

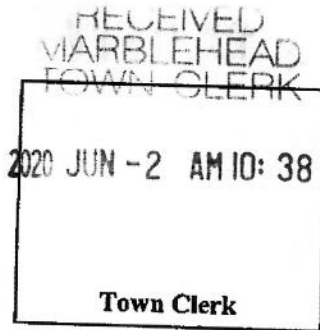


TOWN SEAL
tel: 781-631-1529
fax: 781-631-2617
Revision Date: 12-14-15

Town of Marblehead
ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION
PAGE 1 of 3



Project Address 36 Crestwood Road, Marblehead, MA 01945
Assessor Map(s) 77 Parcel Number(s) 5B

OWNER INFORMATION

Signature [Signature] date May 29, 2020
Name (printed) Jennifer P. Panza, Trustee of the Panza Family Realty Trust
Address 36 Crestwood Road, Marblehead, MA 01945
Phone Numbers: home 512-423-0647 work 386-366-4481
E-mail Jennifer.panza@gmail.com; Bob.Panza@technetlcs.com fax - -

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date May 29, 2020
Name (printed) Robert C. McCann McCann & McCann, P.C.
Address 89 Newbury Street, Suite 302, 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:
 - 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)

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 Special Permit(s) under the Zoning By-Laws allowing the construction of a second floor addition and other improvements on a conforming lot which has a preexisting non-conforming single-family dwelling with less than the required left Side Yard Set Back and which exceeds the maximum allowed Height on the property located at 36 **CRESTWOOD ROAD** in a **SHORELINE SINGLE RESIDENCE DISTRICT**. The addition will exceed the maximum allowed Height and the Gross Floor Area with the improvements will be increased by more than the allowed ten (10%) percent.

Reviewed by
Building Department
For Zoning Board
Of Appeals

Narrative to Accompany
Special Permit Application
36 Crestwood Road
Marblehead, MA 01945

The property located at 36 Crestwood Road is located in a Shoreline Single Residence (SSR) Zoning District. The LOT has 40,000 square feet of land above mean high water (10,000 square feet required) and Lot Frontage of 114.93 feet (100 feet required). The Lot therefore conforms to the Dimensional Regulations of the By-Laws.

A pre-existing non-conforming single-family dwelling exists on the Lot. The dwelling has less than the left Side Yard Set Back (21.7 feet) but conformed to the Side Line Set Back when of 15 feet when it was constructed in approximately 1900. The existing Height of the dwelling is 37.3 feet (30 feet allowed). The Height is driven by the topography of the land which drops from elevation 63 at the street side of the house to elevation 49 at the water side of the dwelling, or approximately 14 feet. The excess Height is a result of the measurement from the "lowest" point to the ridge line of the roof.

The Applicant proposes to add a second story to the right side of the dwelling, above the existing first story. The foundation of the dwelling will not change. The proposed second story will be no higher than the existing ridge line of the second floor. The addition will contain a master bedroom, bathroom, closet and laundry.

There will be other changes to the exterior of the dwelling and the site which will include:

- A replacement and expansion of the existing waterside deck;
- Installation of a storage area on the waterside of the dwelling;
- Installation of a roofed entry at the front door in place of existing steps and landing;
- Removal and relocation of driveway and garage door entry;
- General renovations as described on the plans submitted with the Application.

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 36 Crestwood Road, Marblehead, MA 01945 Map(s) / Parcel(s) 77 / 5B

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 checked="" type="checkbox"/>	No <input type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Yes ☒ No ☐ (explain) _____

Building Official _____

Date 6/2/2020

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-14-2015

Project Address 36 Crestwood Road, Marblehead, MA Map(s) / Parcel(s) 77 - 5B

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	40000	40000
Area of features		
footprint of accessory building(s)	0	0
footprint of building	1920	1920
footprint of deck(s), porch(es), step(s), bulkhead(s)	570	878
number of required parking spaces _____ x (9'x 20' per space)	324	324
area of pond(s), or tidal area(s) below MHW	0	0
other areas (explain) _____	0	0
Sum of features = B	2814	3122
Net Open Area (NOA) = (A - B)	37186	36878

<u>GROSS FLOOR AREA (GFA)</u>		
accessory structure(s)	0	0
basement or cellar (area >5' in height)	1340	1340
1st floor (12' or less in height) NOTE: [for heights exceeding	1340	1340
2nd floor (12' or less in height) 12' see definition	1105	1930
3rd floor (12' or less in height) of STORY §200-7]	0	0
4th floor (12' or less in height)	0	0
attic (area >5' in height)	0	0
area under deck (if >5' in height)	520	792
roofed porch(es)	50	86
Gross Floor Area (GFA) = sum of the above areas	4355	5488

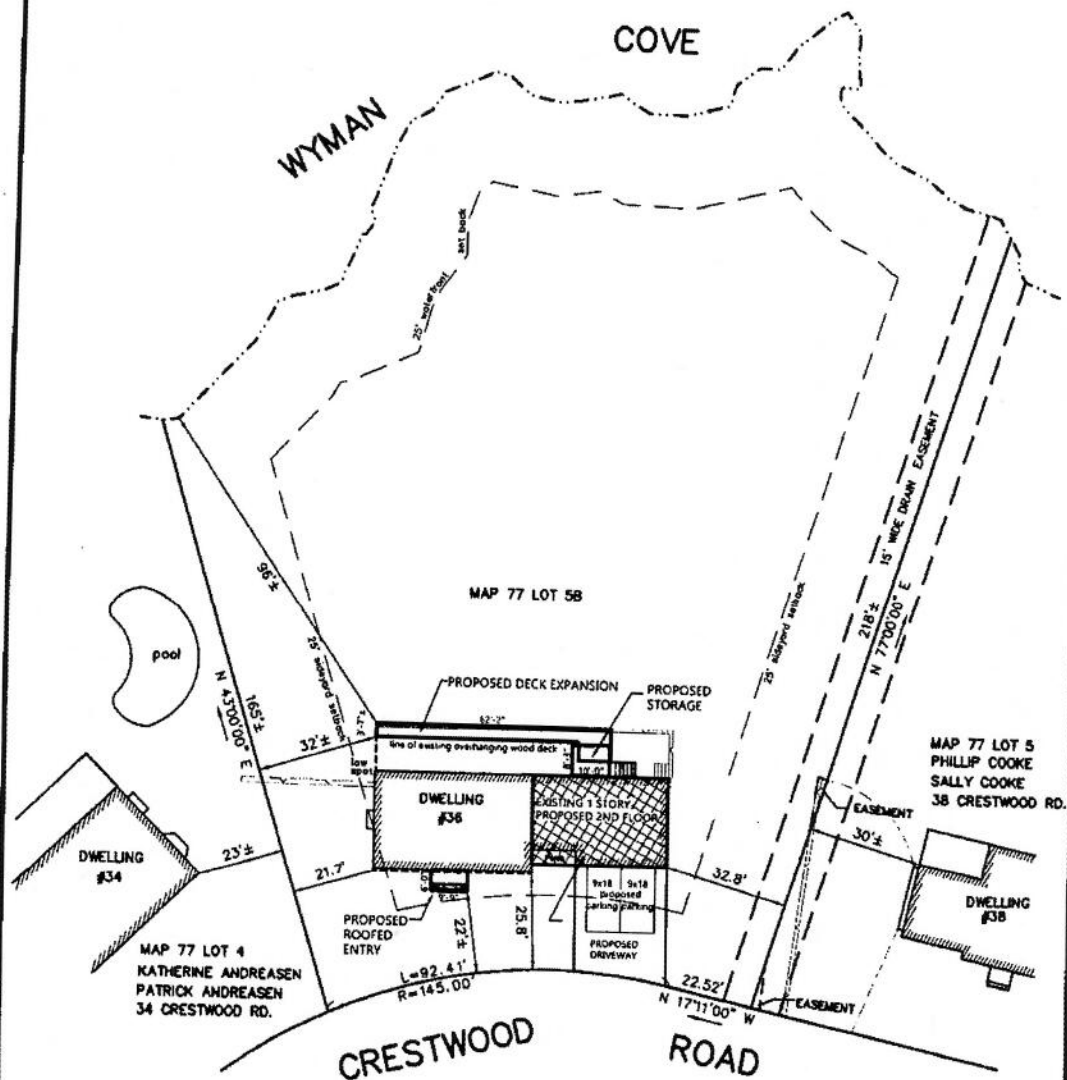
<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	=	1133
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	=	26.0 %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	Reviewed by Building Department	= 8.54
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	For Zoning Board Of Appeals	= 6.72

This worksheet applies 1. plan by/dated North Shore Survey Dated April 23, 2020
 to the following plan(s): 2. plan by/dated Red Barn Architecture dated April 15, 2020
 3. plan by/dated _____

Building Official _____

Date 6/2/2020

	REQUIRED	EXISTING	PROPOSED ADDITIONS
LOT AREA	10,000	40,000	40,000
FRONTAGE	100	114.93'	114.93'
FRONT	20	25.8'	22'±
SIDE	25	21.7'	32'±
REAR	25 waterfront	99'±	96'±
BLDG HEIGHT	30	37.3'	37.3'



36 CRESTWOOD ROAD
MARBLEHEAD

JENNIFER PANZA

NORTH SHORE SURVEY CORPORATION

(978) 744-4800

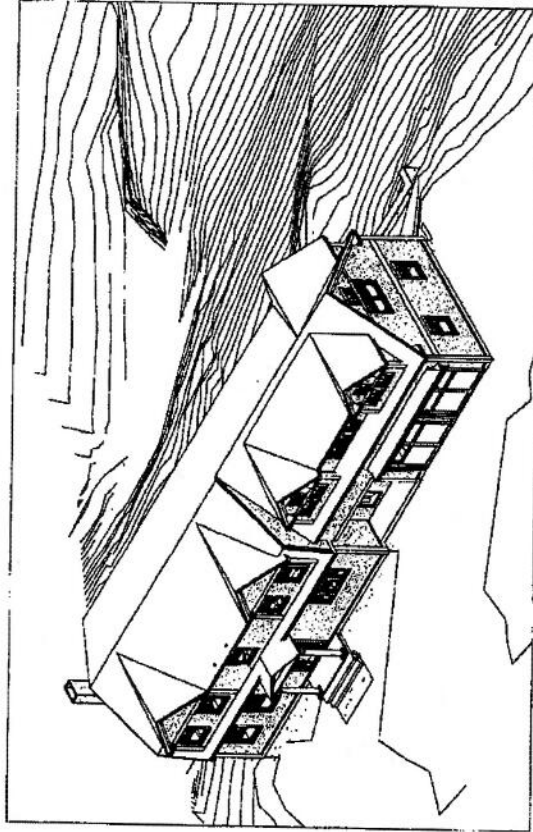
Reviewed by
Building Department
For Zoning Board
Of Appeals

#2061

Panza Residence

Addition/Renovation
36 Crestwood Road
Marblehead, MA

APPROVALS DESIGN SET



Panza Residence
Addition/Renovation
36 Crestwood Road
Marblehead, MA

Red Barn Architecture
84 High Street
Ipswich, MA 01938
978.595.6764

Project Name
Addition/Renovation

Description
COVER SHEET

Scale:

Date: 4/15/2020

Drawn by: TJT

Plot Date: 4/15/2020 2:22:04 PM

COVER SHEET

SD-0

Reviewed by
Building Department
For Zoning Board
Of Appeals

Panza Residence

Addition/Renovation
36 Crestwood Road
Marblehead, MA

Red Barn Architecture
84 High Street
Ipswich, MA 01938
978.595.8764

Project Name
Addition/Renovation

Description
SITE PLAN

Scale: 1/16" = 1'-0"

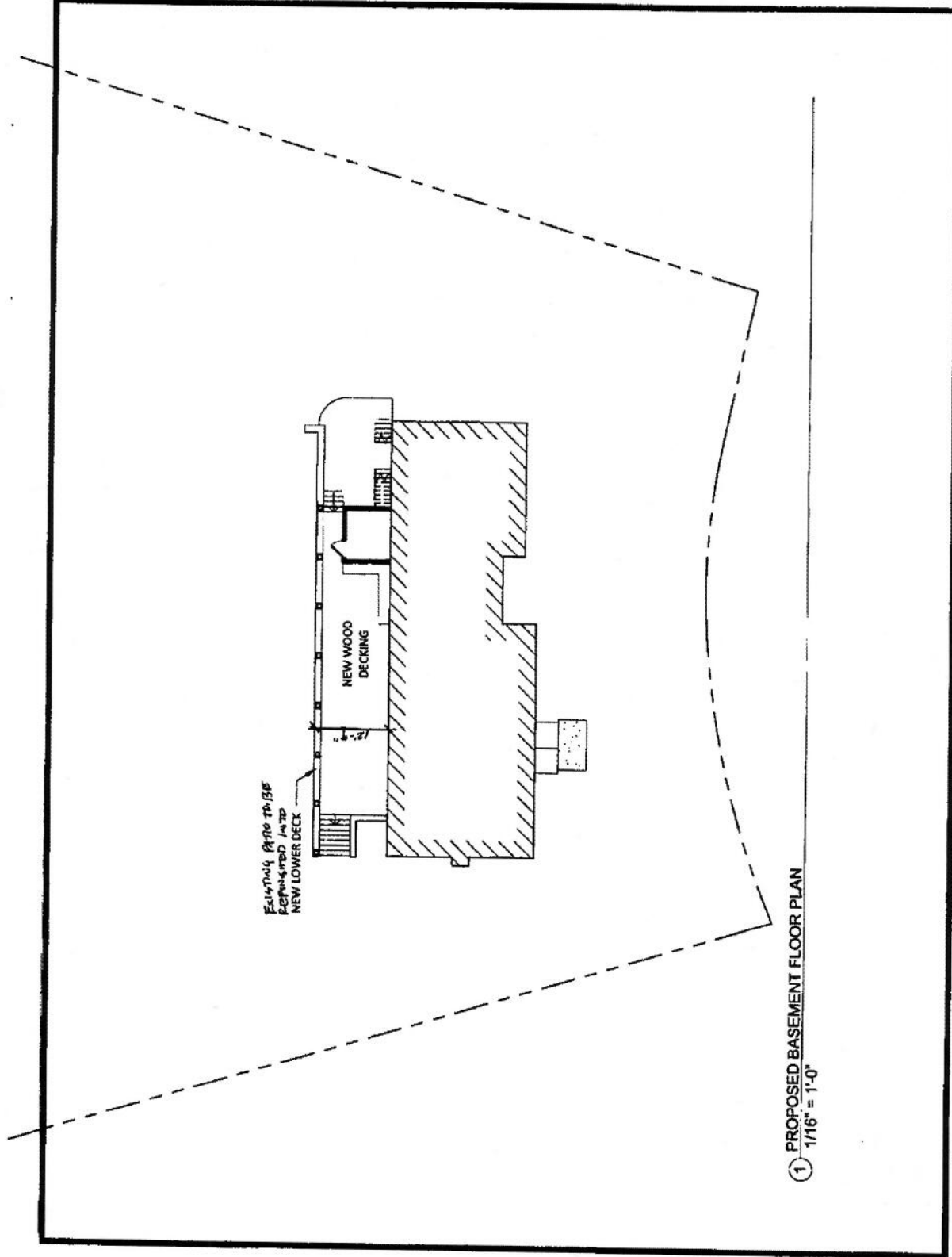
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SITE PLAN

SD-0.1



Reviewed by
Building Department
For Zoning Board
Of Appeals

Panza Residence

Addition/Renovation
36 Crestwood Road
Marblehead, MA

Project Name
Address/Location
Rod Barn Architecture
84 High Street
Ipswich, MA 01938
978.595.6764

Description
EXISTING FIRST FLOOR PLAN

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

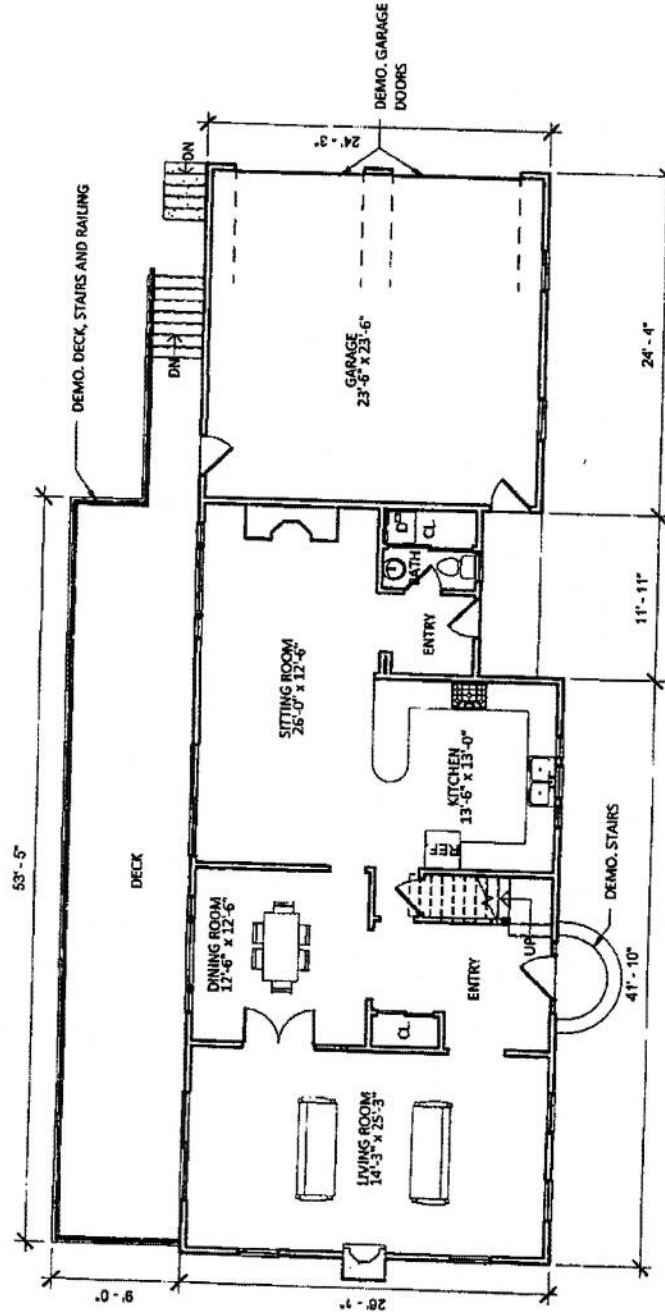
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Plot Date: 4/16/2020 2:22:24 PM

EXISTING FIRST FLOOR PLAN

X-1



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

Reviewed by
Building Department
For Zoning Board
Of Appeals

Panza Residence

Addition/Renovation
36 Crestwood Road
Marblehead, MA

Red Barn Architecture
84 High Street
Ipswich, MA 01938
978.595.6784

Project Name
Addition/Renovation

Description
FIRST FLOOR PLAN

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

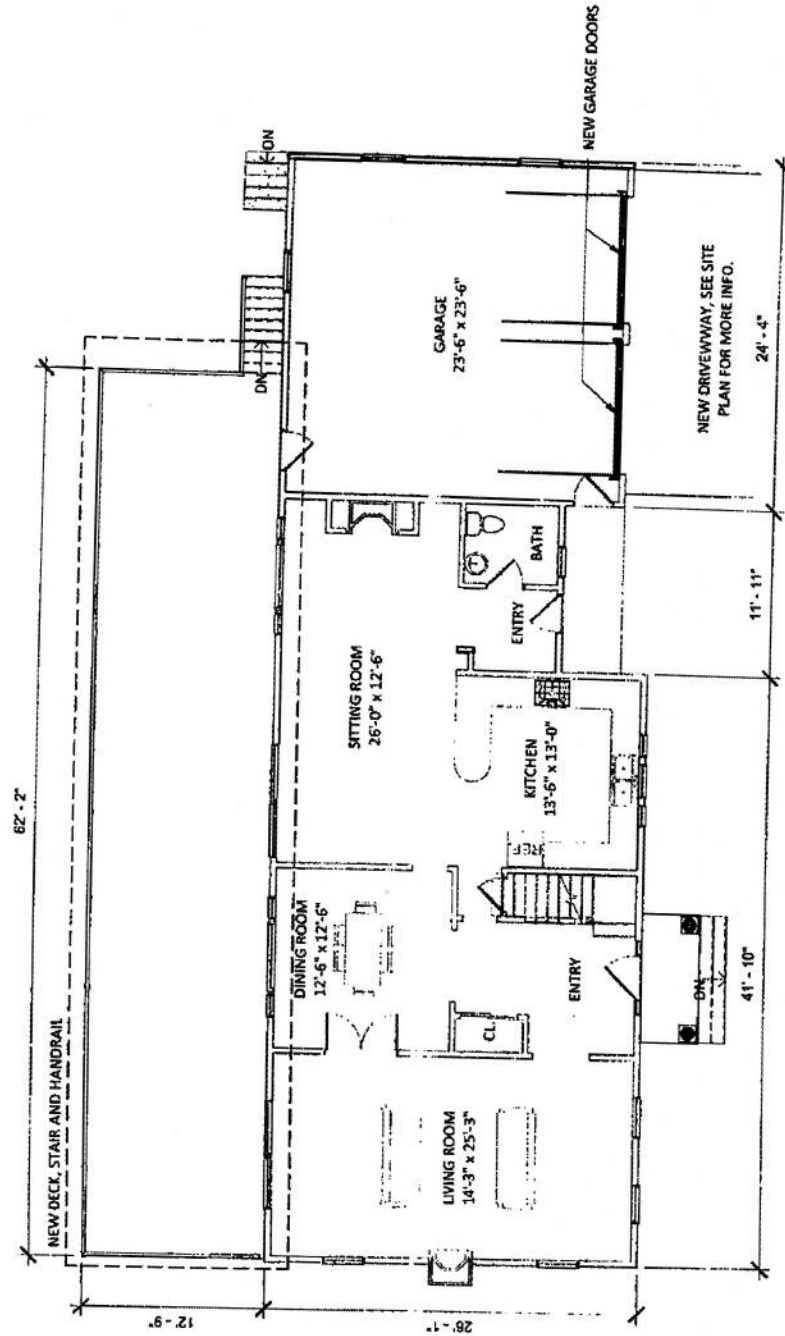
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Plot Date: 4/15/2020 2:22:08 PM

FIRST FLOOR PLAN

SD-1



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

Panza Residence

Addition/Renovation
36 Crestwood Road
Marblehead, MA

Red Barn Architecture
84 High Street
Ipswich, MA 01938
978.585.6764

Project Name
Addition/Renovation

Description
EXISTING SECOND FLOOR PLAN

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

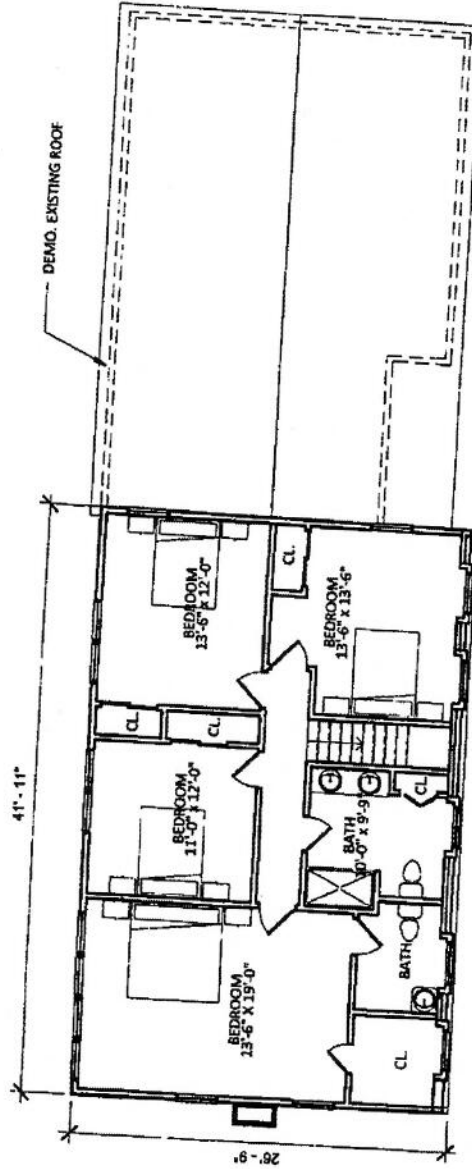
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Plot Date: 4/15/2020 2:22 PM

EXISTING SECOND FLOOR PLAN

X-2



① EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

Panza Residence

Addition/Renovation
36 Crestwood Road
Marblehead, MA

Red Barn Architecture
84 High Street
Ipswich, MA 01938
978.595.6764

Project Name
Addition/Renovation

Description
SECOND FLOOR PLAN

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

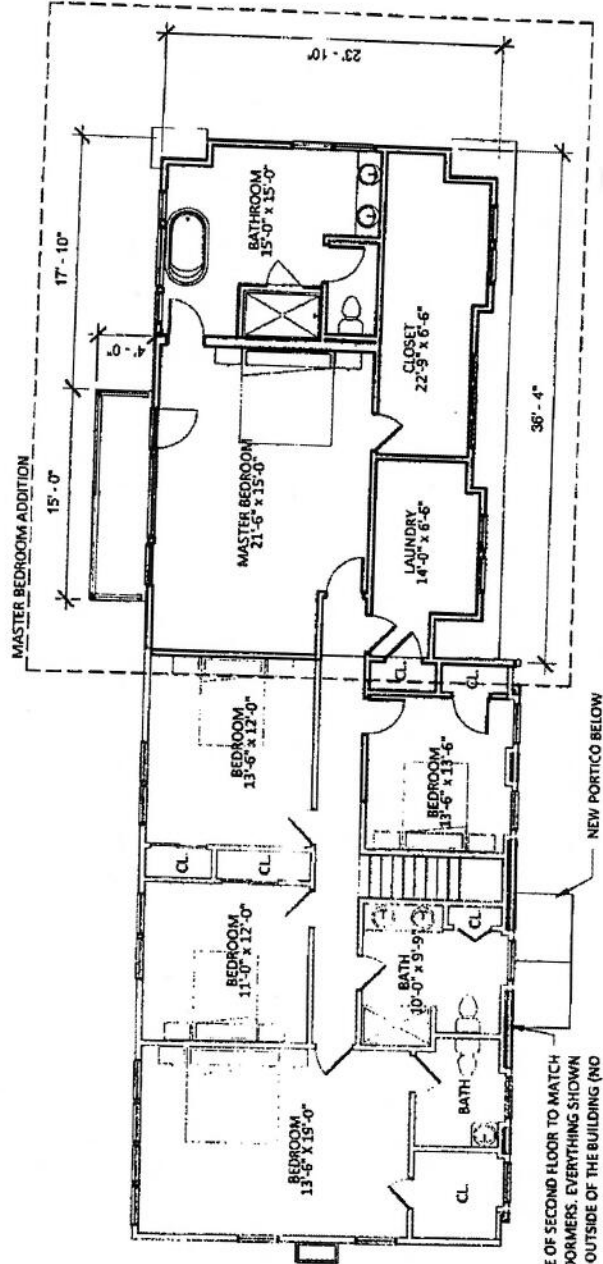
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Plot Date: 4/15/2020 2:22:11 PM

SECOND FLOOR PLAN

SD-2



1 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

Panza Residence Addition/Renovation 36 Crestwood Road Marblehead, MA

Red Barn Architecture
84 High Street
Ipswich, MA 01938
978.595.6764

Project Name
Addition/Renovation

Description
EXISTING FRONT ELEVATION

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

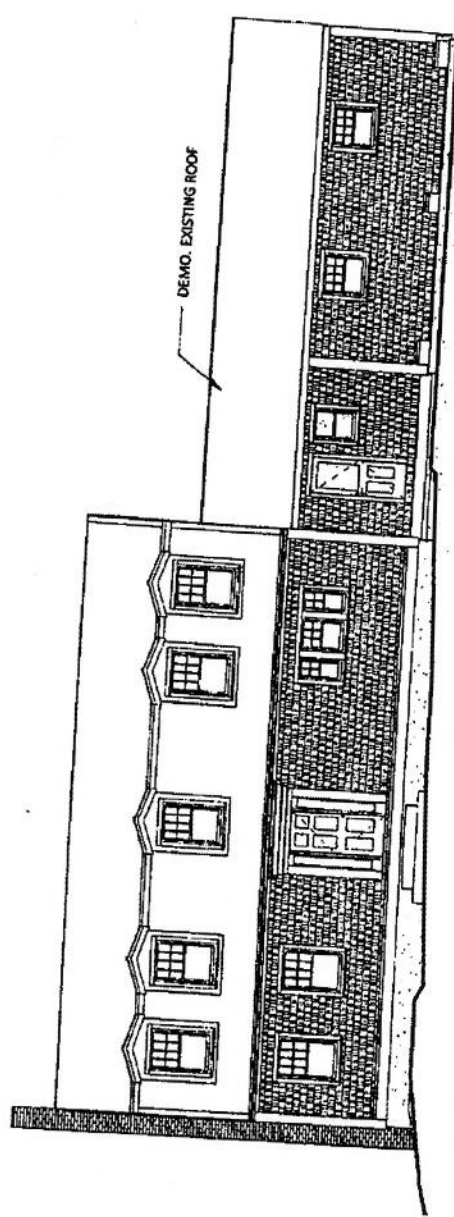
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Plot Date: 4/15/2020 2:22:27 PM

EXISTING FRONT ELEVATION

X-3



① EXISTING FRONT ELEVATION
1/8" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

Panza Residence

Addition/Renovation
36 Crestwood Road
Marblehead, MA

Red Barn Architecture
84 High Street
Ipswich, MA 01938
978.595.6764

Project Name
Addition/Renovation

Description
FRONT ELEVATION

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

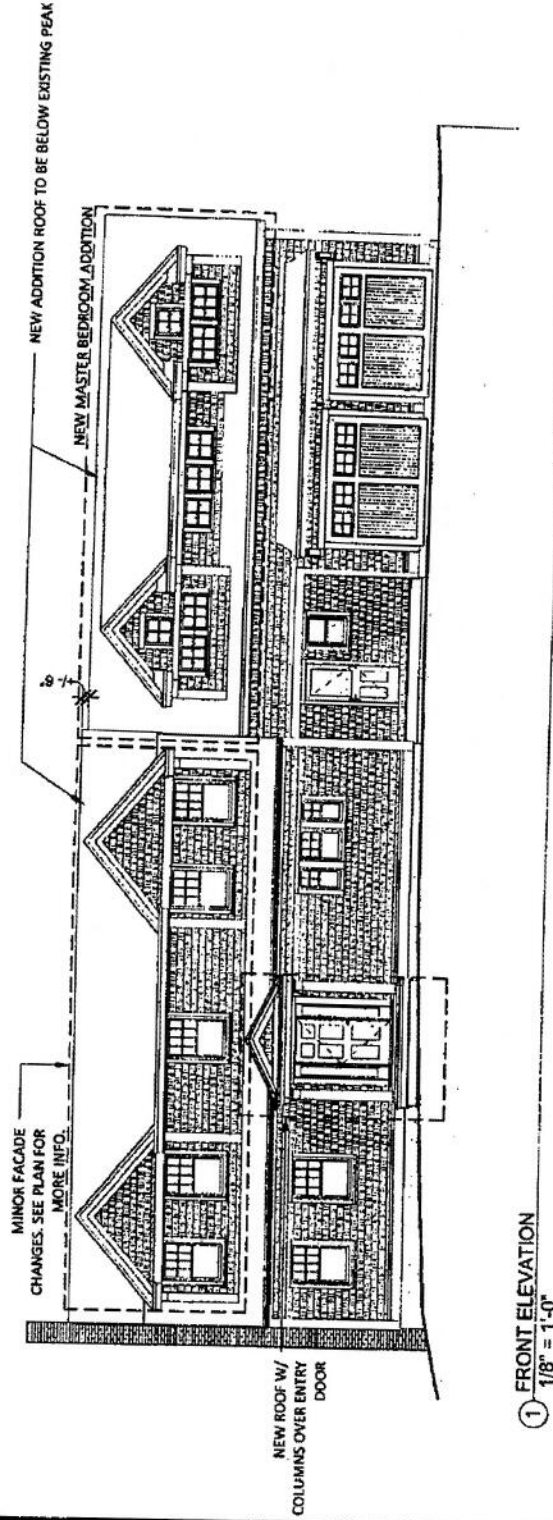
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Plot Date: 4/15/2020 2:21:14 PM

FRONT ELEVATION

SD-3



① FRONT ELEVATION
1/8" = 1'-0"

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For Zoning Board
Of Appeals

Panza Residence
Addition/Renovation
36 Crestwood Road
Marblehead, MA

Red Barn Architecture
84 High Street
Ipswich, MA 01938
978.595.6764

Project Name
Addition/Renovation

Description
EXISTING RIGHT SIDE ELEVATION

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

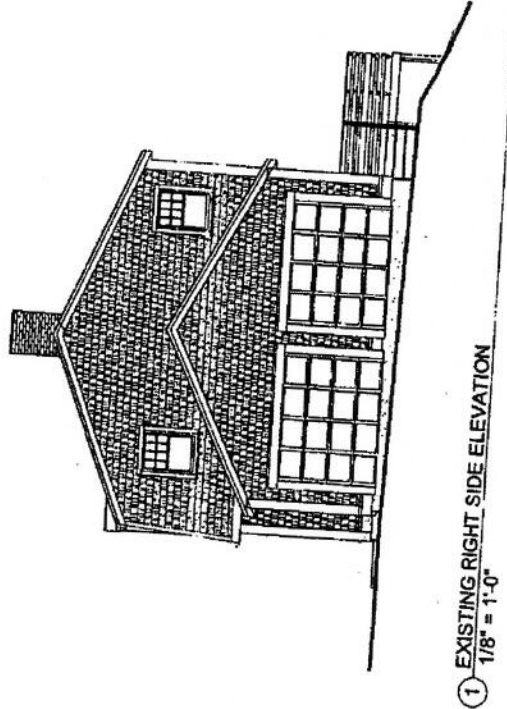
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Plot Date: 4/16/2020 2:22:29 PM

EXISTING RIGHT SIDE
ELEVATION

X-4



Reviewed by
Building Department
For Zoning Board
Of Appeals

Panza Residence

Addition/Renovation
36 Crestwood Road
Marblehead, MA

Red Barn Architecture
84 High Street
Ipswich, MA 01938
978.595.6764

Project Name
Addition/Renovation

Description
RIGHT SIDE ELEVATION

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

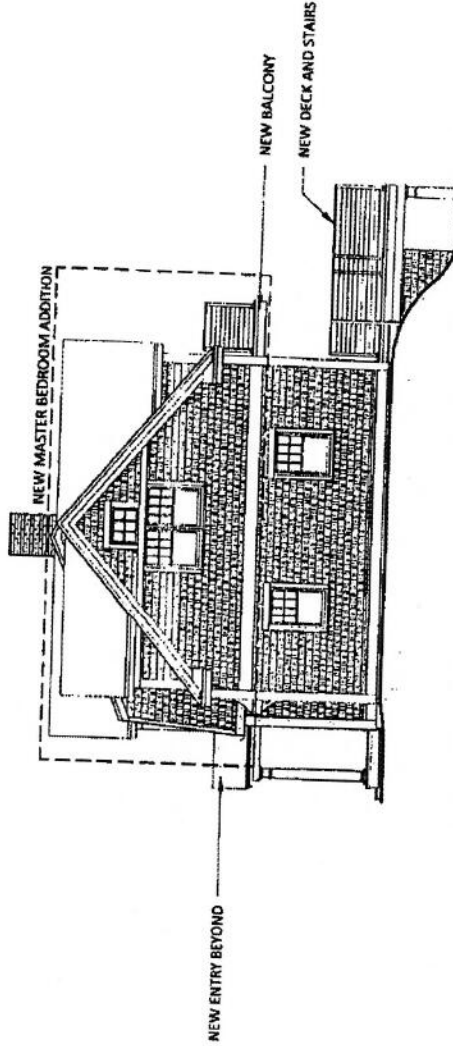
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RIGHT SIDE ELEVATION

SD-4



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For Zoning Board
Of Appeals

Panza Residence Addition/Renovation 36 Crestwood Road Marblehead, MA

Red Barn Architecture
 84 High Street
 Ipswich, MA 01938
 978.595.6764

Project Name
 Addition/Renovation

Description
 EXISTING REAR ELEVATION

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

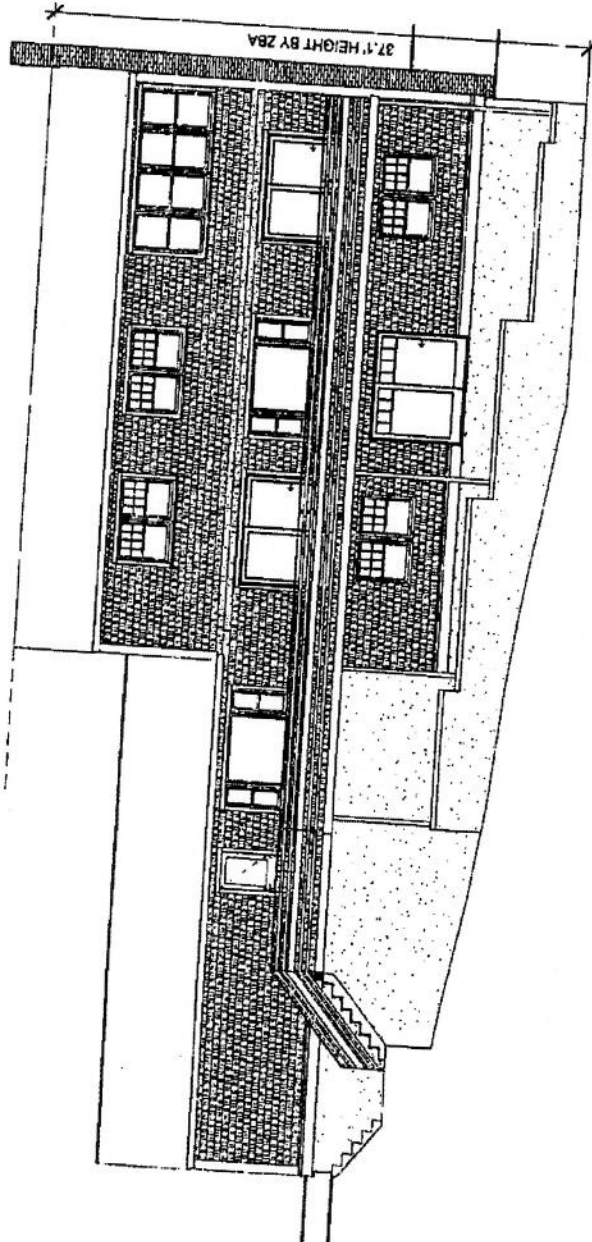
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Plot Date: 4/15/2020 2:23:31 PM

EXISTING REAR ELEVATION

X-5



① EXISTING REAR ELEVATION
 1/8" = 1'-0"

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 For Zoning Board
 Of Appeals

Panza Residence Addition/Renovation 36 Crestwood Road Marblehead, MA

Red Barn Architecture
 84 High Street
 Ipswich, MA 01938
 978.595.6764

Project Name
 Addition/Renovation

Description
 REAR ELEVATION

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

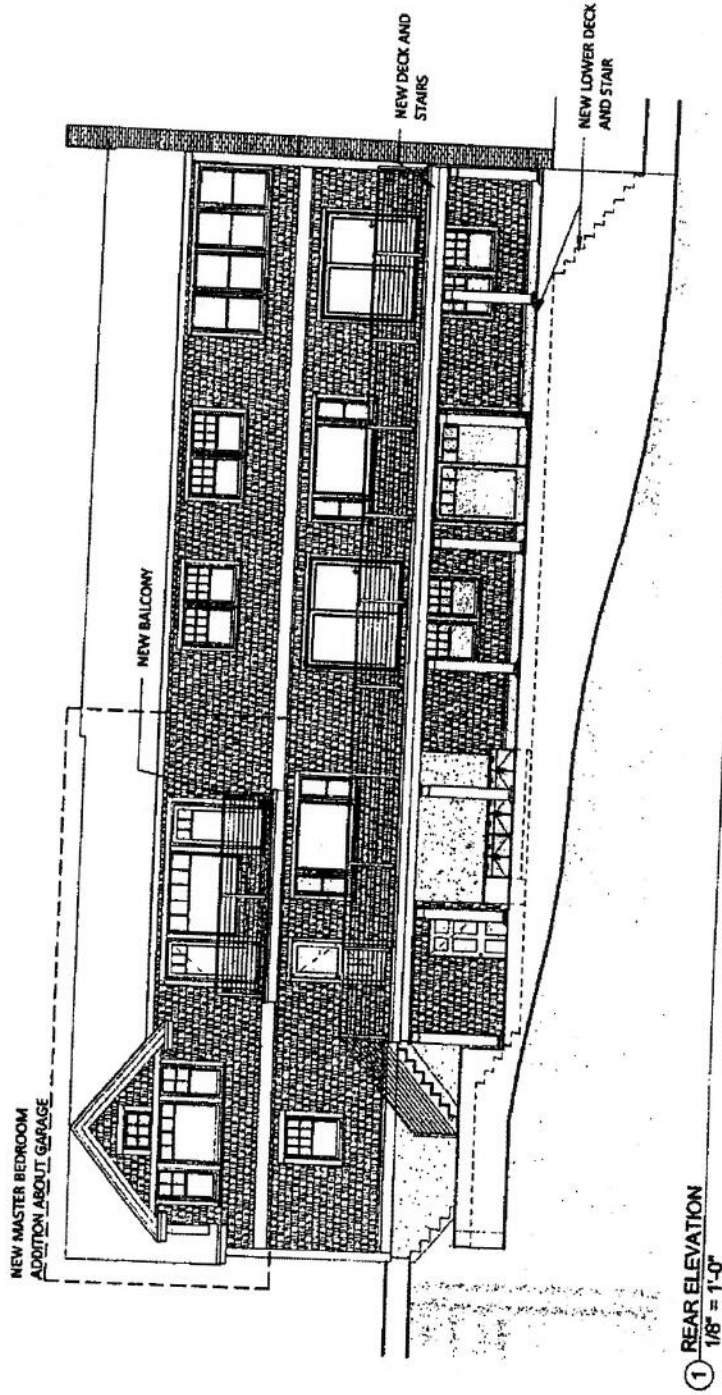
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REAR ELEVATION

SD-5



Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

Panza Residence Addition/Renovation 36 Crestwood Road Marblehead, MA

Red Barn Architecture
 84 High Street
 Ipswich, MA 01938
 978.585.6764

Project Name
 Addition/Renovation

Description
 EXISTING LEFT SIDE ELEVATION

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

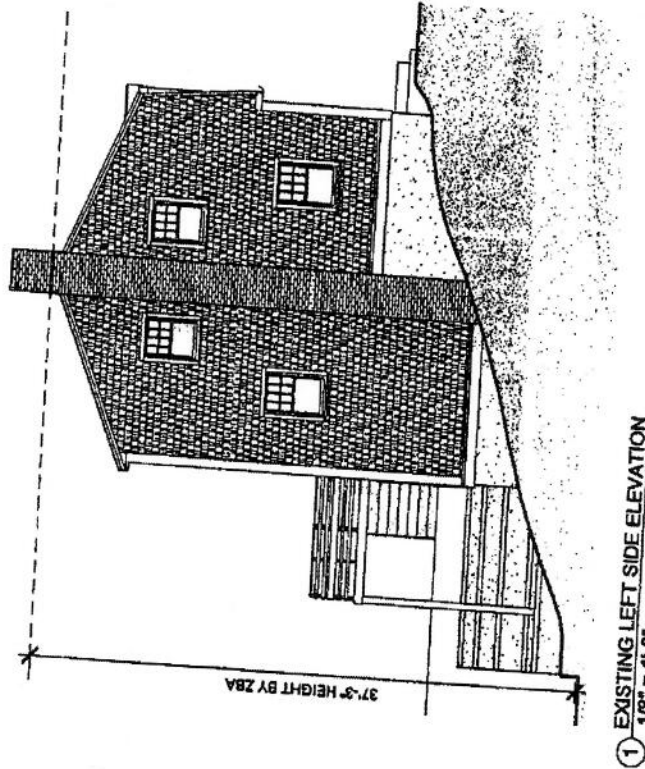
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Plot Date: 4/22/2020 11:45:57 AM

EXISTING LEFT SIDE ELEVATION

X-6



Reviewed by
 Building Department
 For Zoning Board
 Of Appeals

Panza Residence Addition/Renovation 36 Crestwood Road Marblehead, MA

Red Barn Architecture
84 High Street
Ipswich, MA 01938
978.595.6764

Project Name
Addition/Renovation

Description
LEFT SIDE ELEVATION

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

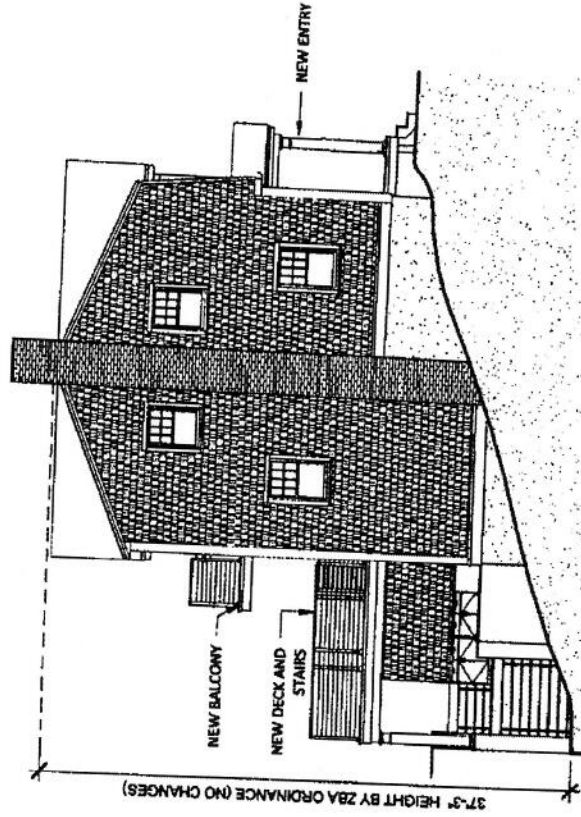
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Plot Date: 4/27/2020 11:46:53 AM

LEFT SIDE ELEVATION

SD-6



① LEFT SIDE ELEVATION
1/8" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals