



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

2020 NOV 16 AM 8:27

Town Clerk

Project Address 46 Pickwick Road

Assessor Map(s) 30

Parcel Number(s) 57

OWNER INFORMATION

Signature _____

date _____

Name (printed) Errol & Frances Apostolopoulos

Address 46 Pickwick Road, Marblehead, MA 01945

Phone Numbers: home (617) 997-3342

work _____

E-mail errol33@gmail.com

fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____

date 11.10.20

Name (printed) Walter Jacob Architects LTD

Address 3 Pleasant Street, Marblehead, MA 01945

Phone Numbers: home _____

work (781) 631-7440

E-mail walter@architectwaj.com

fax _____

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

See attached page

- 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)

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

46 Pickwick Road

Assessor Map: 30

Parcel Number: 57

PROJECT DESCRIPTION & RELIEF REQUESTED

This project includes the addition of a two-story structure at rear of the house which encroaches on the side-yard setback and exceeds the 10% expansion limit on an existing non-conforming building which encroaches on the front- and side-yard setback and on an existing non-conforming lot with less than the required lot area, frontage, and lot width. This project also includes a new roof overhang at the front of the house which encroaches on the front-yard setback.

Town of Marblehead
ZBA-APPLICATION

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Revision Date: 12-14-2015

Project Address 46 Pickwick Road

Map(s) / Parcel(s) 30/57

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 Residence

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 ☒

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

Yes ☒ No ☐ (explain) _____

Building Official [Signature]

Date 11-13-2020

Town of Marblehead
ZBA-APPLICATION
 Page 3 of 3

Revision Date: 12-14-2015

Project Address 46 Pickwick Road

Map(s) / Parcel(s) 30/57

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	9,859 SF	9,859 SF
Area of features		
footprint of accessory building(s)	0 SF	0 SF
footprint of building	1,249 SF	1,987 SF
footprint of deck(s), porch(es), step(s), bulkhead(s)	78 SF	105 SF
number of required parking spaces <u>2</u> x (9' x 20' per space)	360 SF	360 SF
area of pond(s), or tidal area(s) below MHW		
other areas (explain) _____		
Sum of features = B	1,687 SF	2,452 SF
Net Open Area (NOA) = (A - B)	8,172 SF	7,407 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)	0 SF	0 SF
basement or cellar (area >5' in height)	832 SF	1,780 SF
1st floor (12' or less in height) NOTE: [for heights exceeding 12' see definition of STORY §200-7]	1,249 SF	1,987 SF
2nd floor (12' or less in height)	813 SF	1,067 SF
3rd floor (12' or less in height)		
4th floor (12' or less in height)		
attic (area >5' in height)		
area under deck (if >5' in height)		
roofed porch(es)	0 SF	35 SF
Gross Floor Area (GFA) = sum of the above areas	2,894 SF	4,834 SF

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	= 1,940 SF
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	= 67.0352 %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	= 2.8247
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	= 1.5322

This worksheet applies 1. plan by/dated Walter Jacob Architects LTD. / 11.10.20
 to the following plan(s): 2. plan by/dated North Shore Survey Corp. / 10.28.20
 3. plan by/dated _____

Building Official [Signature] Date 11-13-2020

Walter Jacob Architects LTD
3 Pleasant Street
Marblehead, MA 01945
781.631.7440

Reviewed by
Building Department
For Zoning Board
Of Appeals

DRAWING INDEX

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SYMBOLS

ROOM 100	ROOM/AREA DESIGNATION
	WINDOW TAG
	EXTERIOR ELEVATION REFERENCE
	NORTH ARROW
	DOOR AND DOOR DIMENSION (WIDTH & HEIGHT)
	NEW WALL
	EXISTING WALL TO REMAIN
	WALL TO BE DEMOLISHED
	DIMENSION STRING

PROJECT TEAM

CLIENT
Errol & Frances Apostolopoulos
46 Pickwick Road
Marblehead, MA 01945

ARCHITECT
Walter Jacob Architects LTD.
3 Pleasant Street
Marblehead, MA 01945
T: 781-631-7440
F: 781-631-7441
E: walter@architectwaj.com

SURVEYOR
North Shore Survey
14 Brown Street
Salem, MA 01945
t: 978.744.4800
e: northshoresurvey@outlook.com

ZONING INFORMATION

Zoning District: Single Residence

REQUIRED	EXISTING	PROPOSED
LOT AREA	± 9,859 sf	± 9,859 sf
FRONTAGE	62.5'	62.5'
FRONT SETBACK	15.1'	N/A
SIDE SETBACK	9.1'	9.2'
REAR SETBACK	81.7'	± 83'
HEIGHT/STORIES	± 26.0'	± 26.0'

PROJECT DESCRIPTION:

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Private Residence

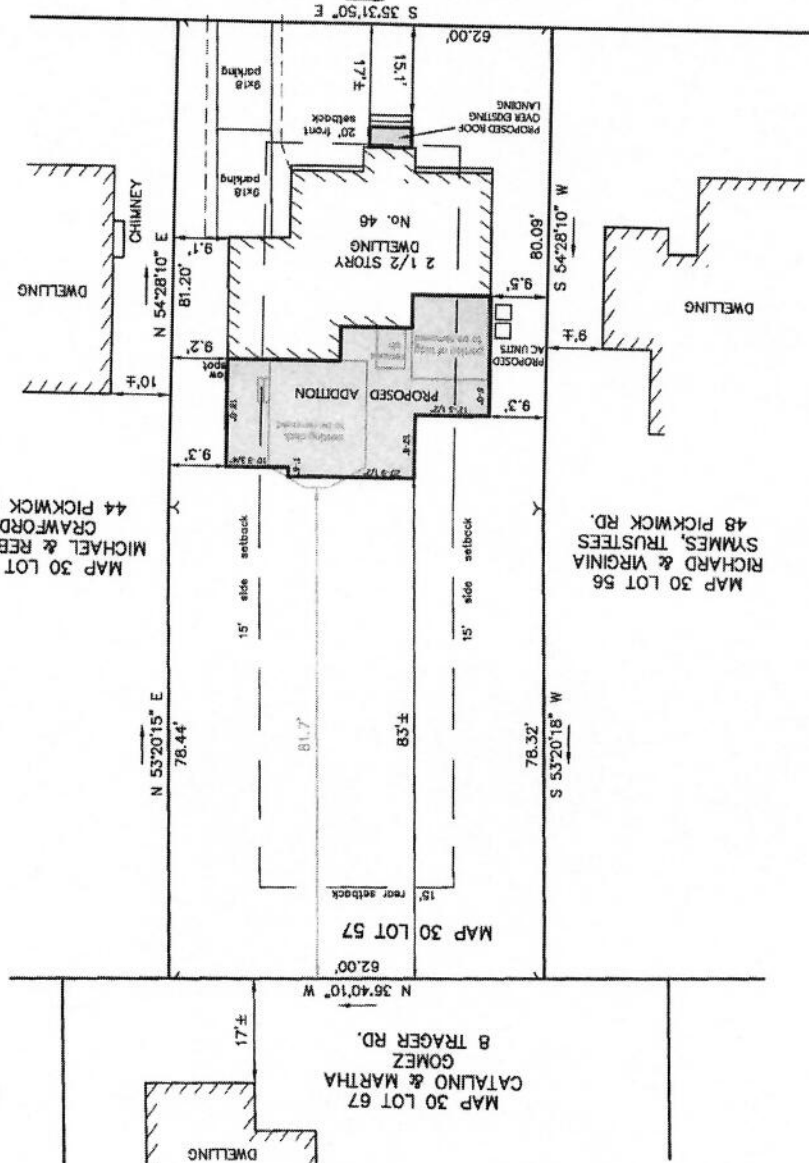


Cover Sheet
11.10.20 Marblehead Zoning Board of Appeals

ZONING DISTRICT - SINGLE RESIDENCE

PROPOSED		EXISTING		ADDITION	
LOT AREA	10000	9859±	9859±		
FRONTAGE	100	62.50'	62.50'		
FRONT	20	15.1'	17±		
SIDE	15	9.1'	9.2'		
REAR	15	81.7'	83±		
BLDG HEIGHT	35	26.0±	26.0±		

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ZONING BOARD OF APPEALS PLAN

46 PICKWICK ROAD
MARBLEHEAD

PROPERTY OF
ERROL & FRANCES APOSTOLOPOULOS

SCALE 1" = 20'
OCTOBER 28, 2020

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

(978) 744-4800

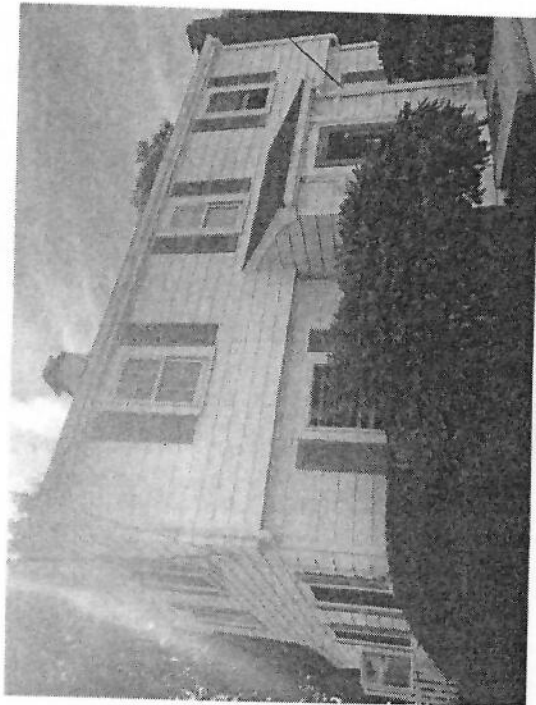
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THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

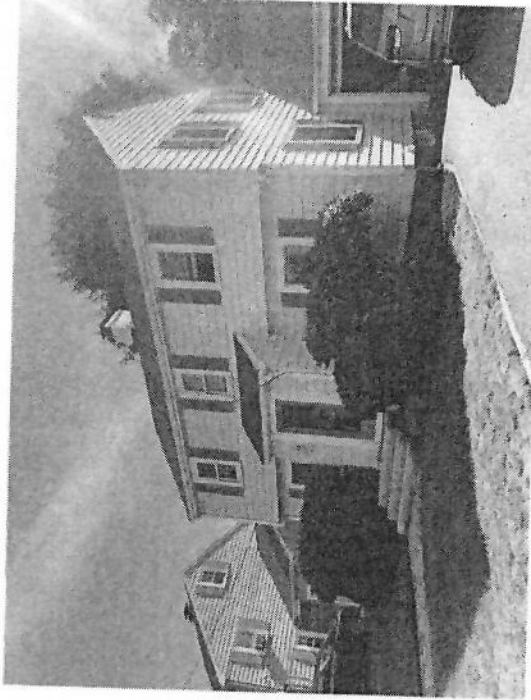


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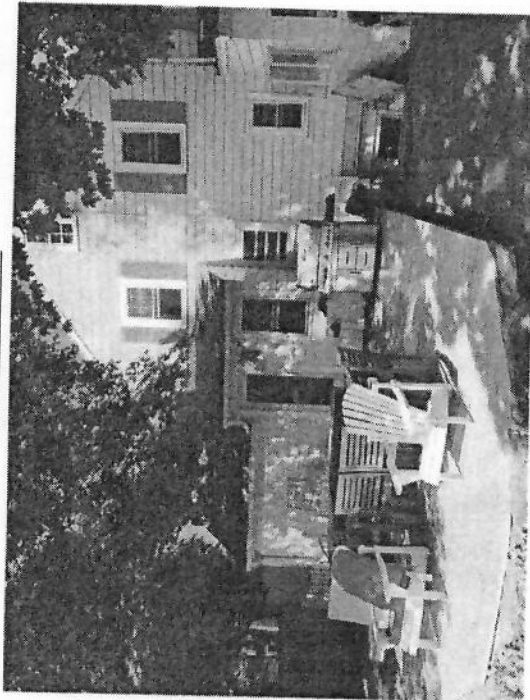
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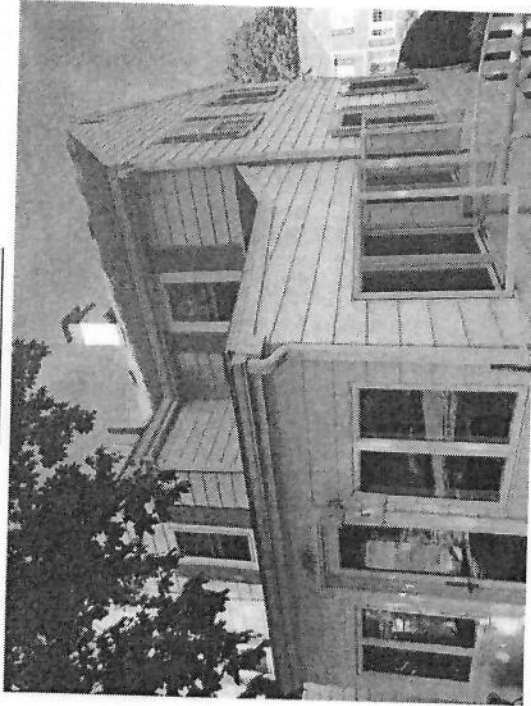
FRONT LEFT PERSPECTIVE



FRONT RIGHT PERSPECTIVE



REAR PERSPECTIVE



REAR LEFT PERSPECTIVE

Private Residence

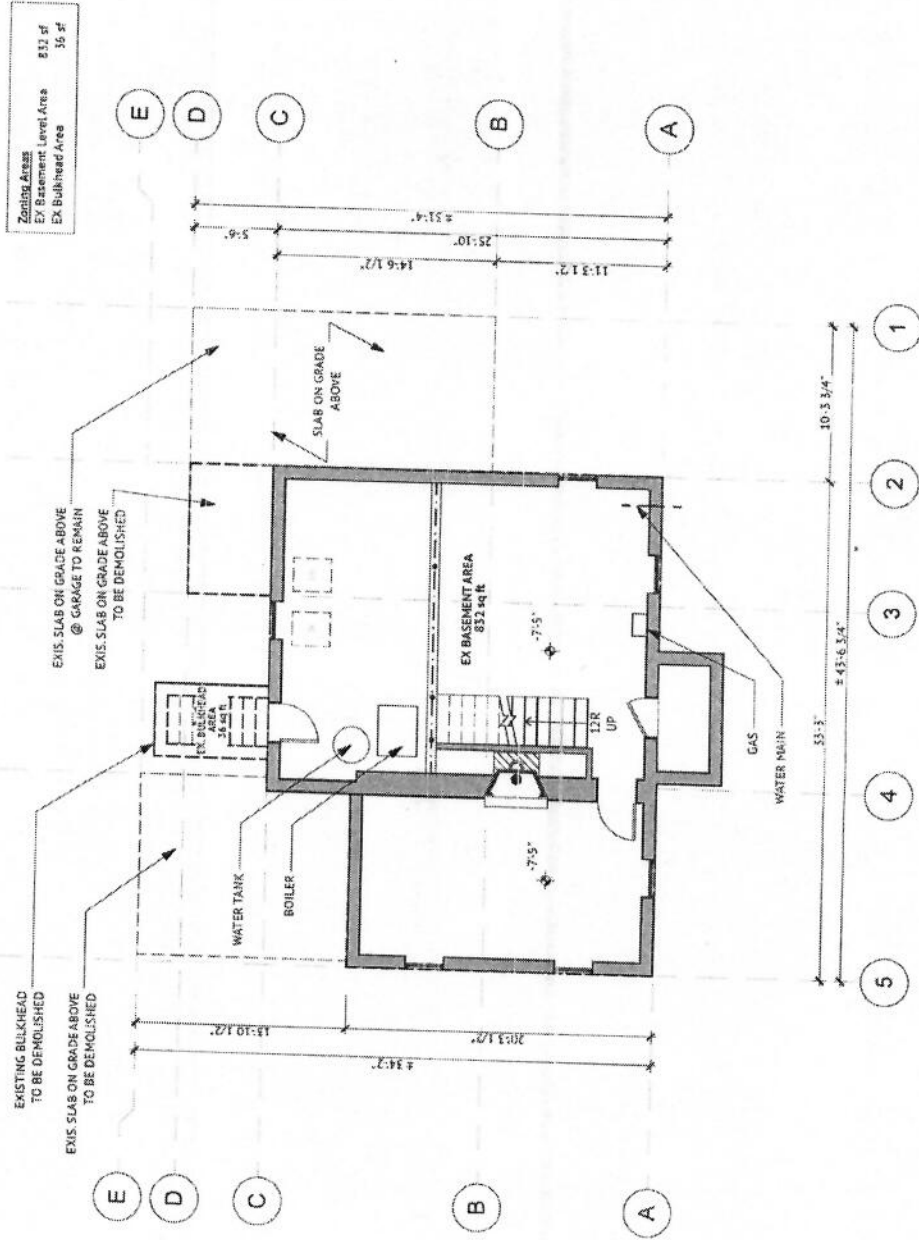
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Existing Conditions Photographs
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X.1

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1 Existing Basement Level Plan

SCALE 1/8" = 1'-0"

Existing Basement Level Plan

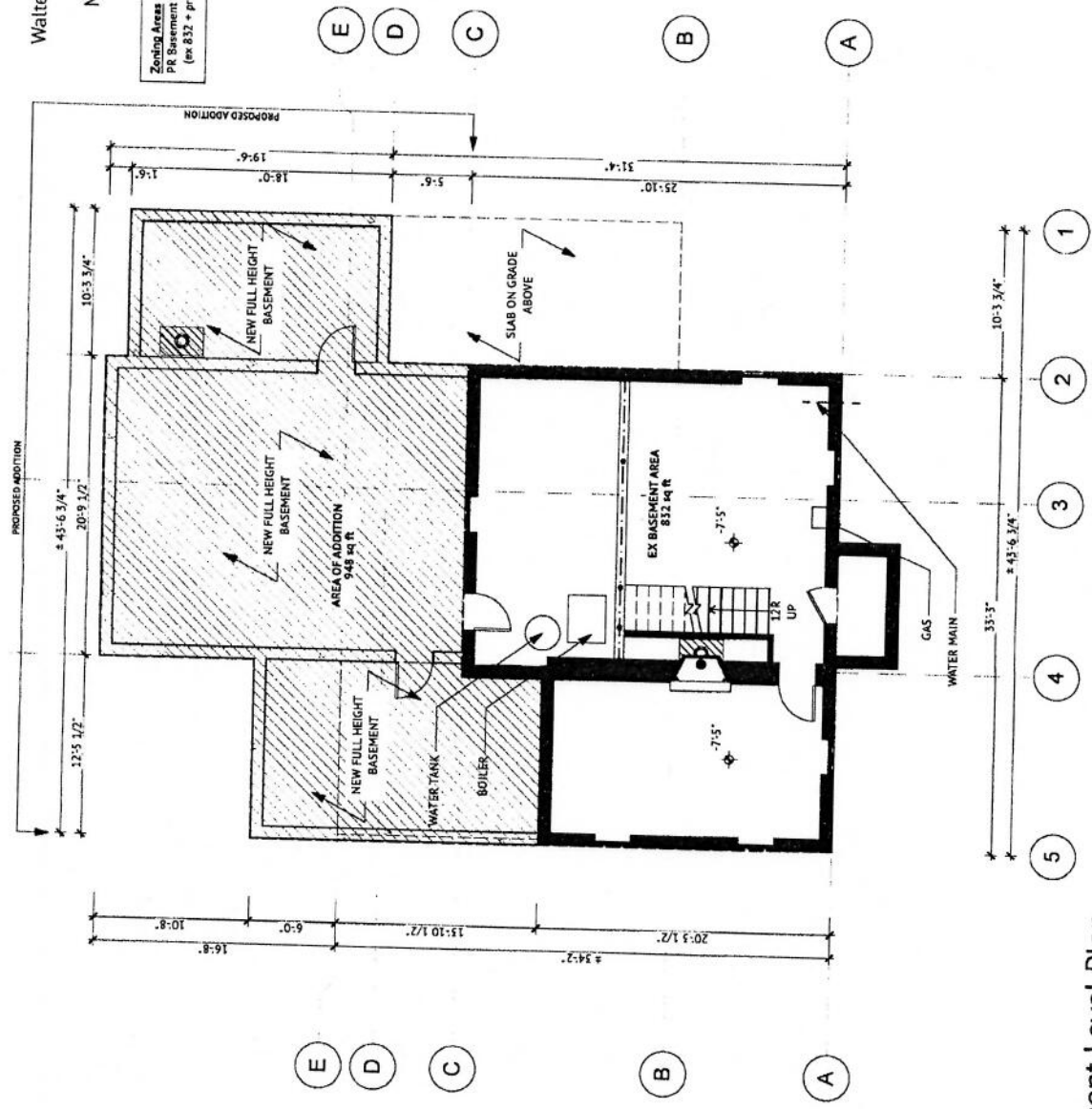
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Private Residence
46 Pickwick Road, Marblehead, MA 01945

1 Proposed Basement Level Plan

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

Proposed Basement Level Plan
11.10.20 Marblehead Zoning Board of Appeals



Zoning Area
PR Basement Level Area 1,780 sf
(ex 832 + pr 948)

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A.1

X.2

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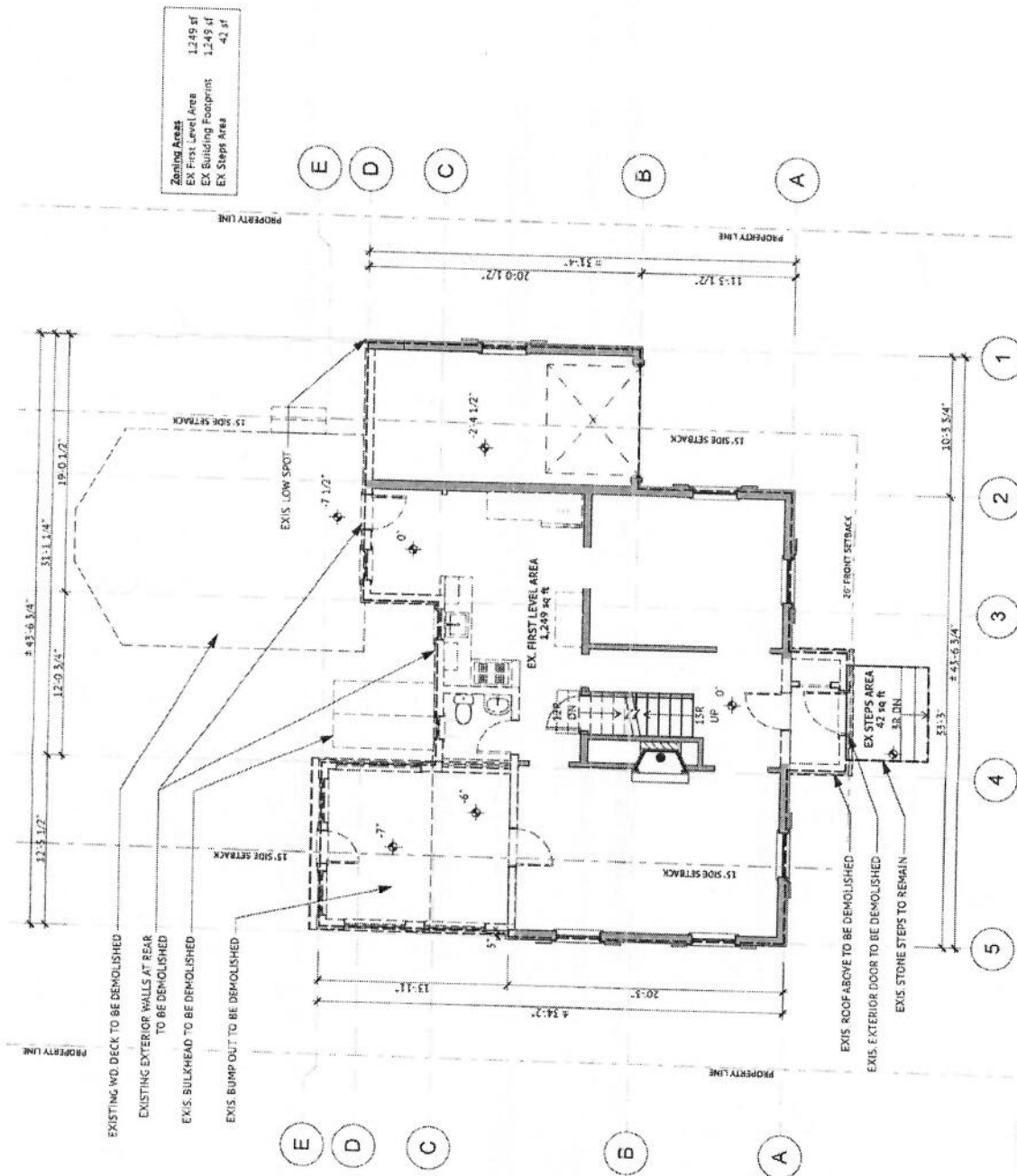
Private Residence
46 Pickwick Road, Marblehead, MA 01945

Existing First Level Plan

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

Existing First Level Plan

11.10.20 Marblehead Zoning Board of Appeals



Zoning Areas	
EX First Level Area	1,249 sf
EX Building Footprint	1,249 sf
EX Steps Area	42 sf

11.03.20.46 Pickwick Rd pin 11/10/20

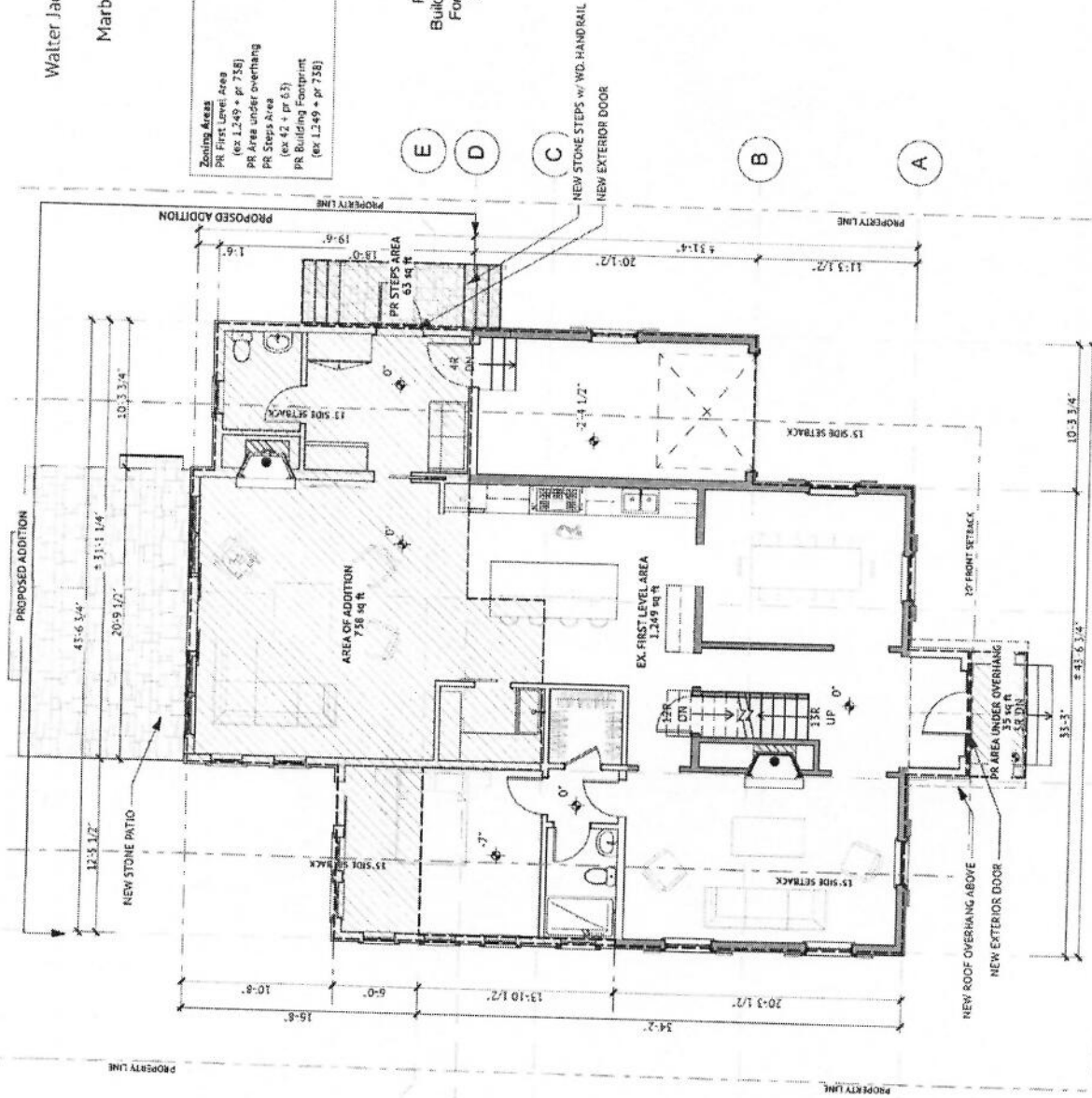
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Zoning Area	
PR First Level Area (ex 1,249 + pr 758)	1,987 sf
PR Area under overhang (ex 42 + pr 63)	35 sf
PR Steps Area (ex 1,249 + pr 758)	105 sf
PR Building Footprint (ex 1,249 + pr 758)	1,987 sf



1 Proposed First Level Plan
SCALE 1/8" = 1'-0"

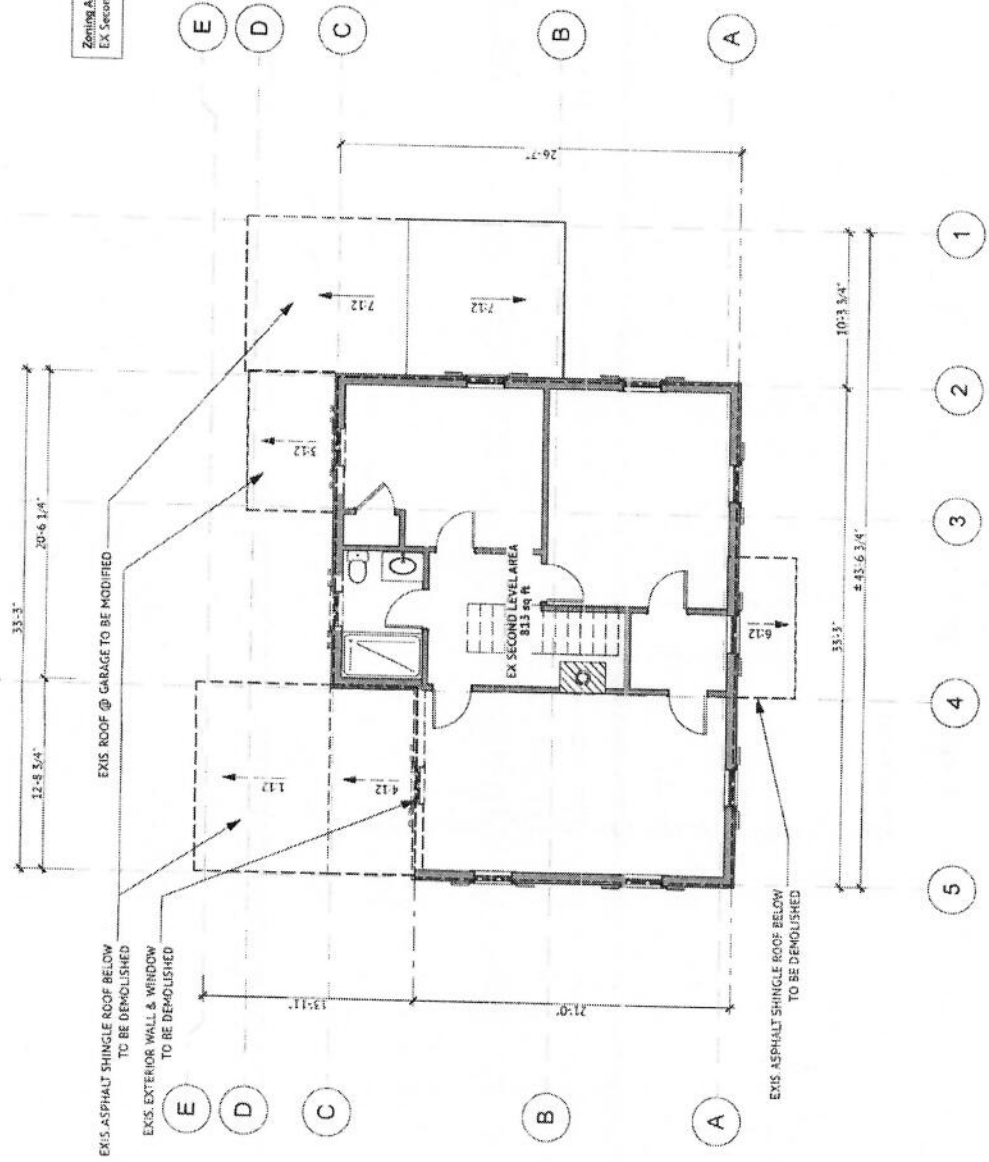
Proposed First Level Plan
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X.3

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Zoning Area
EX Second Level Area 813 sf



1 Existing Second Level Plan

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

Existing Second Level Plan

11.10.20 Marblehead Zoning Board of Appeals

46 Pickwick Road, Marblehead, MA 01945

Private Residence

11.03.20_46 Pickwick Rd.pln 11/10/20

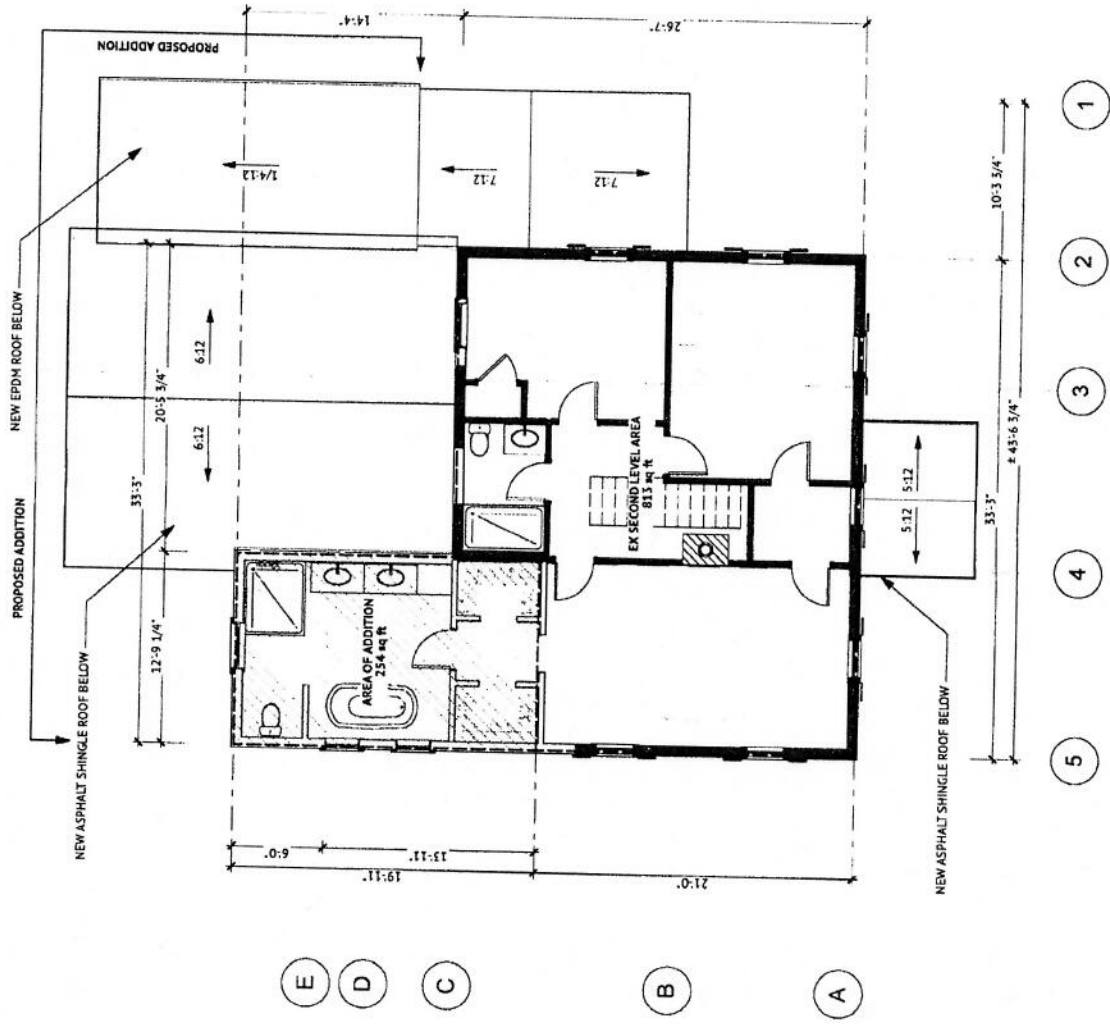
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Private Residence

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Zoning Area	813 sf
EX Second Level Area	1,067 sf
PR First Level Area	(ex 813+ pr 254)



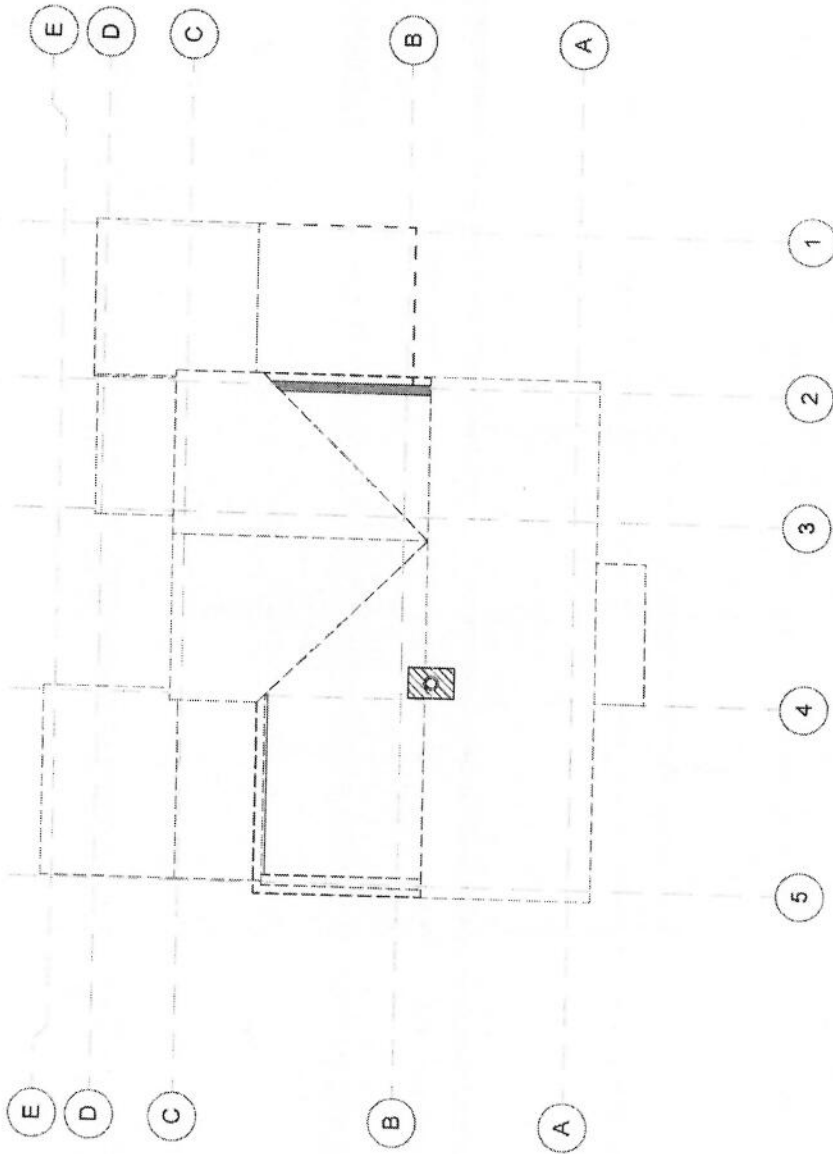
1 Proposed Second Level Plan
SCALE: 1/8" = 1'-0"

Proposed Second Level Plan
11.10.20 Marblehead Zoning Board of Appeals

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1 Existing Attic Level Plan

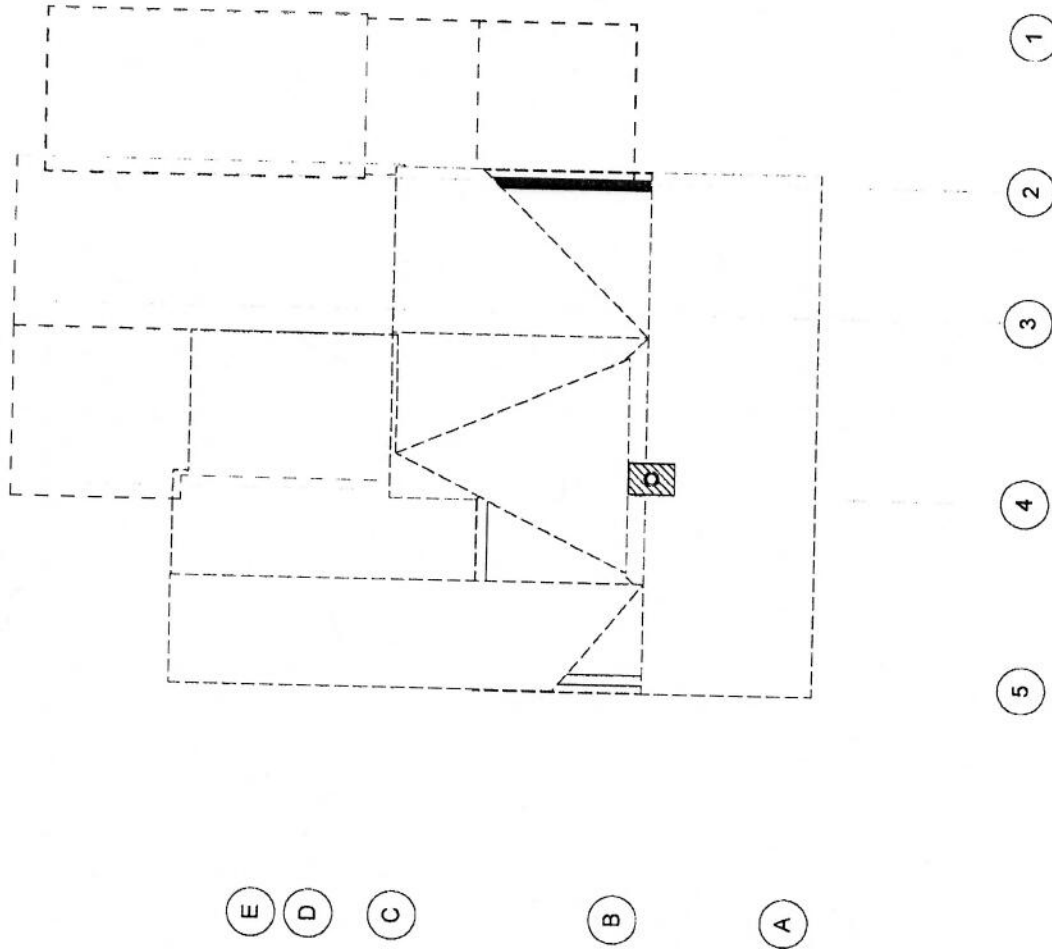
SCALE: 1/8" = 1'-0"

Existing Attic Level Plan

11.10.20 Marblehead Zoning Board of Appeals

1 Proposed Attic Level Plan

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



Private Residence

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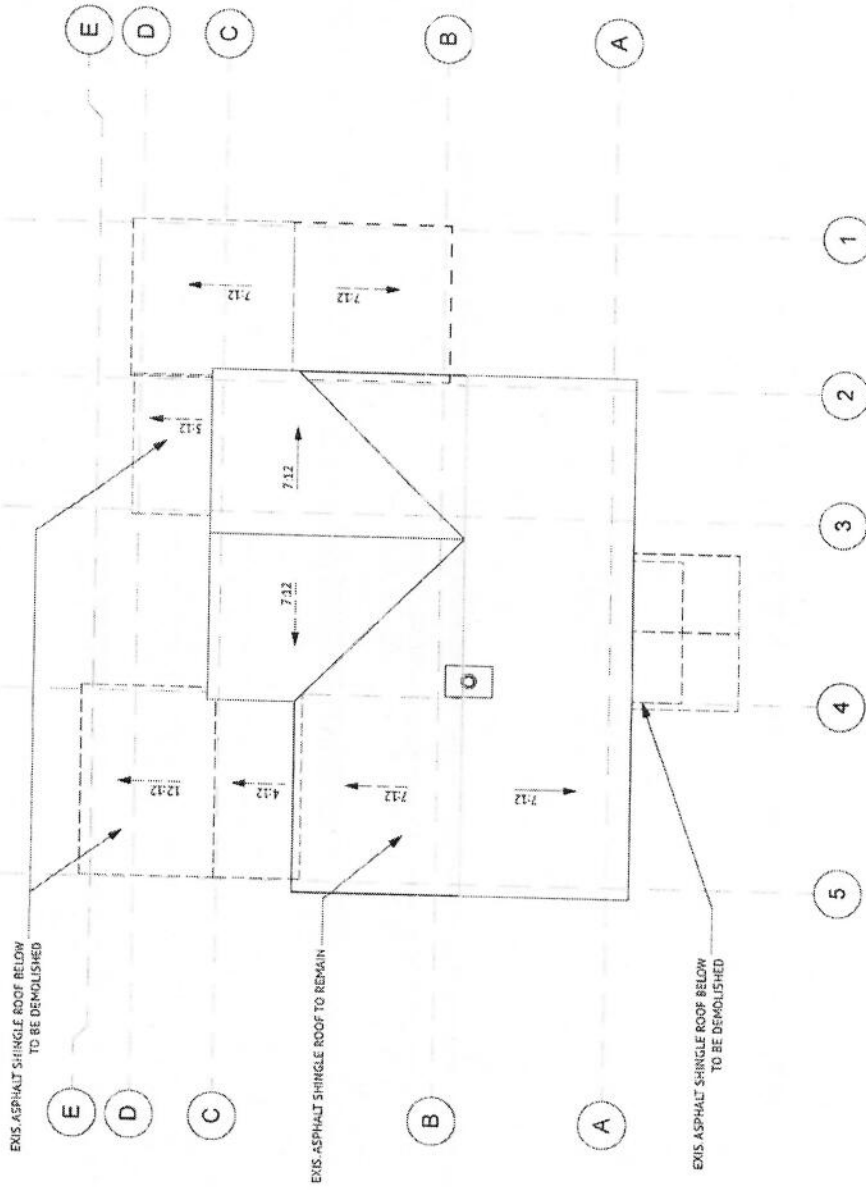
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Proposed Attic Level Plan
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A.4

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1 Existing Roof Plan

SCALE 1/8" = 1'-0"

Existing Roof Plan

11.10.20 Marblehead Zoning Board of Appeals

Private Residence

46 Pickwick Road, Marblehead, MA 01945

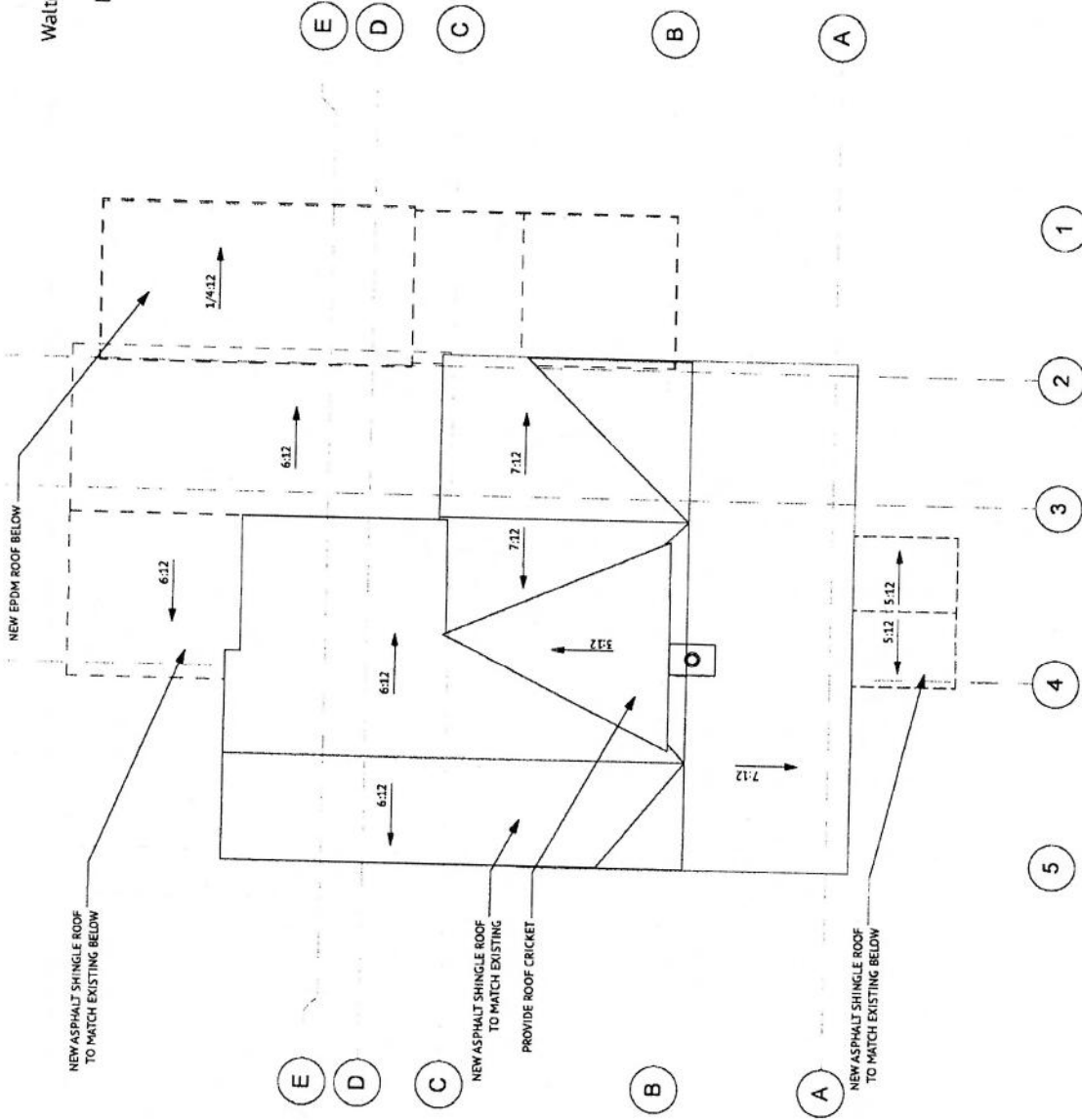
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Private Residence



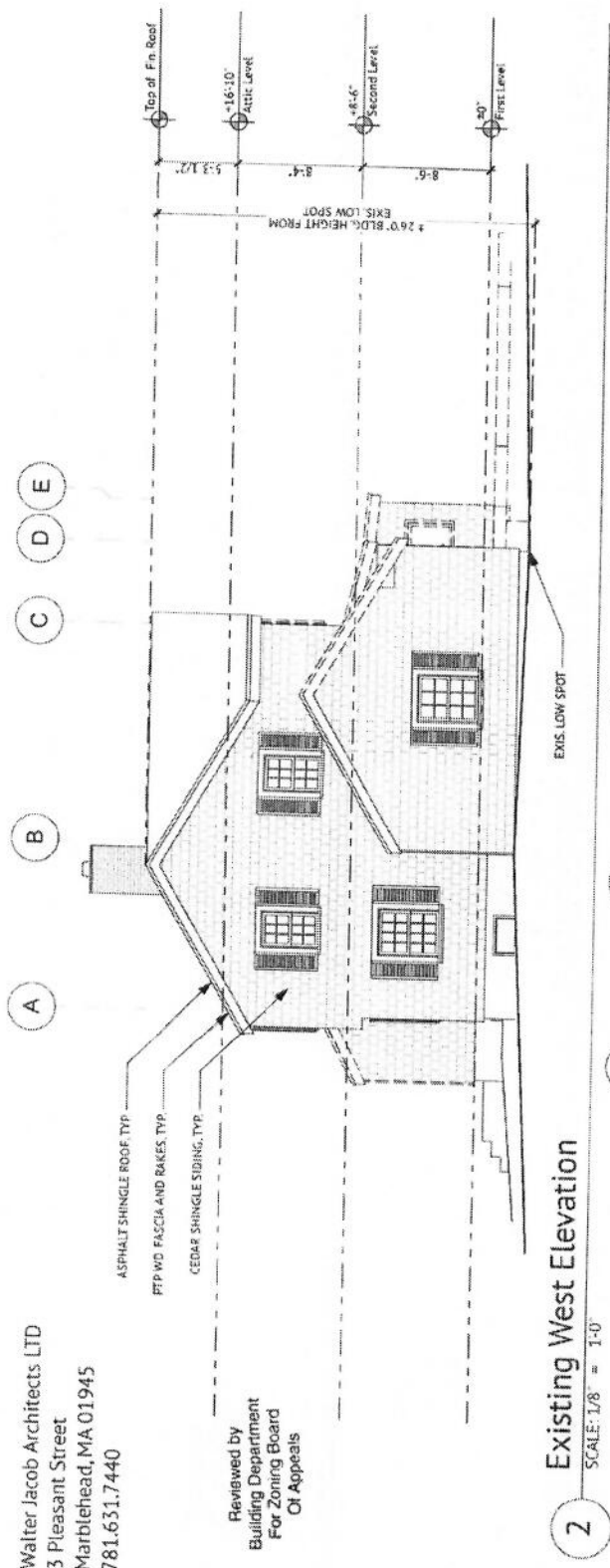
1 Proposed Roof Plan

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

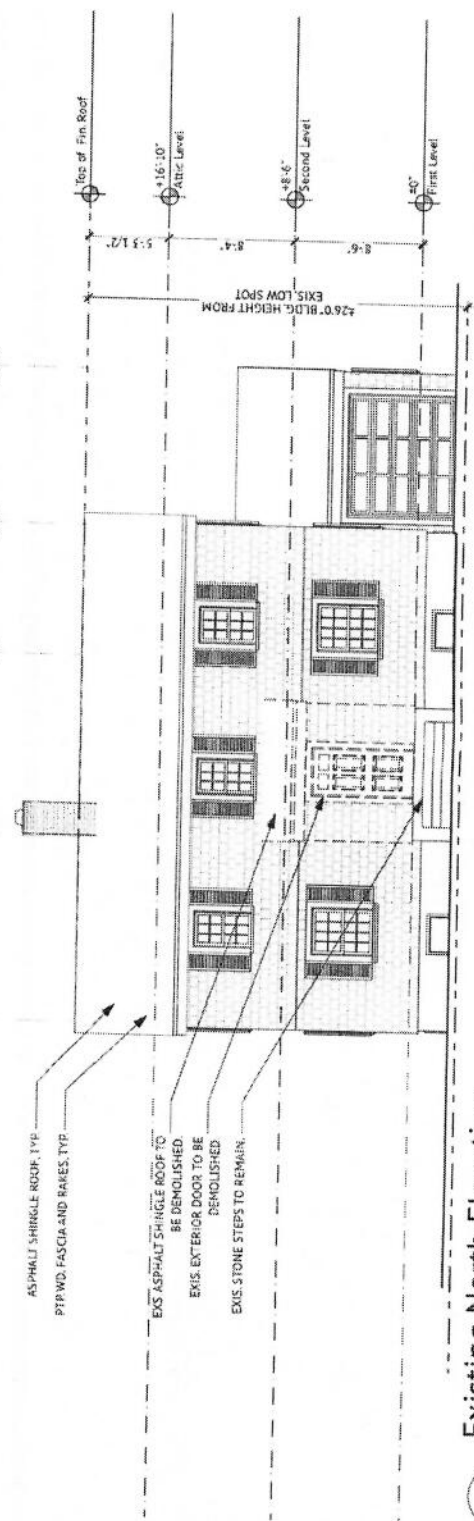
Proposed Roof Plan
11.10.20 Marblehead Zoning Board of Appeals

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2 Existing West Elevation



1 Existing North Elevation

Existing Elevations

11.10.20 Marblehead Zoning Board of Appeals

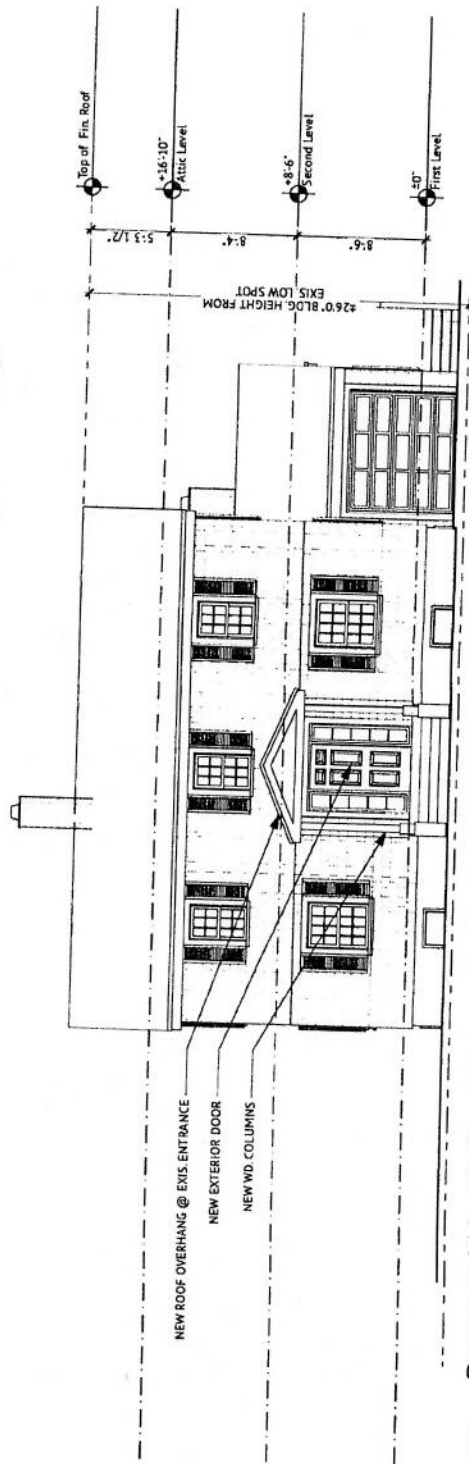
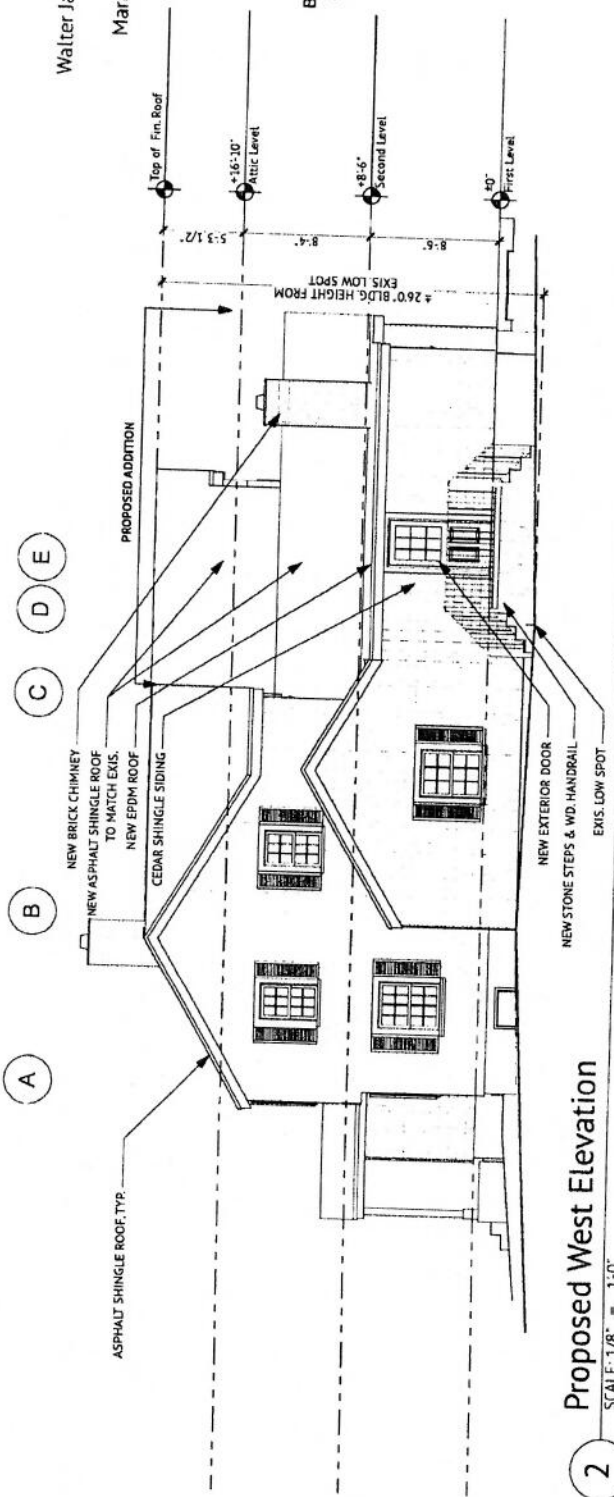
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X.6

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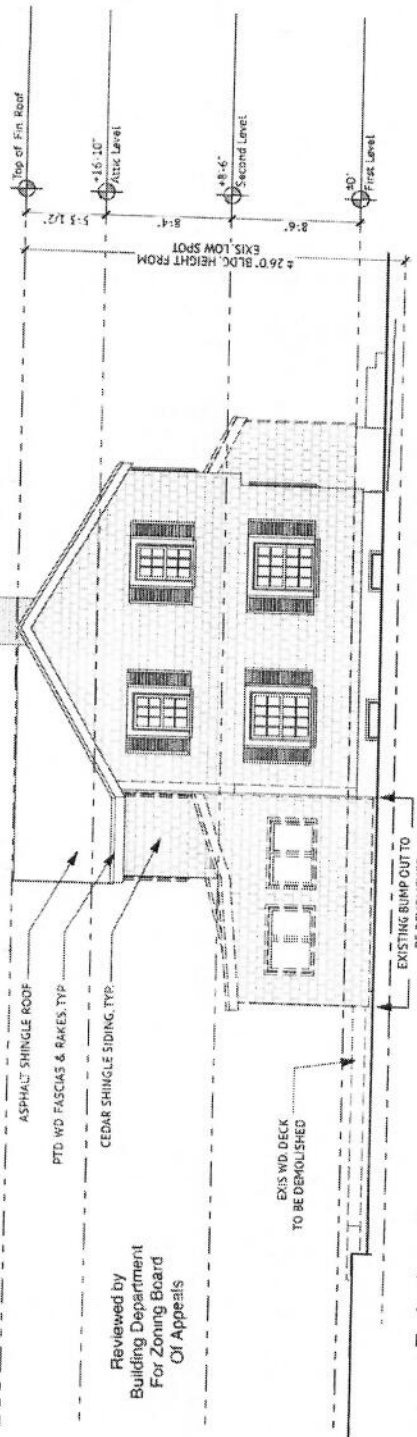
Private Residence

Proposed Elevations
11.10.20 Marblehead Zoning Board of Appeals

X.7

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(E) (D) (C) (B) (A)

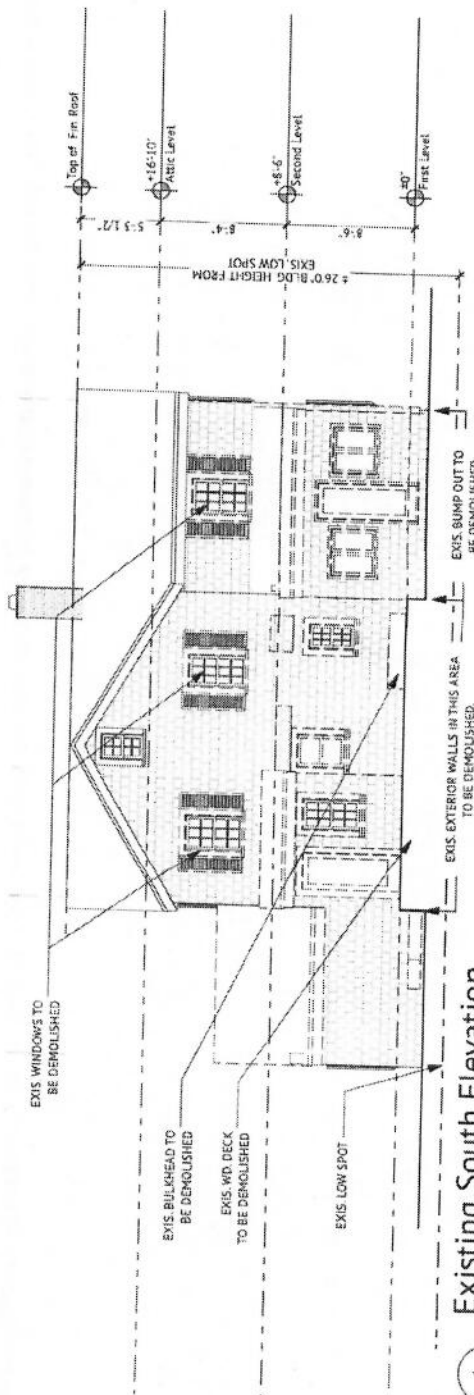


Existing East Elevation

SCALE 1/8" = 1'-0"

2

1 2 3 4 5



Existing South Elevation

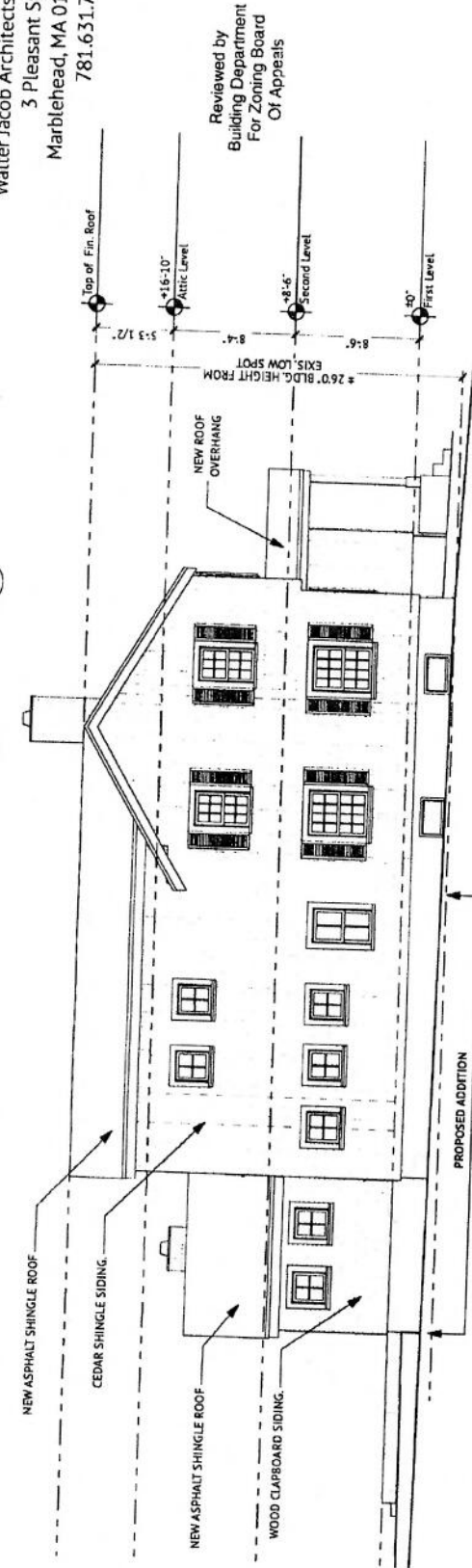
SCALE 1/8" = 1'-0"

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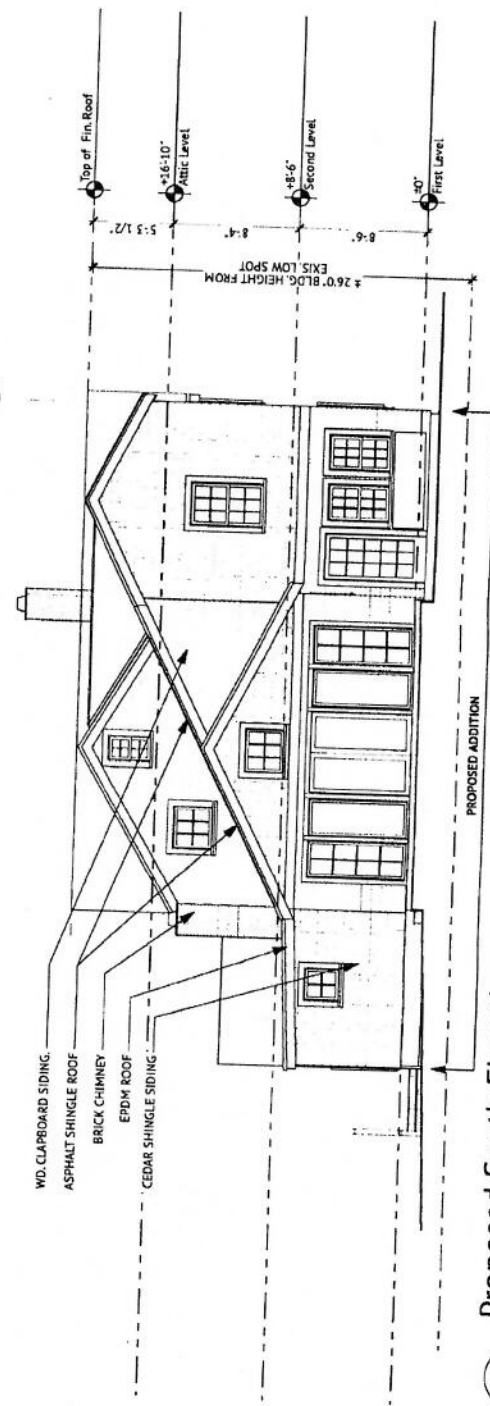
Existing Elevations
11.10.20 Marblehead Zoning Board of Appeals

Private Residence
46 Pickwick Road, Marblehead, MA 01945

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 3 Pleasant Street
 Marblehead, MA 01945
 781.631.7440



2 Proposed East Elevation
 SCALE: 1/8" = 1'-0"



1 Proposed South Elevation
 SCALE: 1/8" = 1'-0"

Private Residence

Proposed Elevations
 11.10.20 Marblehead Zoning Board of Appeals

46 Pickwick Road, Marblehead, MA 01945

A.7