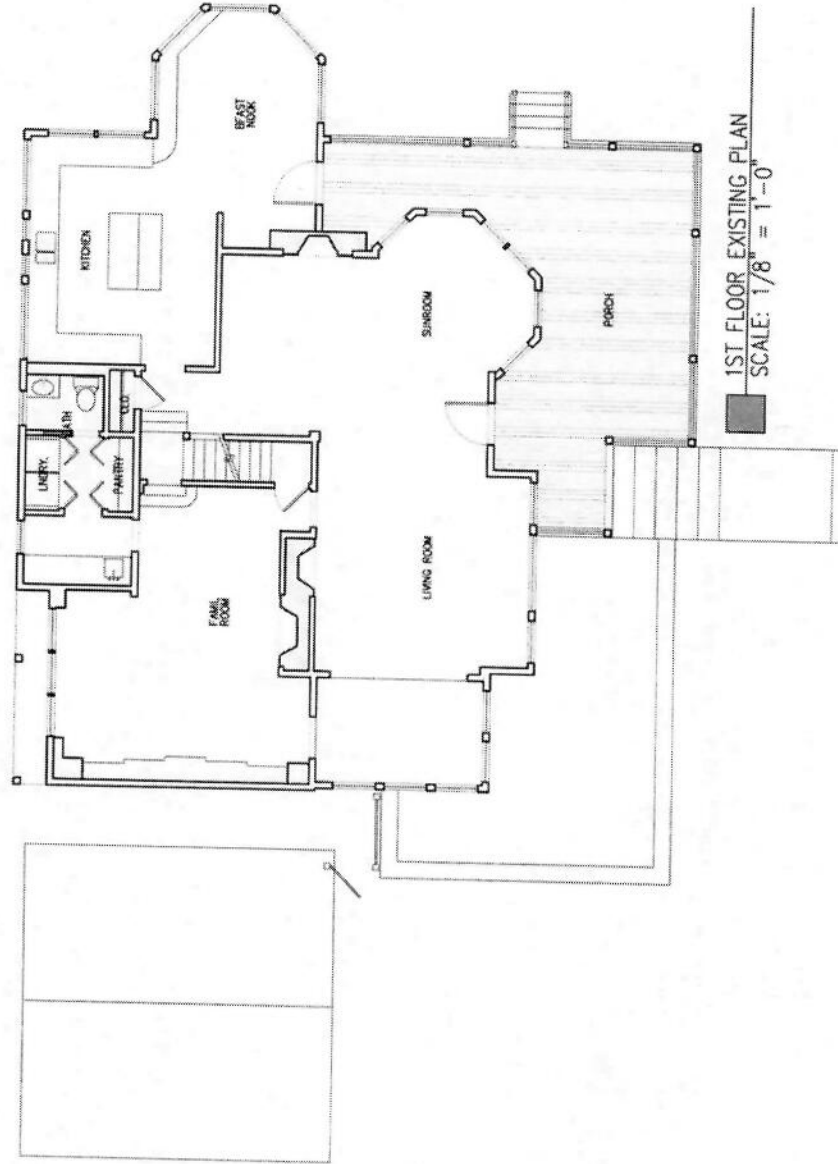
Title

EXISTING 1ST
FLOOR PLAN

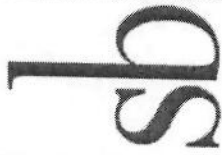
Issue Set Date

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X1.1



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**SHOREMAN
RESIDENCE
ADDITION &
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34 Ticehurst Lane
Marblehead, MA

Title

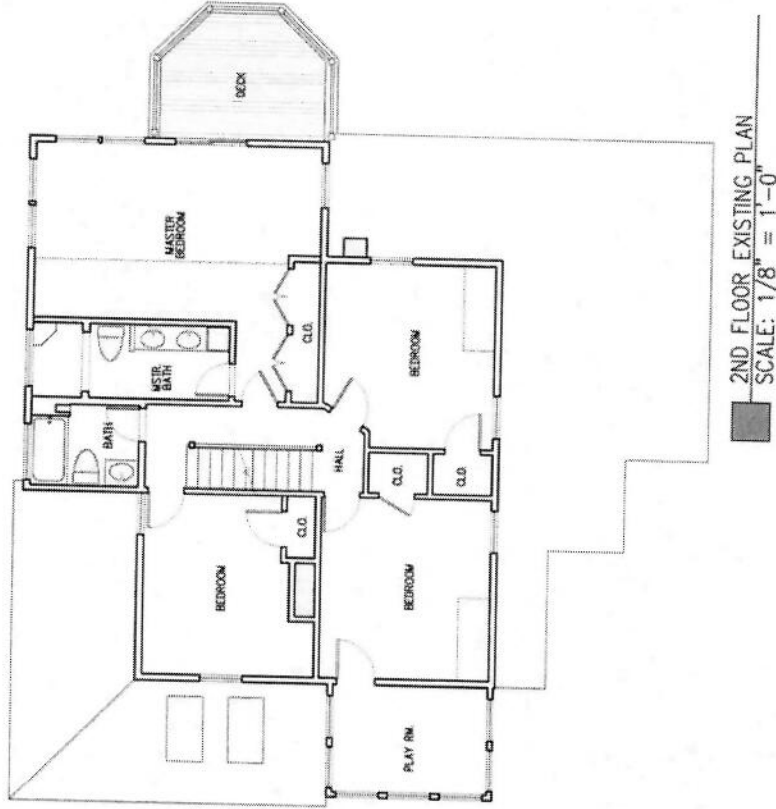
EXISTING
2ND FLOOR PLAN

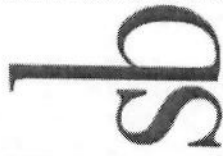
Issue Set Date

2BA SET 2020.05.20

X1.2

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**SHOREMAN
RESIDENCE
ADDITION &
RENOVATION**

34 Ticehurst Lane
Marblehead, MA

Title

PROPOSED 3RD
FLOOR PLAN

Issue Set Date

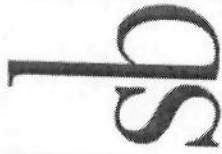
ZBA SET 2020.05.20

A1.3



3RD FLOOR PROPOSED PLAN
SCALE: 1/8" = 1'-0"

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SHOREMAN RESIDENCE ADDITION & RENOVATION

34 Tidewater Lane
Marblehead, MA

Title

PROPOSED GARAGE
& BASEMENT PLAN

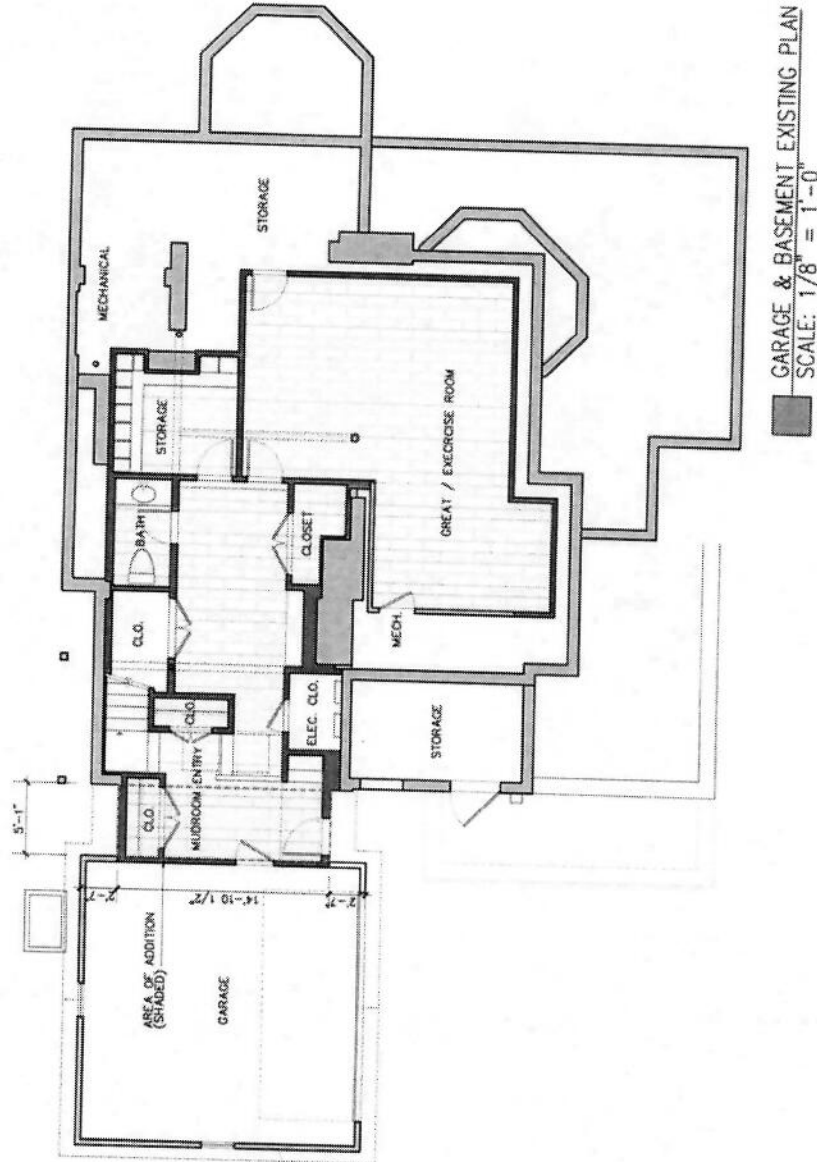
Issue Set

Date

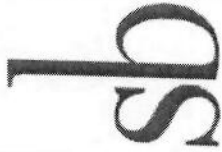
ZBA SET 2020.05.20

A1.0

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■ GARAGE & BASEMENT EXISTING PLAN
SCALE: 1/8" = 1'-0"



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SHOREMAN RESIDENCE ADDITION & RENOVATION

34 Tickhurst Lane
Marblehead, MA

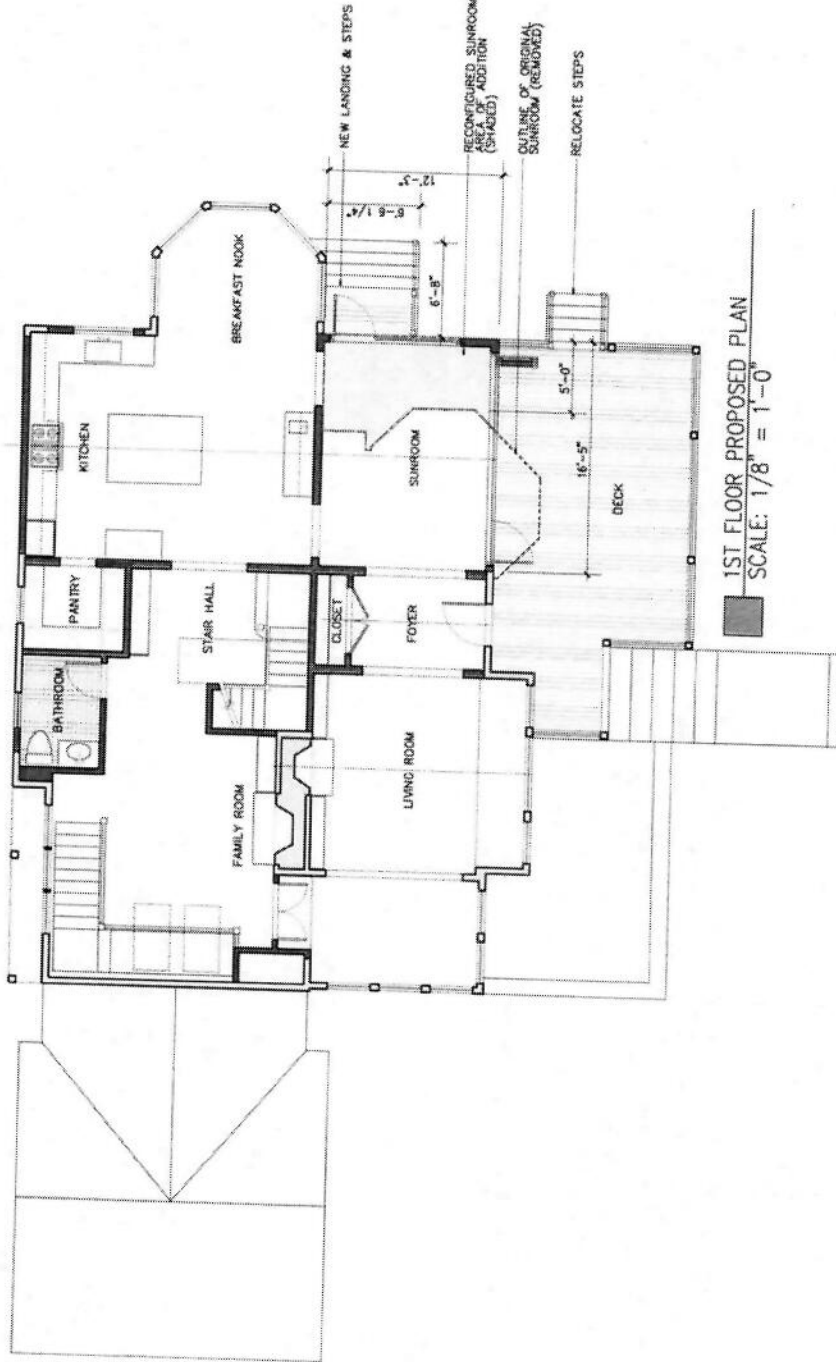
Title

PROPOSED 1ST
FLOOR PLAN

Issue Set Date

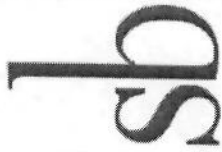
ZBA SET 2020.05.20

A1.1



1ST FLOOR PROPOSED PLAN
SCALE: 1/8" = 1'-0"

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**SHOREMAN
RESIDENCE
ADDITION &
RENOVATION**

34 Titchhurst Lane
Marblehead, MA

Title

PROPOSED 2ND
FLOOR PLAN

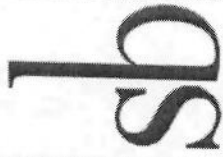
Issue Set Date

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A1.2

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**SHOREMAN
RESIDENCE
ADDITION &
RENOVATION**

34 Titchhurst Lane
Marblehead, MA

Title

PROPOSED 3RD
FLOOR PLAN

Issue Set Date

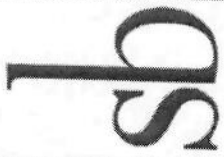
ZBA SET 2020 05 20

A1.3

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3RD FLOOR PROPOSED PLAN
SCALE: 1/8" = 1'-0"



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SHOREMAN RESIDENCE ADDITION & RENOVATION

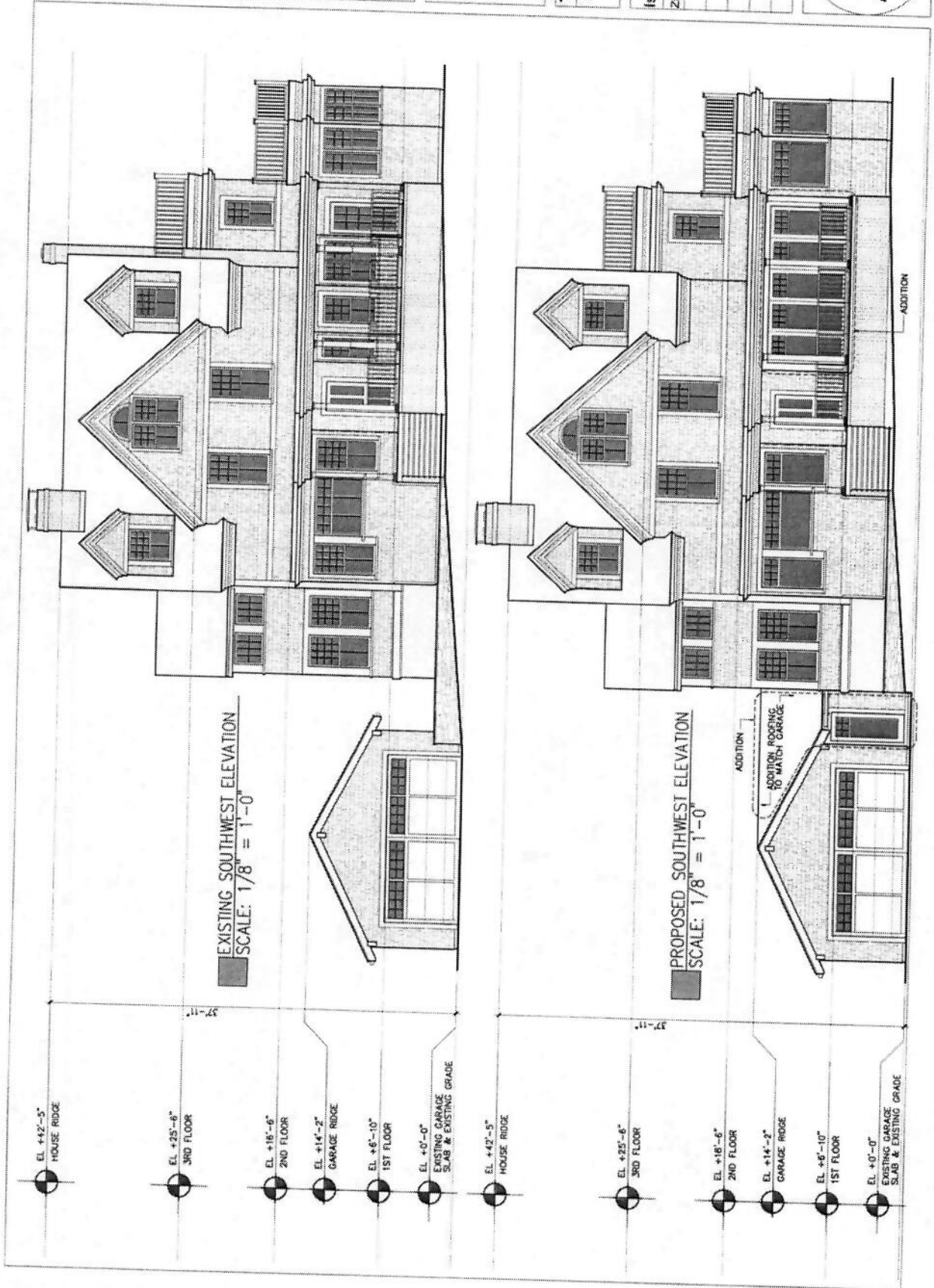
34 Titchhurst Lane
Marblehead, MA

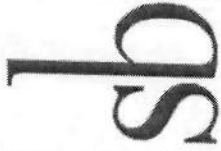
Title
EXISTING & PROPOSED
FRONT ELEVATION

Issue Set Date
ZBA SET 2020.05.20

A2.0

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SHOREMAN RESIDENCE ADDITION & RENOVATION

34 Tieburt Lane
Marblehead, MA

Title

EXISTING & PROPOSED
LEFT SIDE
ELEVATION

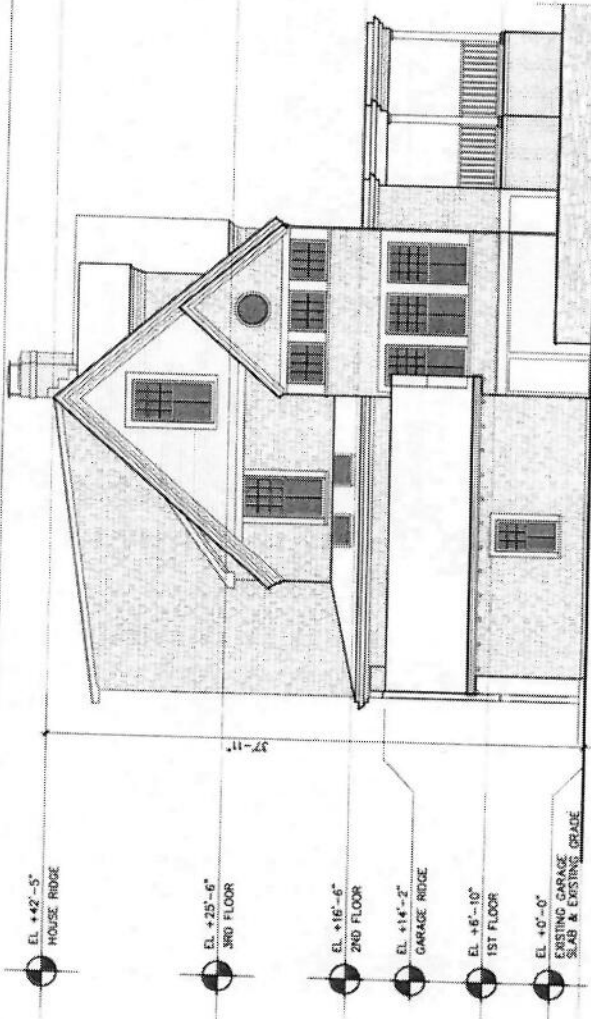
Issue Set Date

ZBA SET 2020.05.20

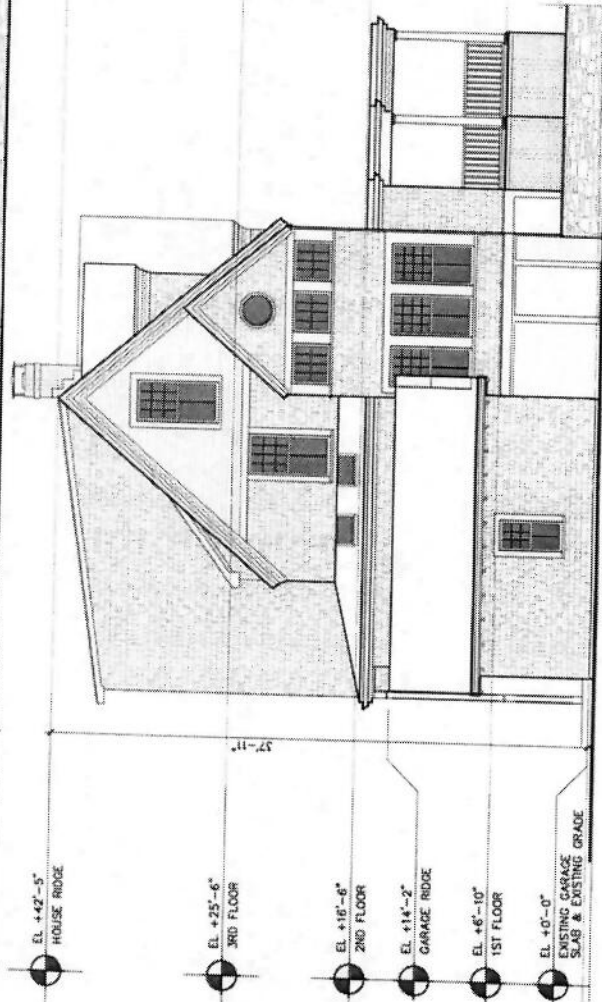
A2.1

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



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





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SHOREMAN
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ADDITION &
RENOVATION

34 Titchhurst Lane
Marblehead, MA

Title

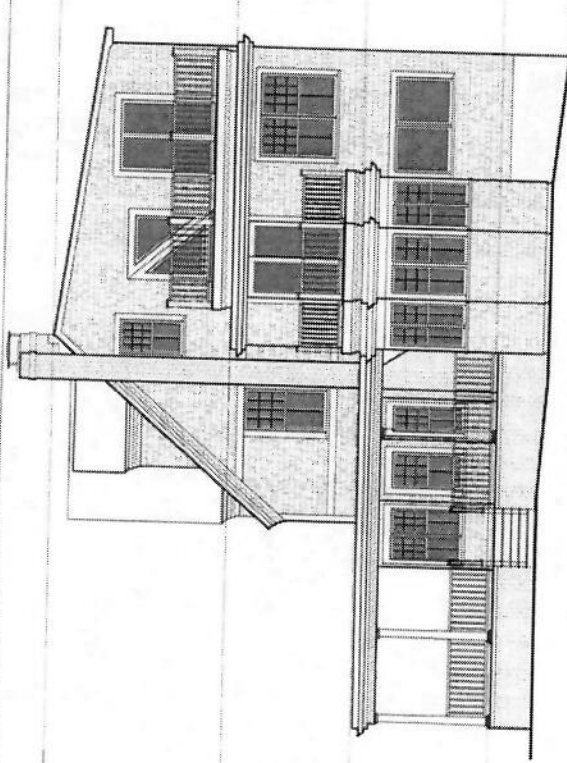
EXISTING & PROPOSED
RIGHT SIDE
ELEVATION

Issue Set Date

ZBA SET 2020.05.20

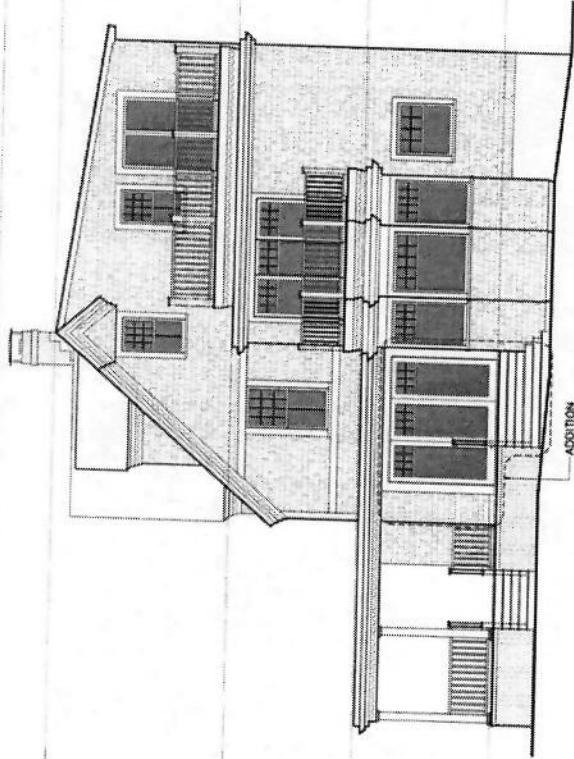
A2.2

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



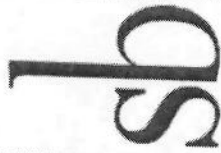
EL. +42'-5" HOUSE RIDGE
EL. +25'-6" 3RD FLOOR
EL. +18'-6" 2ND FLOOR
EL. +6'-10" 1ST FLOOR
EL. +0'-0" EXISTING GARAGE SLAB & EXISTING GRADE
EL. +42'-5" HOUSE RIDGE

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



EL. +25'-6" 3RD FLOOR
EL. +18'-6" 2ND FLOOR
EL. +6'-10" 1ST FLOOR
EL. +0'-0" EXISTING GARAGE SLAB & EXISTING GRADE

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SHOREMAN RESIDENCE ADDITION & RENOVATION

34 Toothurst Lane
Marblehead, MA

Title
EXISTING & PROPOSED REAR ELEVATION

Issue Set	Date
ZBA SET	2020.05.20

A2.3

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