



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

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

ZBA APPLICATION

PAGE 1 of 3

2021 FEB -3 PM 4: 52

Town Clerk

Project Address 4 LONGFELLOW RD
Assessor Map(s) 90 Parcel Number(s) 19A

OWNER INFORMATION

Signature _____ date _____
Name (printed) MICHAEL & ELISE NASH Reviewed by _____
Address 4 LONGFELLOW RD. Building Department
Phone Numbers: home _____ work _____ For Zoning Board
E-mail _____ fax _____ Of Appeals

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 2.3.21
Name (printed) TAPROOT DESIGN INC. / VERONICA HARRIS
Address 37 BIRCH ST MARBLEHEAD
Phone Numbers: home N/A work 781.864.2304
E-mail VERONICA@TAPROOT-DESIGN.COM fax N/A

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) [Signature] 2-3-2021
2. Town Clerk's stamp (upper right corner)

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

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 4 LONGFELLOW RD. Map(s) / Parcel(s) 90/19A

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 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(2) 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(2) 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"/>

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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 2-3-2021

Project Address 4 LONGFELLOW RD

Map(s) / Parcel(s) 90/19A

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 18' 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)

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

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

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

This worksheet applies 1. plan by/dated TAPROOT DESIGN INC 1.20.21

to the following plan(s): 2. plan by/dated HORTON STARR & SWEET 1.11.21

3. plan by/dated _____

Building Official _____

Date 2-3-2021

ZONING BOARD OF APPEALS

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Of Appeals

Applicant: Michael & Elise Nash

Address: 4 Longfellow Road (Map 90, Parcel 19A)

District: Single Residence

Relief: We are requesting a Special Permit to construct an addition to a single-family dwelling that currently exceeds the Right Setback by 1.0', the Left Setback by 0.2' and the Rear Setback by 0.3'. The home sits on a lot with less than the required lot area, frontage, and width and fails to meet the required OAR.

The proposed addition would exceed the rear setback by 5.0' and further reduce the OAR.

With a net increase of 701 sf, the proposed structure would increase the overall GFA by 15.5% and decrease the Open Area Ratio from .90 to .75.

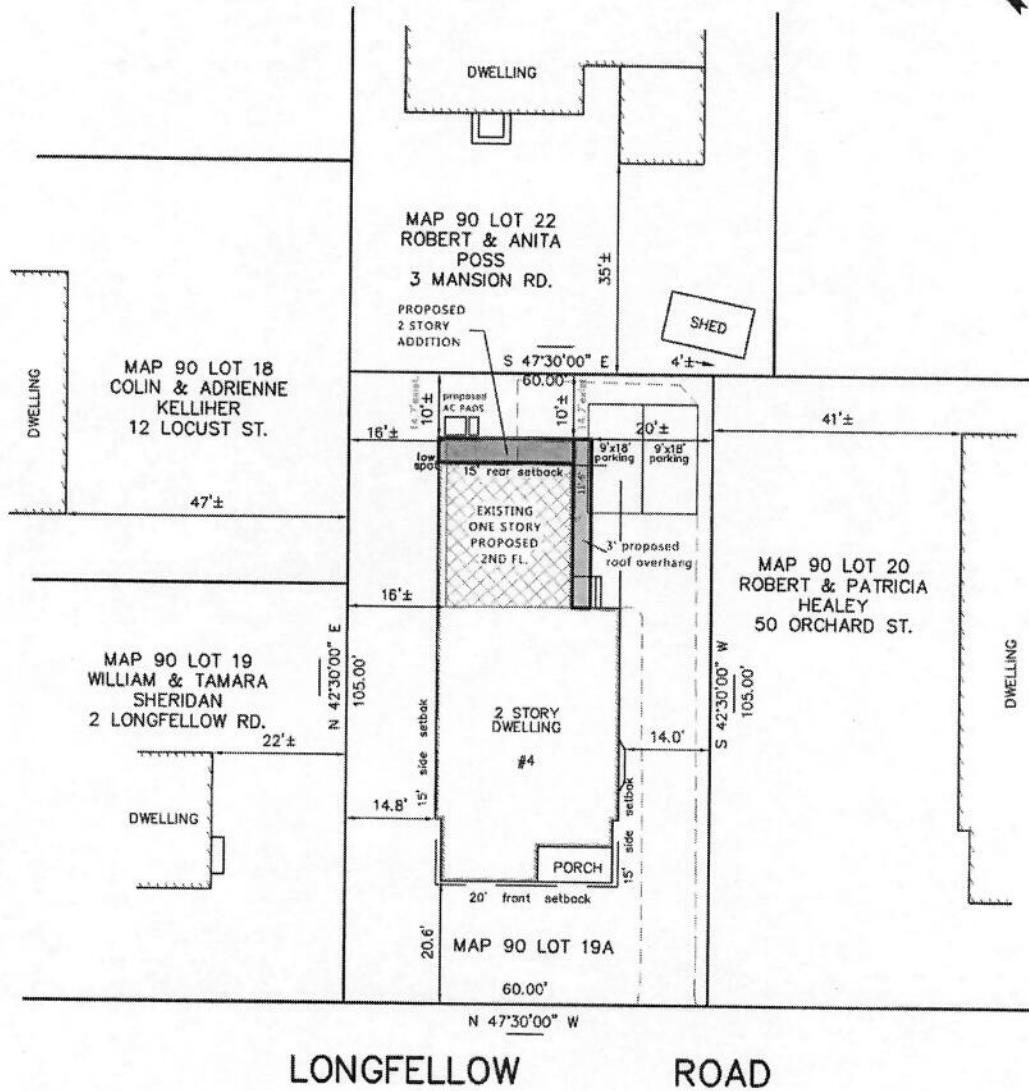
Proposal: The proposal before the board involves a 4'-0" extension to the existing 18'-6" wide garage, toward the rear yard, providing parking for 2 vehicles.

The existing home includes only two bedrooms and the proposed second floor addition over the garage would allow for a total of three bedrooms. The existing second bedroom will provide access to the addition, with the remainder serving as a laundry room.

The overall scale and aesthetic of the home is in keeping with the neighborhood.

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	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10000	6300±	6300±
FRONTAGE	100	60.00'	60.00'
FRONT	20	20.6'	20.6'
SIDE	15	14.0'	16'±
REAR	15	14.7'	10'±
BLDG HEIGHT	35	31.2'	31.2'



4 LONGFELLOW ROAD
MARBLEHEAD

PROPERTY OF

MICHAEL NASH

SCALE 1" = 20' JANUARY 11, 2021

NORTH SHORE SURVEY CORPORATION

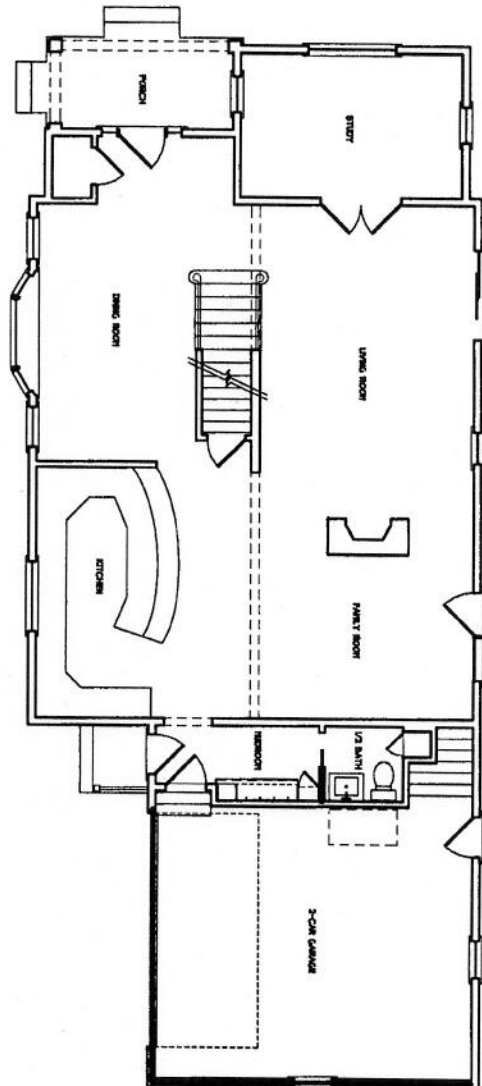
14 BROWN ST. - SALEM, MA

(978) 744-4800

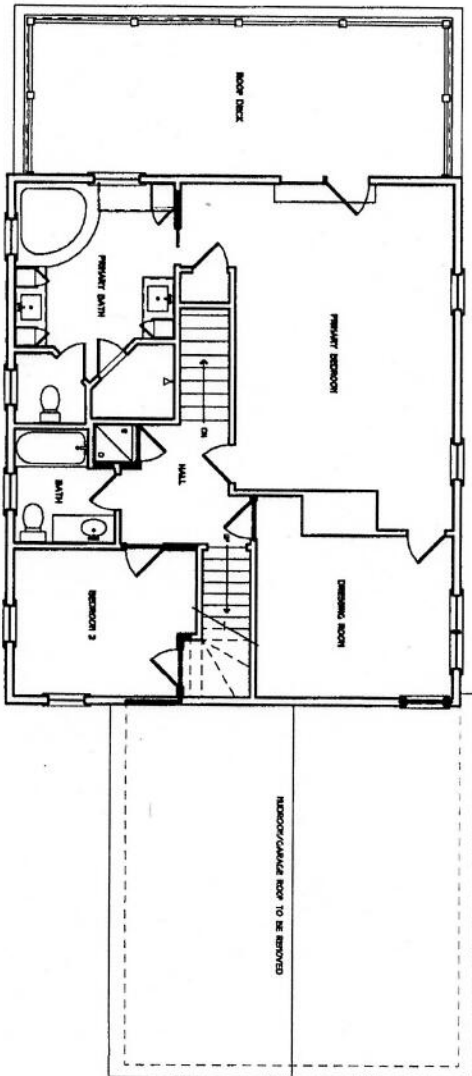
THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

3022

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1 EXISTING FIRST FLOOR PLAN



2 EXISTING SECOND FLOOR PLAN

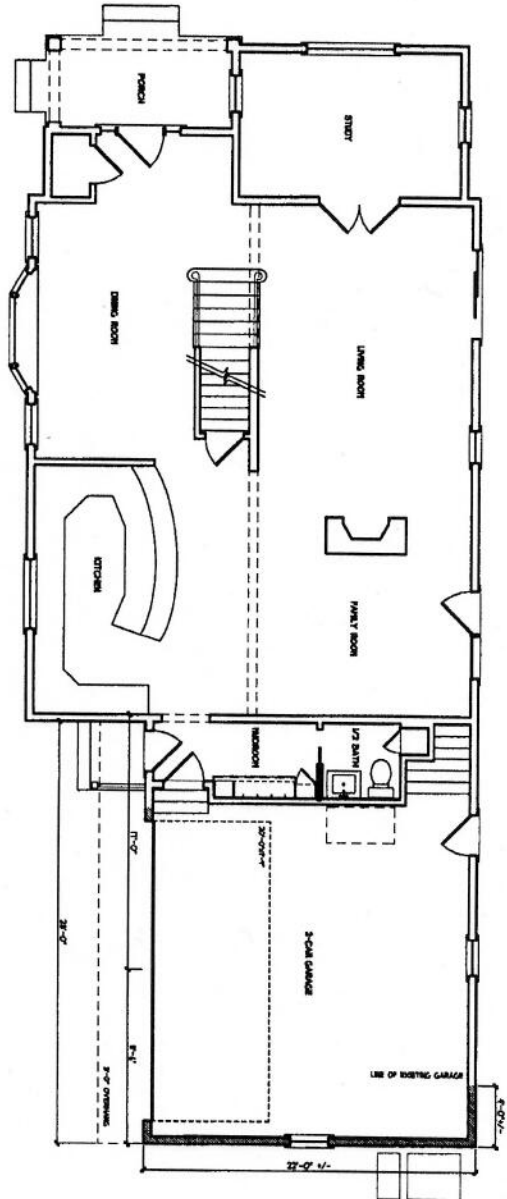
NASH RESIDENCE
4 LONGFELLOW ROAD
MARBLEHEAD, MASSACHUSETTS

TAPROOT
DESIGN
INC.

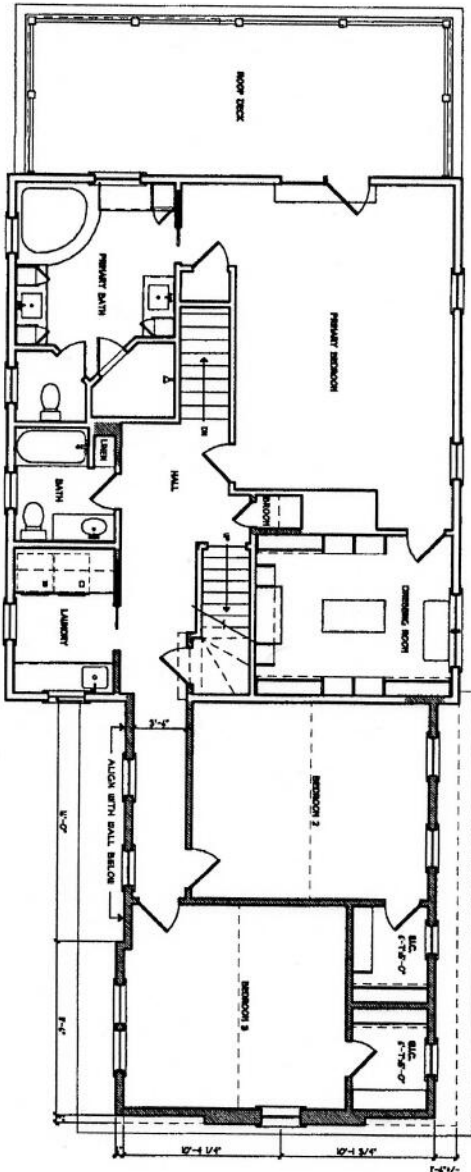
37 Birch Street
Marblehead, MA 01945
Tel 781.639.4616
Cell 781.664.2304

scale: 1/8"=1'-0"
date: 01/20/21
drawn by: VLH

Ex. 1



1 PROPOSED FIRST FLOOR PLAN



2 PROPOSED SECOND FLOOR PLAN

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NASH RESIDENCE
4 LONGFELLOW ROAD
MARBLEHEAD, MASSACHUSETTS

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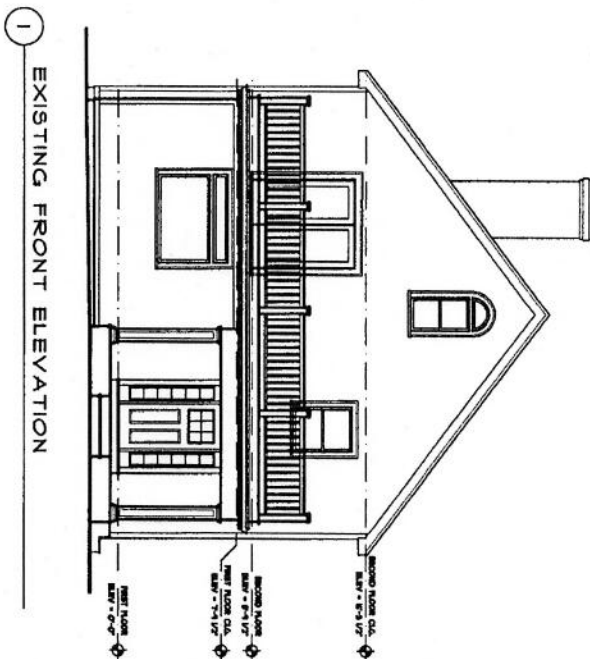
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date: 01/20/21

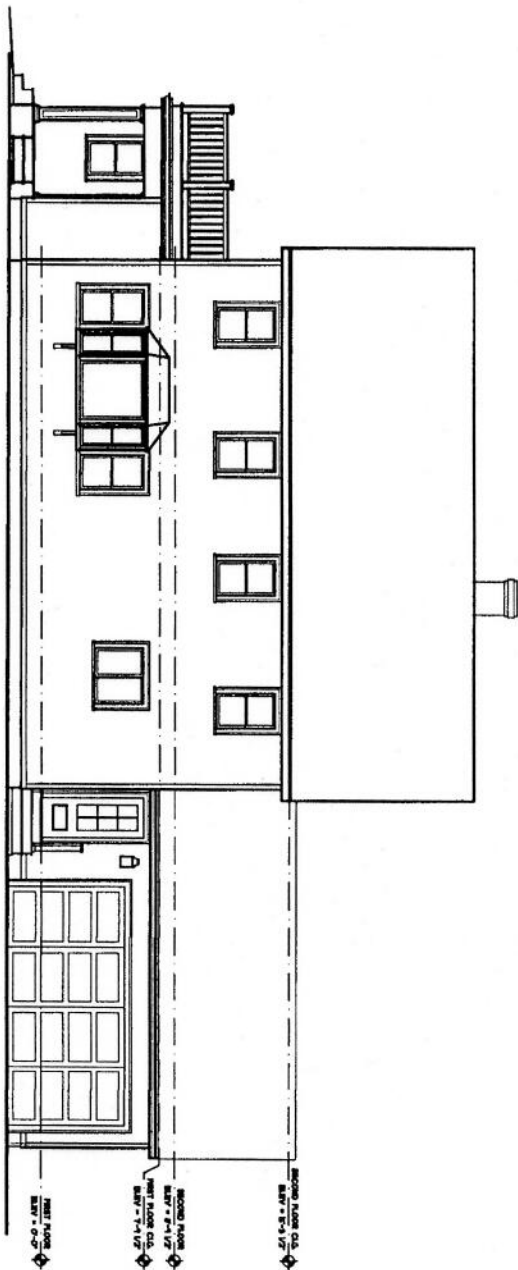
drawn by: VLH

A-1

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2 EXISTING RIGHT SIDE ELEVATION



NASH RESIDENCE
4 LONGFELLOW ROAD
MARBLEHEAD, MASSACHUSETTS

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37 Birch Street
Marblehead, MA 01845
Tel 781.639.4616
Cell 781.664.2304

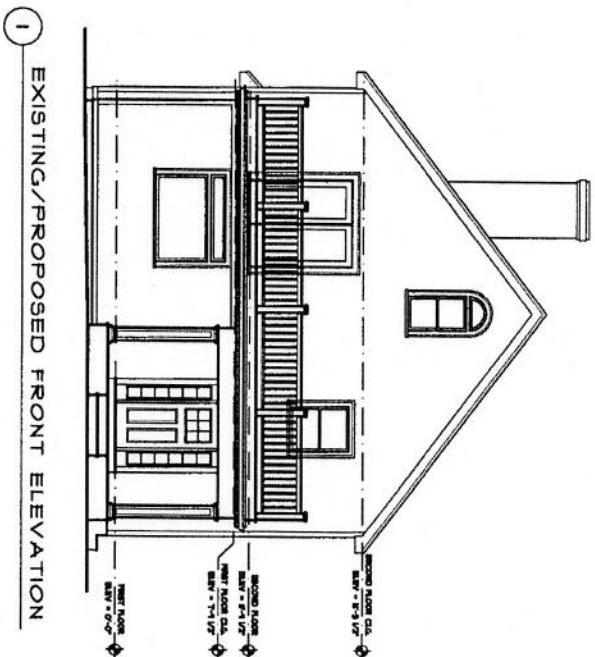
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date: 01/20/21

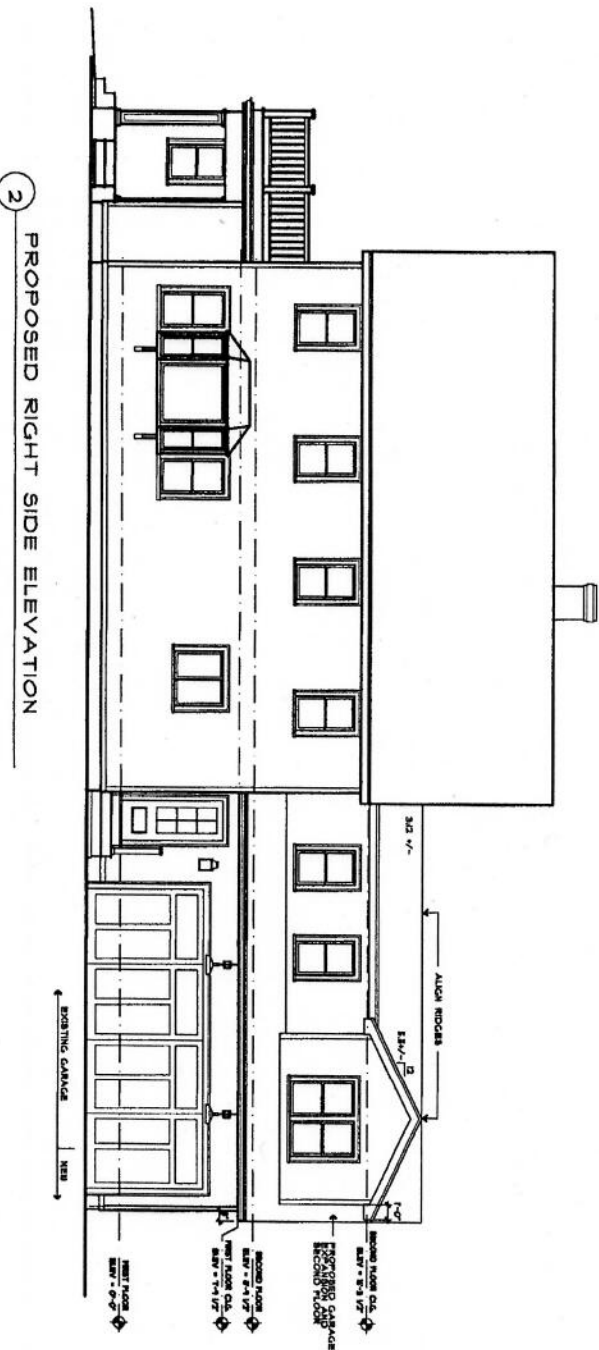
drawn by: VLH

Ex. 2

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1 EXISTING/PROPOSED FRONT ELEVATION



2 PROPOSED RIGHT SIDE ELEVATION

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MARBLEHEAD, MASSACHUSETTS

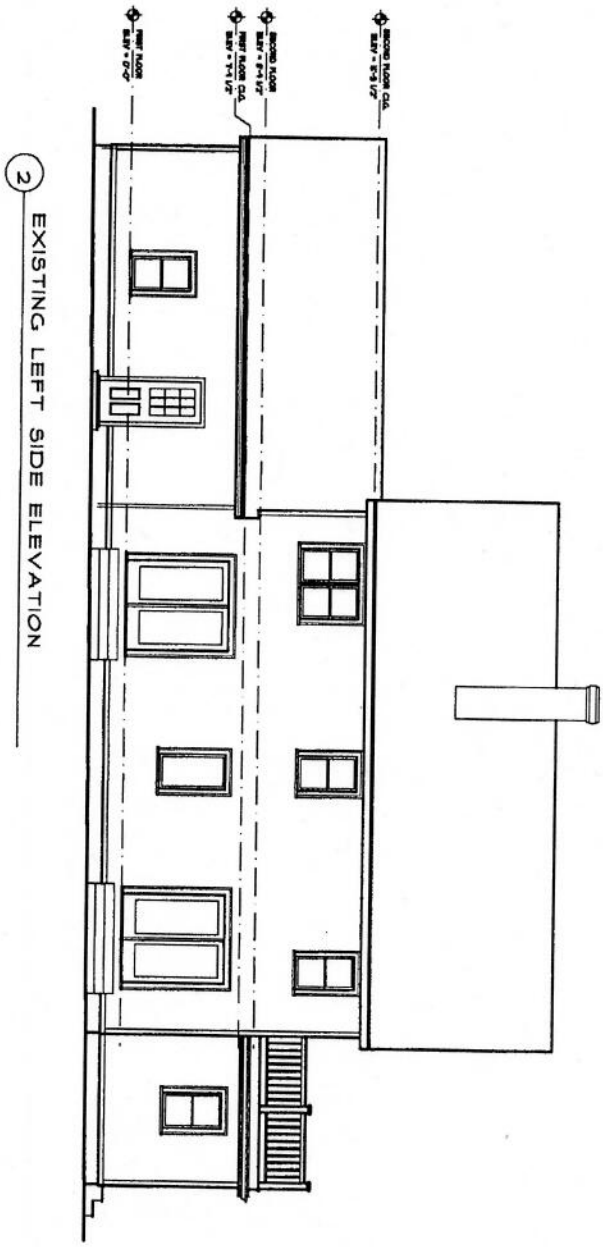
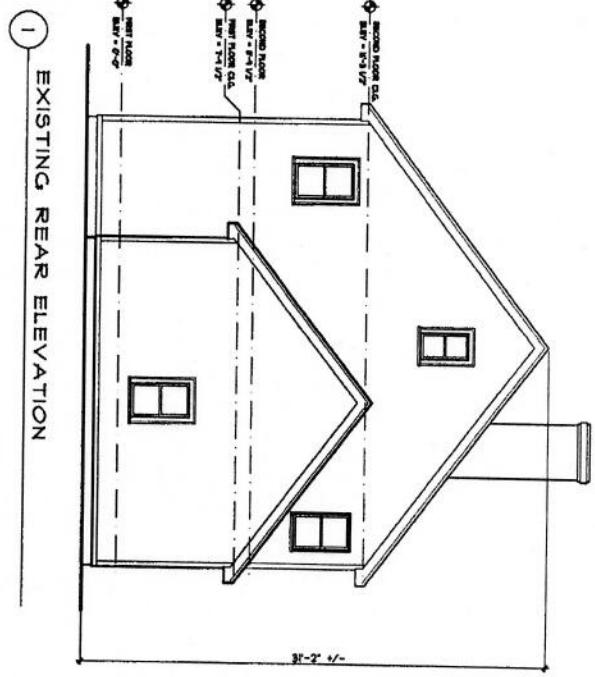
TAPROOT
DESIGN
INC.

37 Birch Street
Marblehead, MA 01945
Tel 781.639.4618
Cell 781.664.2304

scale: 1/8"=1'-0"
date: 01/20/21
drawn by: V.L.H.

A.2

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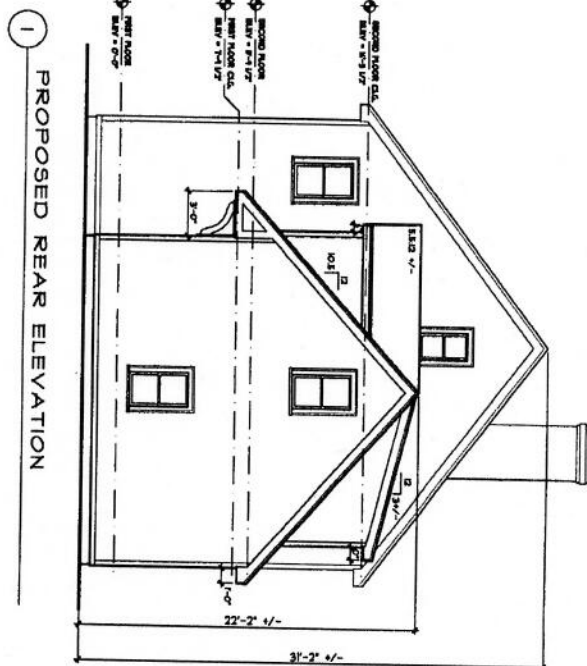
NASH RESIDENCE
4 LONGFELLOW ROAD
MARBLEHEAD, MASSACHUSETTS

TAPROOT
DESIGN
INC.

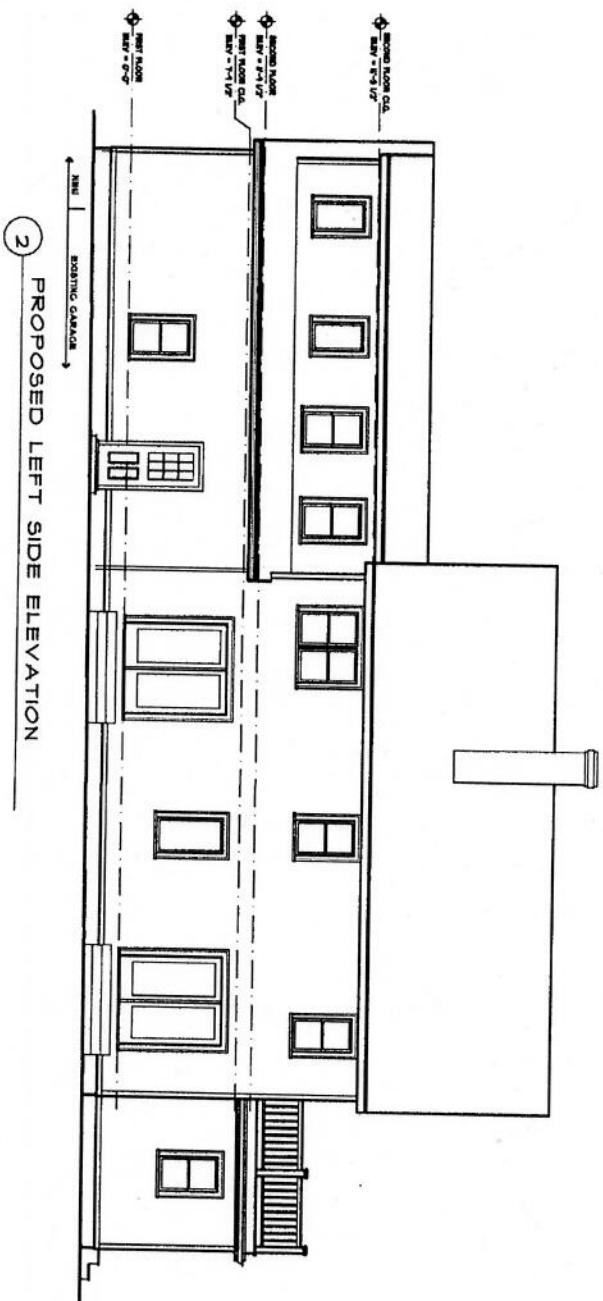
37 Birch Street
Marblehead, MA 01945
Tel 781.639.4616
Cell 781.664.2304
scale: 1/8" = 1'-0"
date: 01/20/21
drawn by: VLH

Ex. 3

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1 PROPOSED REAR ELEVATION



2 PROPOSED LEFT SIDE ELEVATION

NASH RESIDENCE
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MARBLEHEAD, MASSACHUSETTS

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37 Birch Street
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Tel. 781.639.4816
Cell 781.664.8304

scale: 1/8"=1'-0"
date: 01/20/21
drawn by: VLH

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