



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

RECEIVED  
MARBLEHEAD  
TOWN CLERK

2020 JUN 23 AM 11:56

## **ZBA APPLICATION**

PAGE 1 of 3

Town Clerk

Project Address 5 Longview Drive

Assessor Map(s) 21 Parcel Number(s) 33

### **OWNER INFORMATION**

Signature William Darrin date 6/18/20

Name (printed) William Darrin

Address 5 Longview Dr. Marblehead, MA 01945

Phone Numbers: home 781-576-0140 work 617-570-8837

E-mail will.darrin@gmail.com fax \_\_\_\_\_

### **APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) \_\_\_\_\_

Address \_\_\_\_\_

Phone Numbers: home \_\_\_\_\_ work \_\_\_\_\_

E-mail \_\_\_\_\_ fax \_\_\_\_\_

### **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/](http://www.marblehead.org/)

**Town of Marblehead**  
**ZBA-APPLICATION**  
Page 2 of 3

Revision Date: 12-14-2015

Project Address 5 LONGVIEW DRIVE

Map(s) / Parcel(s) 21/33

**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) (2) NON-CONFORMING SHEDS & AN UN-ROOFED PLAY STRUCTURE
- ☐ 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 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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**DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS** (Sections 3(A) and 3(C))

Yes ☒ No ☐ (explain) \_\_\_\_\_

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

Date 6/23/2020

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

Revision Date: 12-14-2015

Project Address 5 LONGVIEW DRIVE

Map(s) / Parcel(s) 21/33

**NET OPEN AREA (NOA)**

Lot area = A

**EXISTING**

11,874 sf

**PROPOSED**

11,874 sf

**Area of features**

footprint of accessory building(s)

190

70

footprint of building

1365

2053

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

454

514

number of required parking spaces 2 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

2,369 sf

2,997 sf

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

9,505 sf

8,877 sf

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

190

70

basement or cellar (area >5' in height)

1064

1064

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

1365

2053

2nd floor (12' or less in height)

12' see definition

1175

1422

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)

0

0

roofed porch(es)

63

63

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

3,857 sf

4,672 sf

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

= 815 sf

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

= 21.1 %

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

= 2.46

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

= 1.90

This worksheet applies 1. plan by/dated TAPROOT DESIGN, INC. 6/16/2020

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

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

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

Date

6/23/2020

## ZONING BOARD OF APPEALS

Applicant: William & Tracy Darrin

Address: 5 Longview Drive (Map 21, Parcel 33)

District: Single Residence

Relief: We are requesting a Special Permit to construct a single-story addition to the rear of the existing dwelling.

The existing structure conforms to all Zoning Dimensional Regulations and sits on a fully conforming lot. There are two non-conforming sheds and one unroofed play structure that exceed the side and rear setbacks.

The proposed addition will exceed the rear setback by 10.7'.

With a net increase of 815 sf, the proposed structure would increase the overall GFA by 21.1% and decrease the Open Area Ratio from 2.46 to 1.90.

Proposal: The proposal before the board includes:

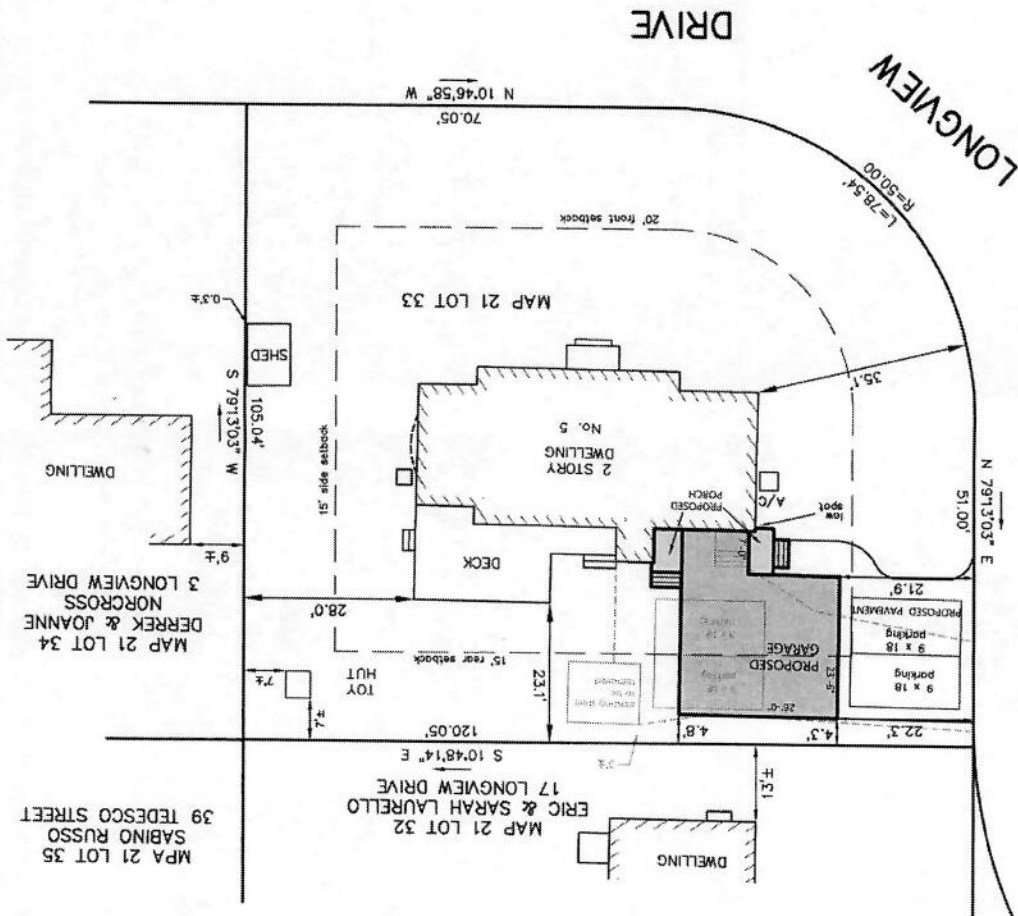
- The removal of the larger of the two non-conforming sheds. This shed currently exceeds the rear lot line by 12.0'+/-.
- The construction of an attached two-car garage and mudroom that will exceed the rear setback by 10.7'.

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals



REVIEWED BY  
BUILDING DEPARTMENT  
OF ZONING BOARD  
OF APPEALS  
WILLIAM & TRACY DARRIN  
PROPERTY OF  
MARBLEHEAD  
5 LONGVIEW DRIVE  
SCALE 1" = 20'  
JUNE 3, 2020  
NORTH SHORE SURVEY CORPORATION  
14 BROWN ST. - SALEM, MA  
(978) 744-4800

THIS PLAN IS THE RESULT  
OF AN INSTRUMENT SURVEY.



BLDG HEIGHT	35	28.3'±	28.3'±
REAR	20	23.1'	4.3'
SIDE	15	28.0'	28.0'
FRONT	20	35.1'	21.9'
FRONTAGE	100	203.59'	203.59'
LOT AREA	10000	11874±	11874±

ZONING DISTRICT - SINGLE RESIDENCE

REQUIRED EXISTING PROPOSED

DARRIN RESIDENCE  
5 LONGVIEW DRIVE  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

37 Birch Street  
Marblehead, MA 01945

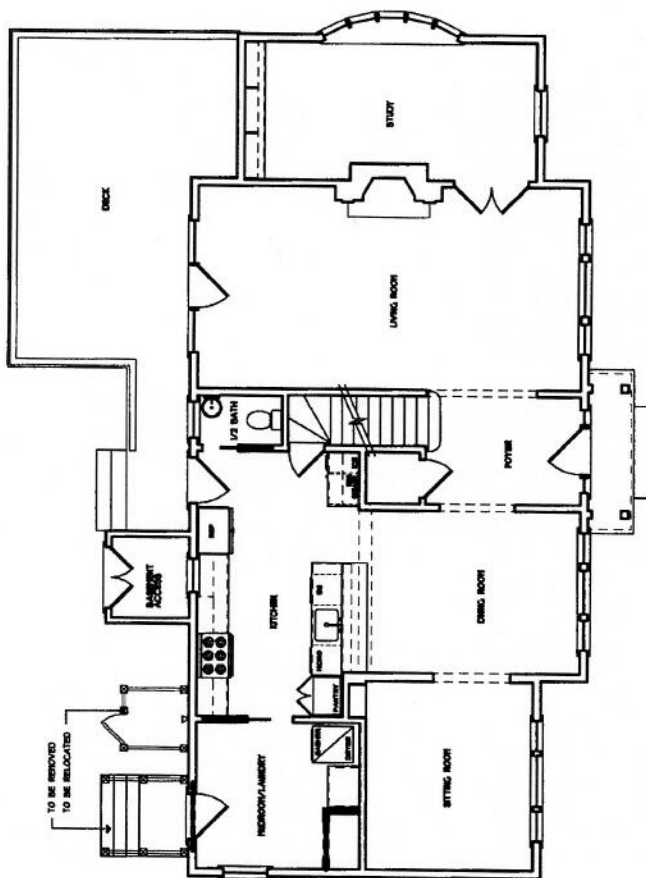
Tel 781.639.4616  
Cell 781.884.2304

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

date: 06/16/20

drawn by: VLH

Reviewed by  
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For Zoning Board  
Of Appeals



1 EXISTING FIRST FLOOR PLAN

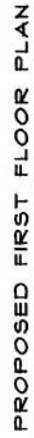
<p>DARRIN RESIDENCE 5 LONGVIEW DRIVE MARBLEHEAD, MASSACHUSETTS</p>	<p>TAPROOT DESIGN INC.</p> <p>37 Birch Street Marblehead, MA 01945 Tel. 781.639.4616 Cell 781.864.8304</p> <p>scale: 1/8"=1'-0" date: 06/14/20 drawn by: VLH</p> <p>Reviewed by Building Department For Zoning Board Of Appeals</p>
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37 Birch Street  
Marblehead, MA 01945

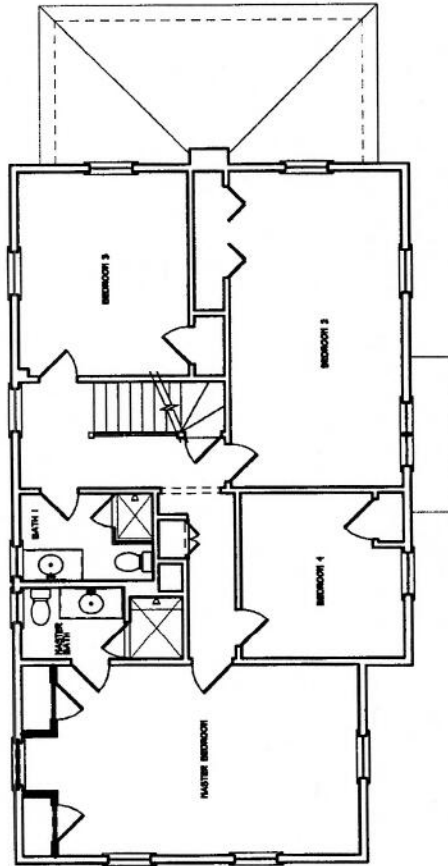
scale:  $1/8'' = 1' - 0''$

drawn by: VLH

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①



1 EXISTING SECOND FLOOR PLAN

DARRIN RESIDENCE  
5 LONGVIEW DRIVE  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

37 Birch Street  
Marblehead, MA 01945

Tel 781.639.4618  
Cell 781.864.2304

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

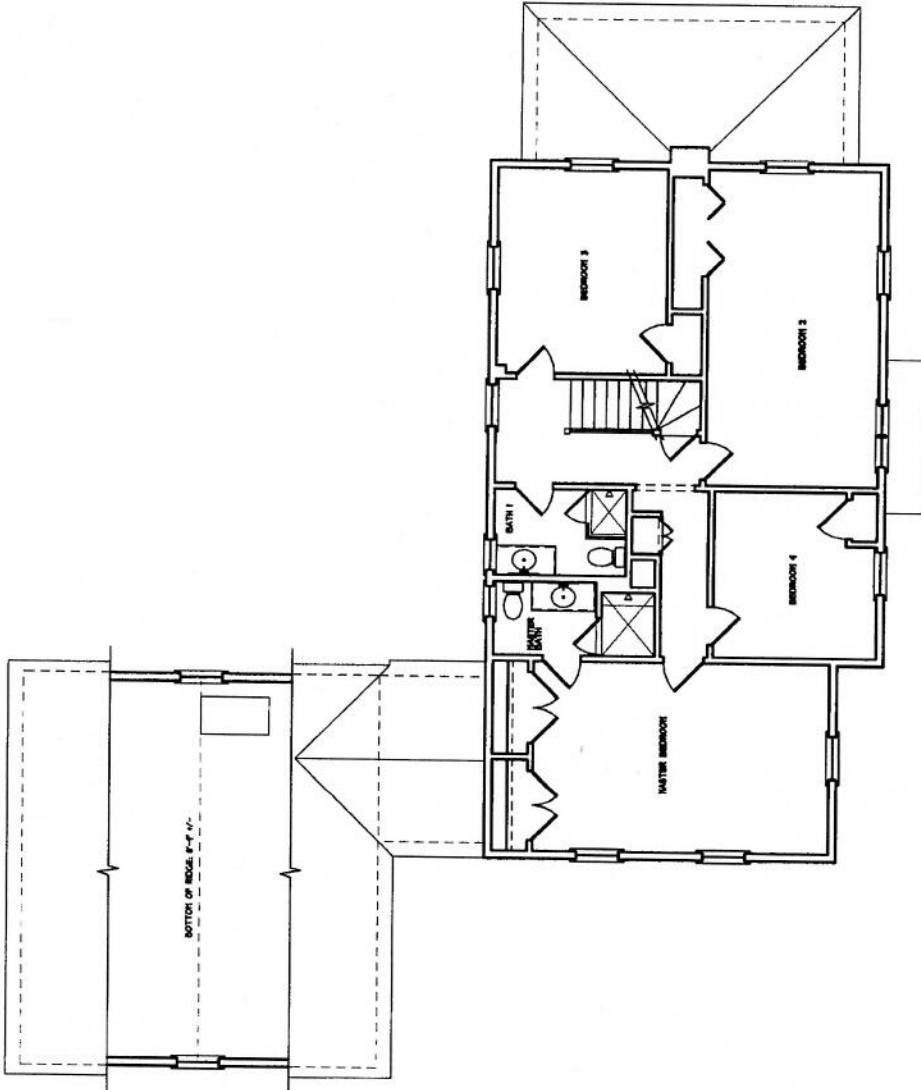
date: 04/16/20

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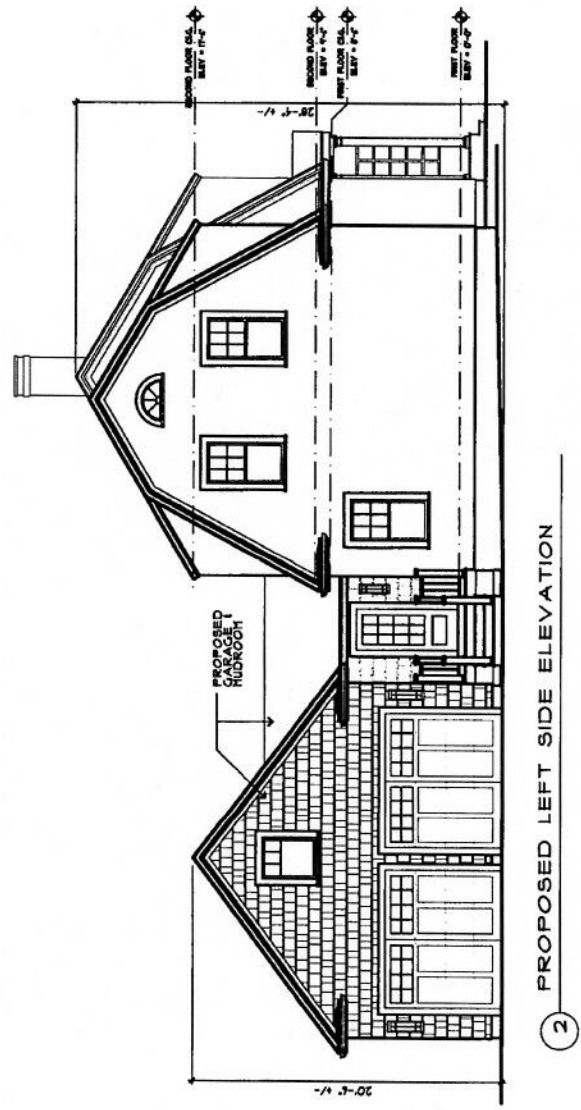
	<b>DARRIN RESIDENCE</b> <b>5 LONGVIEW DRIVE</b> <b>MARBLEHEAD, MASSACHUSETTS</b>	<b>TAPROOT</b> <b>DESIGN</b> <b>INC.</b>	37 Birch Street Marblehead, MA 01945 Tel: 781.639.4616 Cell: 781.864.2304	scale: 1/8"=1'-0" date: 06/16/20 drawn by: VLH	Reviewed by Building Department For Zoning Board Of Appeals



1 PROPOSED SECOND FLOOR PLAN



PROPOSED FRONT ELEVATION



PROPOSED LEFT SIDE ELEVATION

DARRIN RESIDENCE  
5 LONGVIEW DRIVE  
MARBLEHEAD, MASSACHUSETTS

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37 Birch Street  
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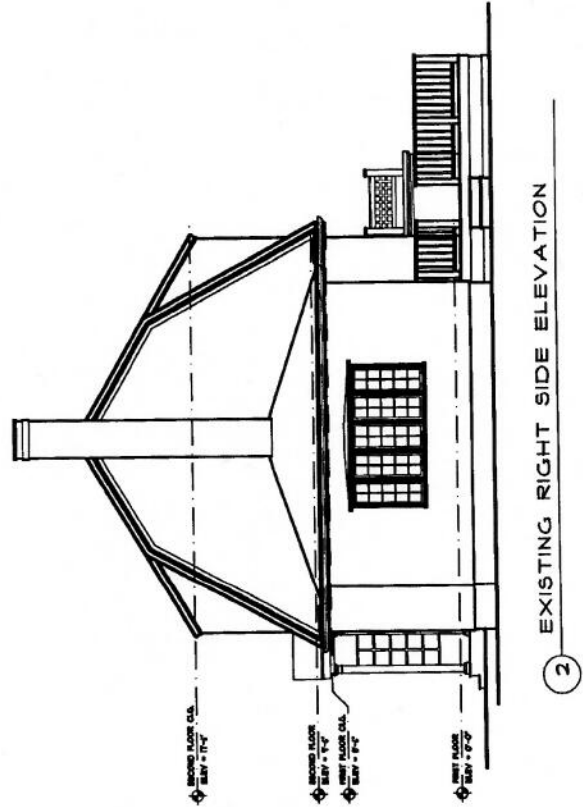
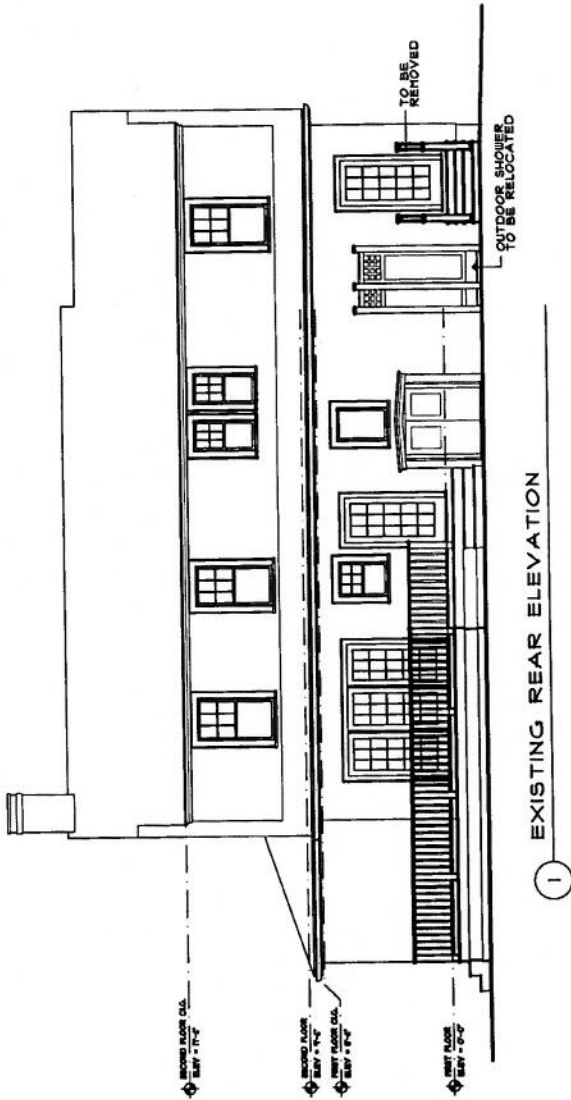
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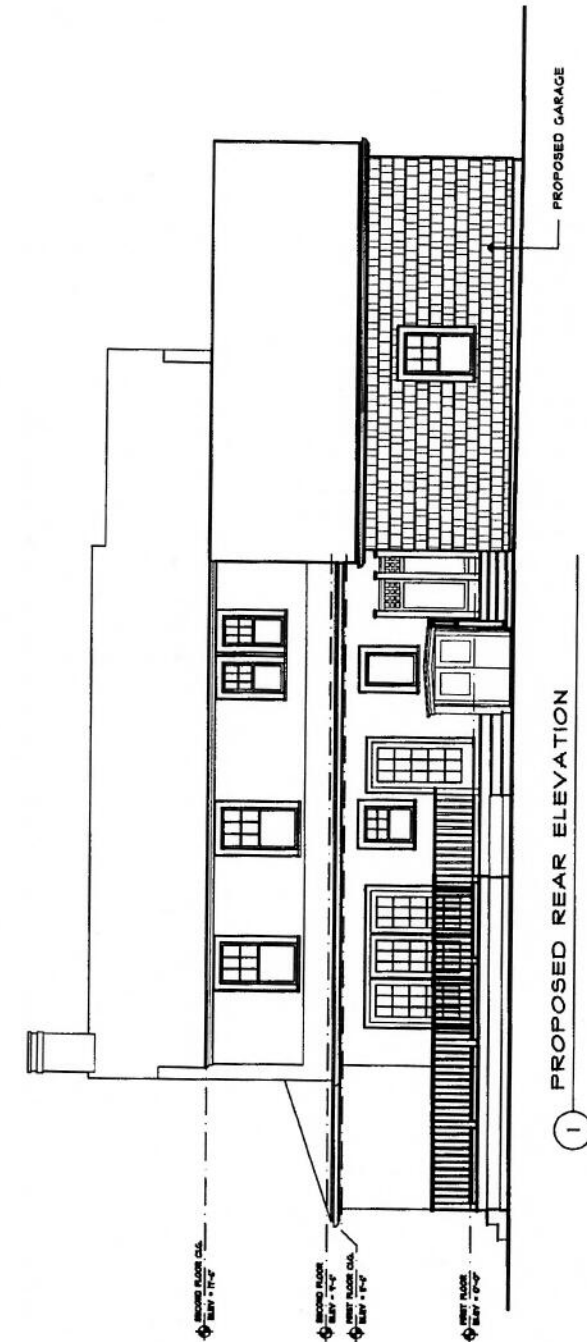
date: 06/14/20

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	<b>DARRIN RESIDENCE</b> <b>5 LONGVIEW DRIVE</b> <b>MARBLEHEAD, MASSACHUSETTS</b>	<b>TAPROOT</b> <b>DESIGN</b> <b>INC.</b>	37 Birch Street Marblehead, MA 01945 Tel 781.639.4616 Cell 781.864.2304	scale: 1/8"=1'-0" date: 04/16/20 drawn by: VLH	Reviewed by Building Department For Zoning Board Or Appeals





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