



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 25 AM 8:25

Town Clerk

Project Address 6 Susan Road, Marblehead, MA, 01945

Assessor Map(s) 144 Parcel Number(s) 3

### **OWNER INFORMATION**

Signature \_\_\_\_\_ Reviewed by Building Department For Zoning Board Of Appeals date 02.23.2021

Name (printed) Kris & Jennifer Enscoe

Address 6 Susan Road, Marblehead, MA, 01945

Phone Numbers: home 781.706.4572 work \_\_\_\_\_

E-mail enscoe8@gmail.com; jkbaldini@gmail.com fax \_\_\_\_\_

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

Signature \_\_\_\_\_ date 02.23.2021

Name (printed) Walter Jacob Architects LTD

Address 3 Pleasant Street, Marblehead, MA, 01945

Phone Numbers: home 781.631.7440 work \_\_\_\_\_

E-mail walter@architectwaj.com; yorleny@architectwaj.com fax \_\_\_\_\_

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

This project includes the addition of two dormers which encroach on the rear yard setback and exceed the 10% expansion limit on an existing non-conforming building which encroaches on the front and rear-yard setbacks. And on an existing non-conforming lot with less than the required lot area, frontage, and with two accessory structures encroaching the property line.

- 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/](http://www.marblehead.org/)

**Town of Marblehead**  
**ZBA-APPLICATION**

Page 2 of 3

Revision Date: 12-02-2020

Project Address 6 Susan Road, Marblehead, MA, 01945

Map(s) / Parcel(s) 144/3

**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(2) and Table 2)
- ☐ Parking - Less than required; undersized; tandem (§200-17 to §200-21) (circle all that apply)
- ☒ Other Non-conformities (explain) 2 accessory structures encroaching on property lines
- ☐ 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"/> |

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 2-24-2021

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

Revision Date: 12-02-2020

Project Address 6 Susan Road, Marblehead, MA, 01945

Map(s) / Parcel(s) 144/3

**NET OPEN AREA (NOA)**

Lot area = A

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 Walter Jacob Architects LTD/02.23.21

to the following plan(s): 2. plan by/dated North Shore Survey Corp. / 02.03.21

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

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

Date 2-24-2021

**EXISTING**

**PROPOSED**

5,005 sf

5,005 sf

150 sf

150 sf

738 sf

738 sf

256 sf

256 sf

324 sf

324 sf

-

-

-

-

1,468 sf

1,468 sf

3,537 sf

3,537 sf

150 sf

150 sf

738 sf

738 sf

738 sf

738 sf

426 sf

671 sf

-

-

-

-

-

-

-

-

-

-

2,052 sf

2,297 sf

= 245

= 11.93957 %

= 1.72368

= 1.53983

**PROJECT TEAM**

**CLIENT**  
Kris & Jennifer Enscoe  
6 Susan 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 Corp.  
14 Brown Street  
Salem, MA 01915  
T: 978.744.4800  
northshoresurvey@outlook.com

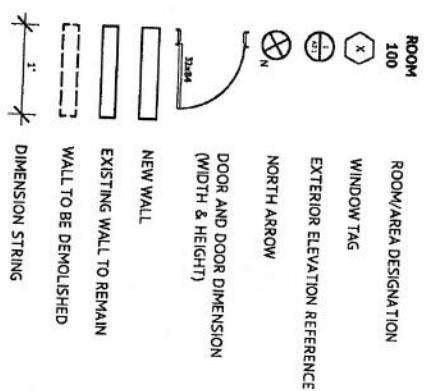
**ZONING INFORMATION**

Zoning District: SR

**LOT AREA**  
FRONTAGE  
FRONT SETBACK  
SIDE SETBACK  
REAR SETBACK  
HEIGHT/STORIES

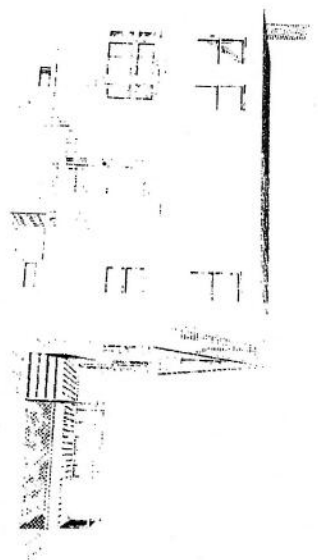
| REQUIRED  | EXISTING   | PROPOSED   |
|-----------|------------|------------|
| 10,000 sf | ± 5,005 sf | ± 5,005 sf |
| 100'      | ± 91'      | ± 91'      |
| 20'       | ± 17'      | ± 21'      |
| 15'       | ± 22'      | ± 23'      |
| 25'       | ± 4'       | ± 9'       |
| 35'       | ± 23'      | ± 23'      |

**SYMBOLS**



**DRAWING INDEX**

|      |                                 |
|------|---------------------------------|
| CS.1 | Cover Sheet                     |
| P.1  | Survey                          |
| L.1  | Existing Conditions Photographs |
| X.1  | Site Plan                       |
| A.1  | Existing Basement Level Plan    |
| X.2  | Proposed Basement Level Plan    |
| A.2  | Existing First Level Plan       |
| X.3  | Proposed First Level Plan       |
| A.3  | Existing Second Level Plan      |
| X.5  | Proposed Second Level Plan      |
| A.5  | Existing Roof Plan              |
| X.6  | Proposed Roof Plan              |
| A.6  | Existing Elevations             |
| X.7  | Proposed Elevations             |
| A.7  | Existing Elevations             |



**PROJECT DESCRIPTION:**  
This project includes the addition of two dormers which encroach on the rear yard setback and exceed the 10% expansion limit on an existing non-conforming building which encroaches on the front and rear-yard setbacks. And on an existing non-conforming lot with less than the required lot area, frontage, and with two accessory structures encroaching on the property line.

**PROJECT LOCATION**  
6 Susan Road  
Marblehead, MA 01945

Private Residence

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

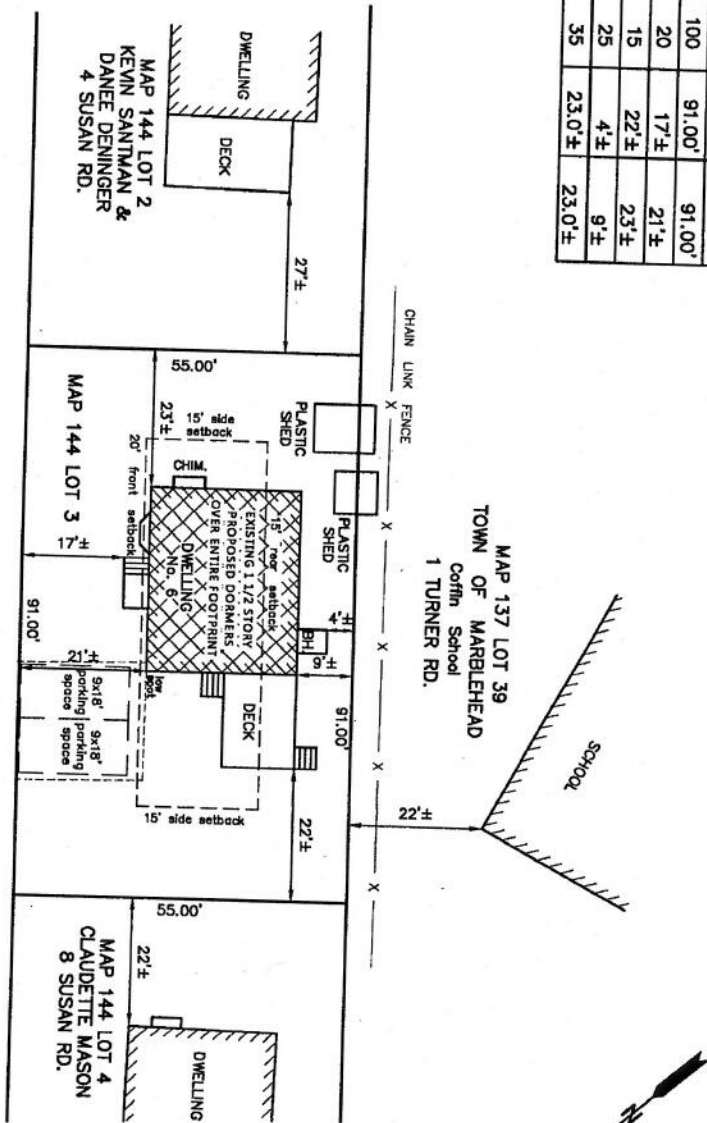
Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

CS.1

6 Susan Road, Marblehead, MA 01945

# ZONING DISTRICT - SINGLE RESIDENCE

| LOT AREA    | REQUIRED | EXISTING | PROPOSED |
|-------------|----------|----------|----------|
| FRONTAGE    | 10000    | 5005±    | 5005±    |
| FRONT       | 100      | 91.00'   | 91.00'   |
| SIDE        | 20       | 17±      | 21±      |
| REAR        | 15       | 22±      | 23±      |
| BLDG HEIGHT | 35       | 23.0'±   | 23.0'±   |



Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

## ZONING BOARD OF APPEALS PLAN

MARBLEHEAD

6 SUSAN ROAD

PROPERTY OF

KRIS & JENNIFER ENSCOE

SCALE 1" = 20'

FEBRUARY 3, 2021

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

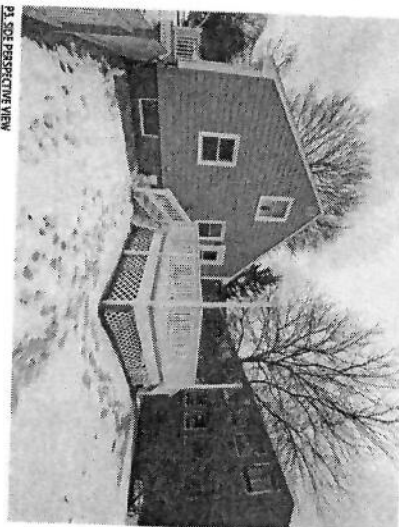
(978) 744-4800



P1 FRONT PERSPECTIVE VIEW



P2 FRONT PERSPECTIVE VIEW



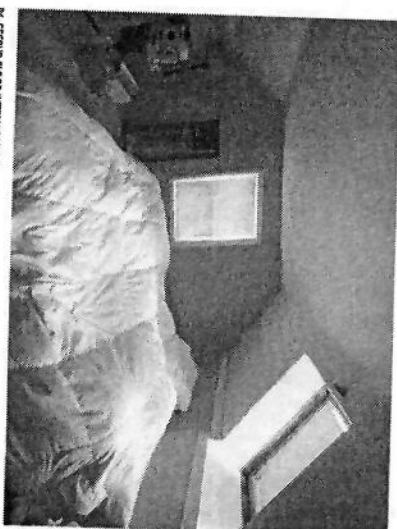
P3 SIDE PERSPECTIVE VIEW



P4 SIDE VIEW



P5 BACKWARD VIEW



P6 SECOND FLOOR INTERIOR VIEW

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

Private Residence

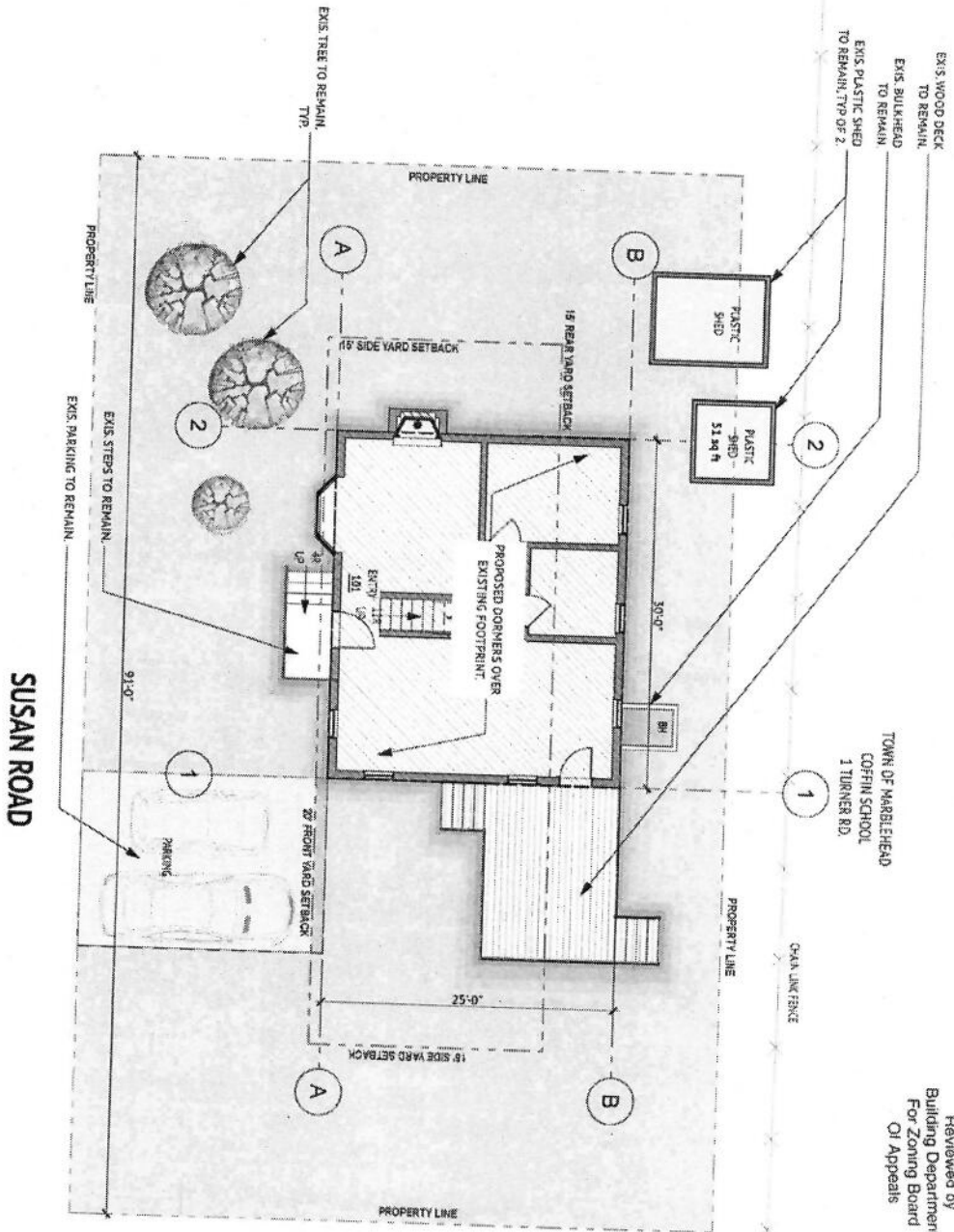
6 Susan Road, Marblehead, MA 01945

P.1

Existing Conditions Photographs  
02.23.21 Marblehead Zoning Board of Appeals

KEVIN SANTANA &  
DANIEL DENINGER  
4 SUSAN RD.

1 Site Plan  
SCALE: 1" = 10'



TOWN OF MARBLEHEAD  
COFFIN SCHOOL  
1 TURNER RD.

CHAIR LINE FENCE

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

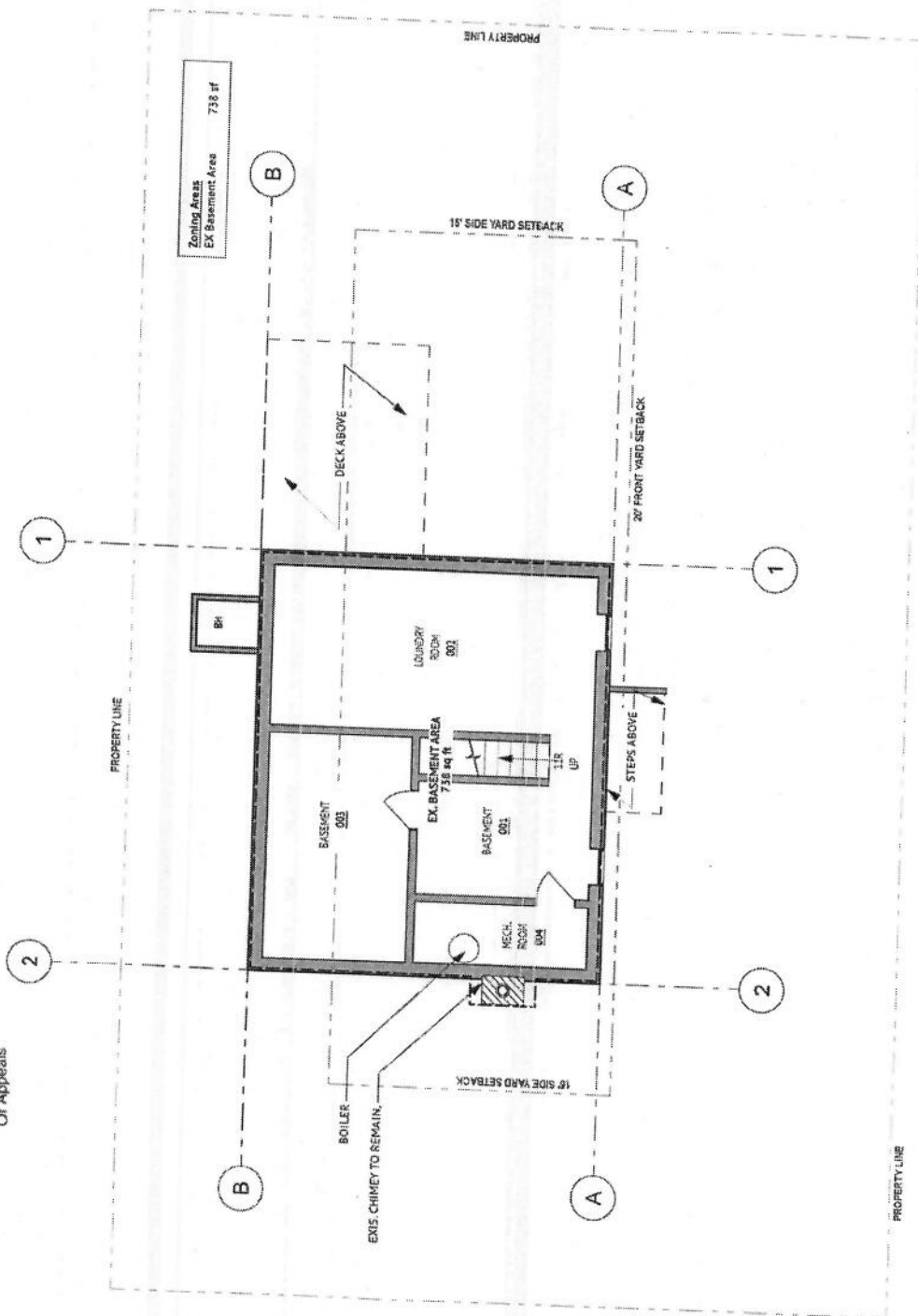
Private Residence

6 Susan Road, Marblehead, MA 01945

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

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

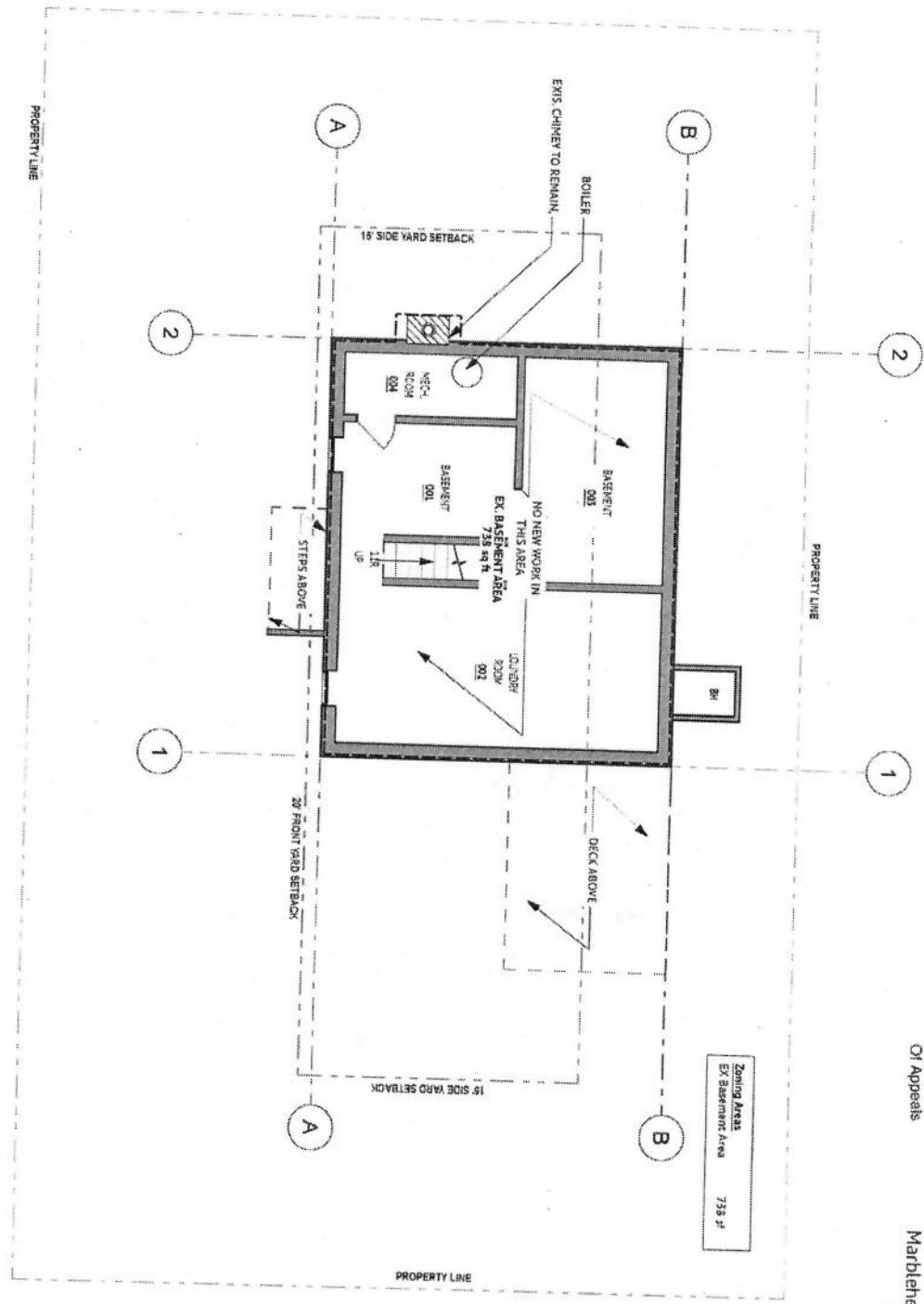
Private Residence  
6 Susan Road, Marblehead, MA 01945



1 Existing Basement Level Plan  
SCALE 1/8" = 1'-0"

Existing Basement Level Plan  
02.23.21 Marblehead Zoning Board of Appeals

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



Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

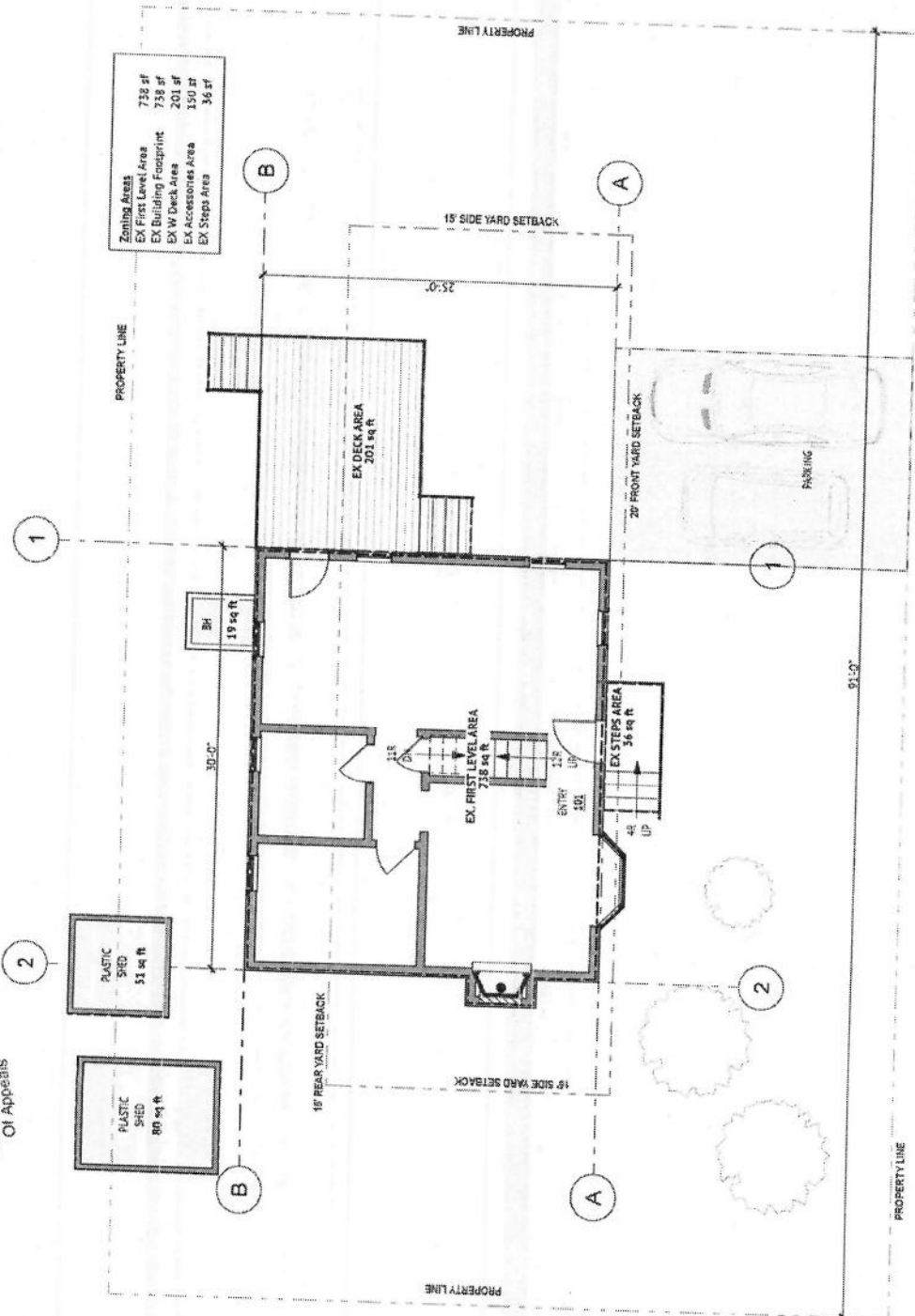
Private Residence

6 Susan Road, Marblehead, MA 01945

Proposed Basement Level Plan  
02.23.21 Marblehead Zoning Board of Appeals

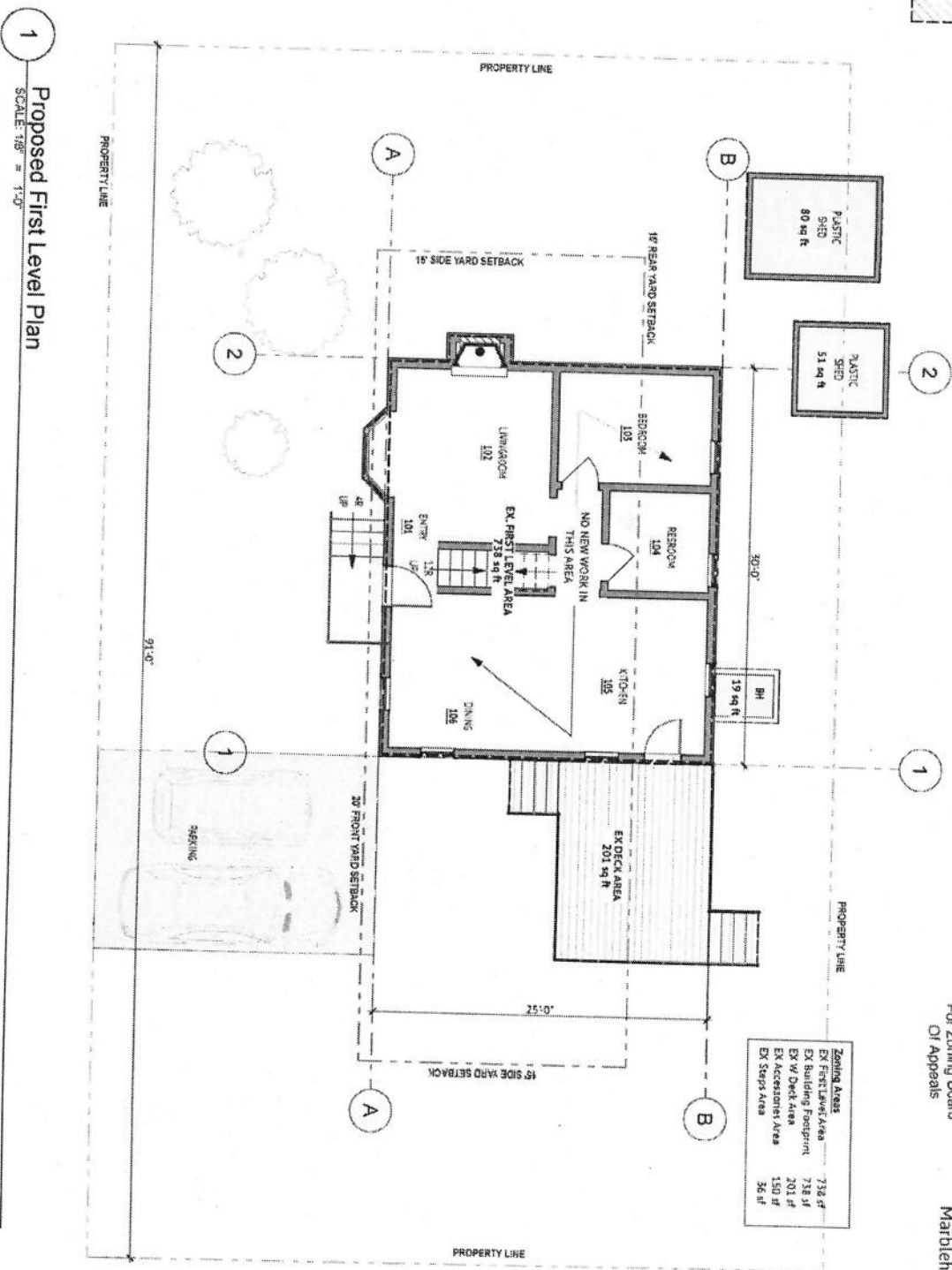
Walter Jacob Architects LTD  
3 Pleasant Street  
Marblehead, MA 01945  
781.631.7440

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals



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

Existing First Level Plan  
02.23.21 Marblehead Zoning Board of Appeals



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

02.23.21 Marblehead Zoning Board of Appeals

Private Residence

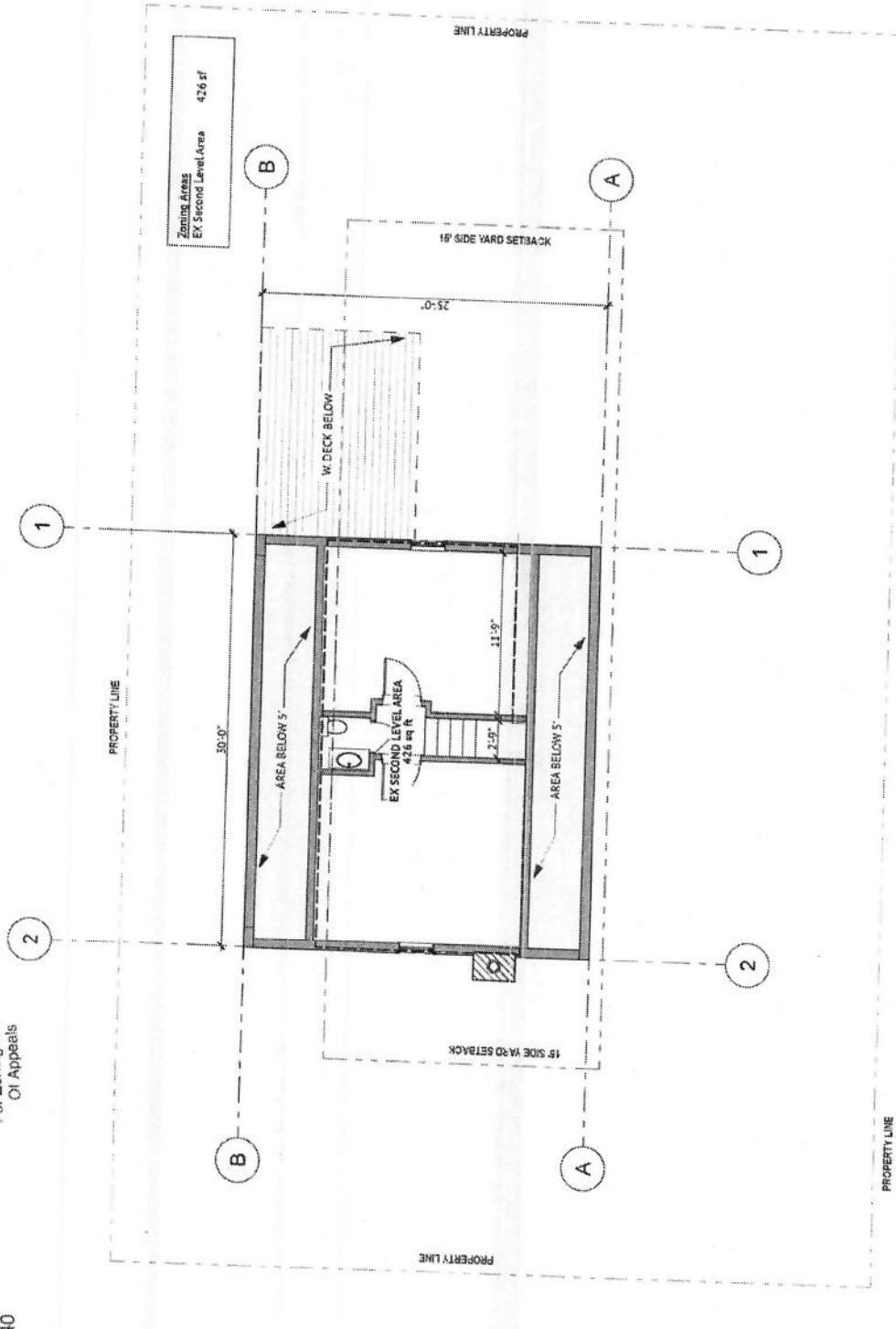
6 Susan Road, Marblehead, MA 01945

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

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

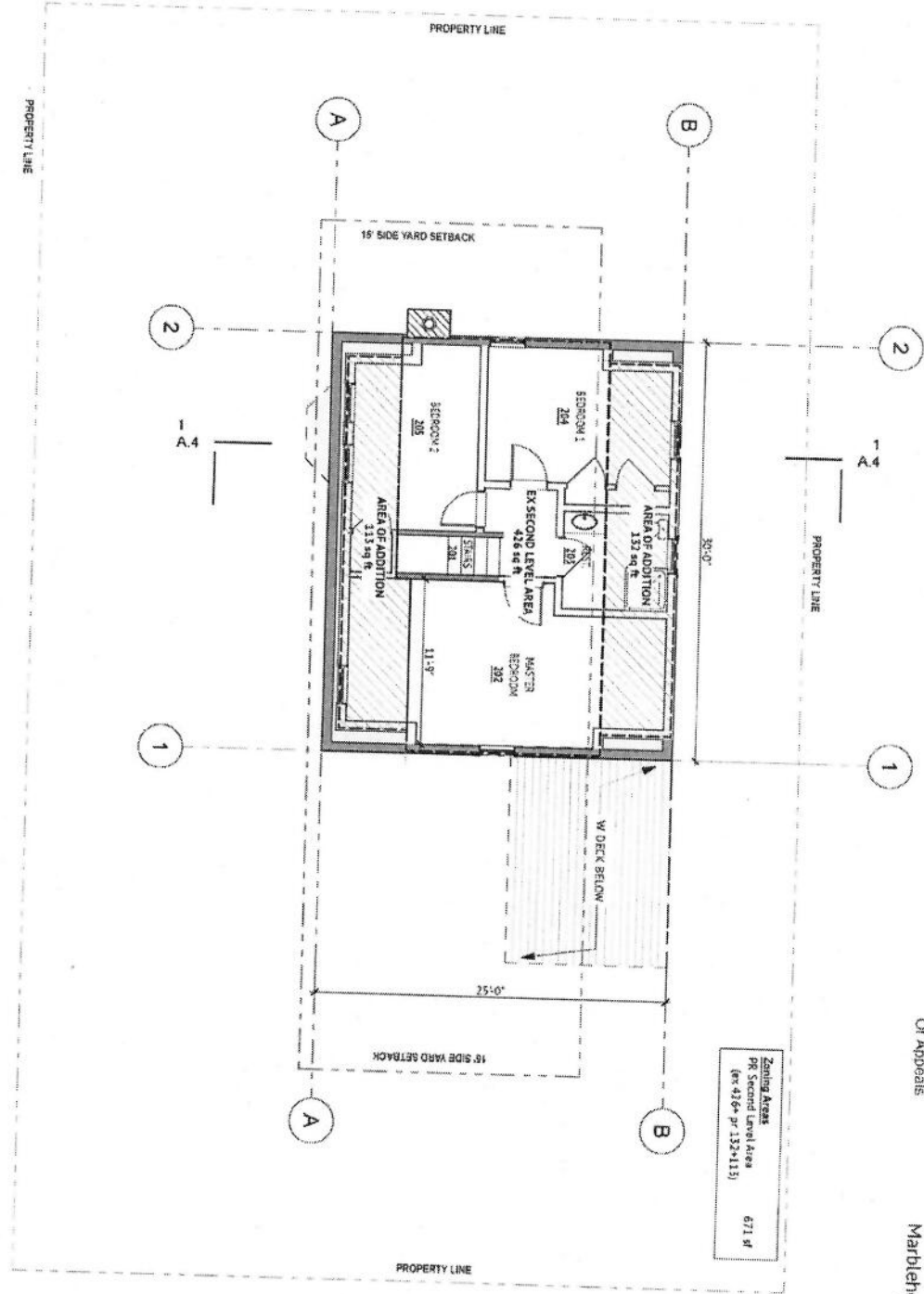
Reviewed by  
Building Department  
For Zoning Board  
Of Appeals



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

Existing Second Level Plan  
02.23.21 Marblehead Zoning Board of Appeals

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



Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

Proposed Second Level Plan  
02.23.21 Marblehead Zoning Board of Appeals

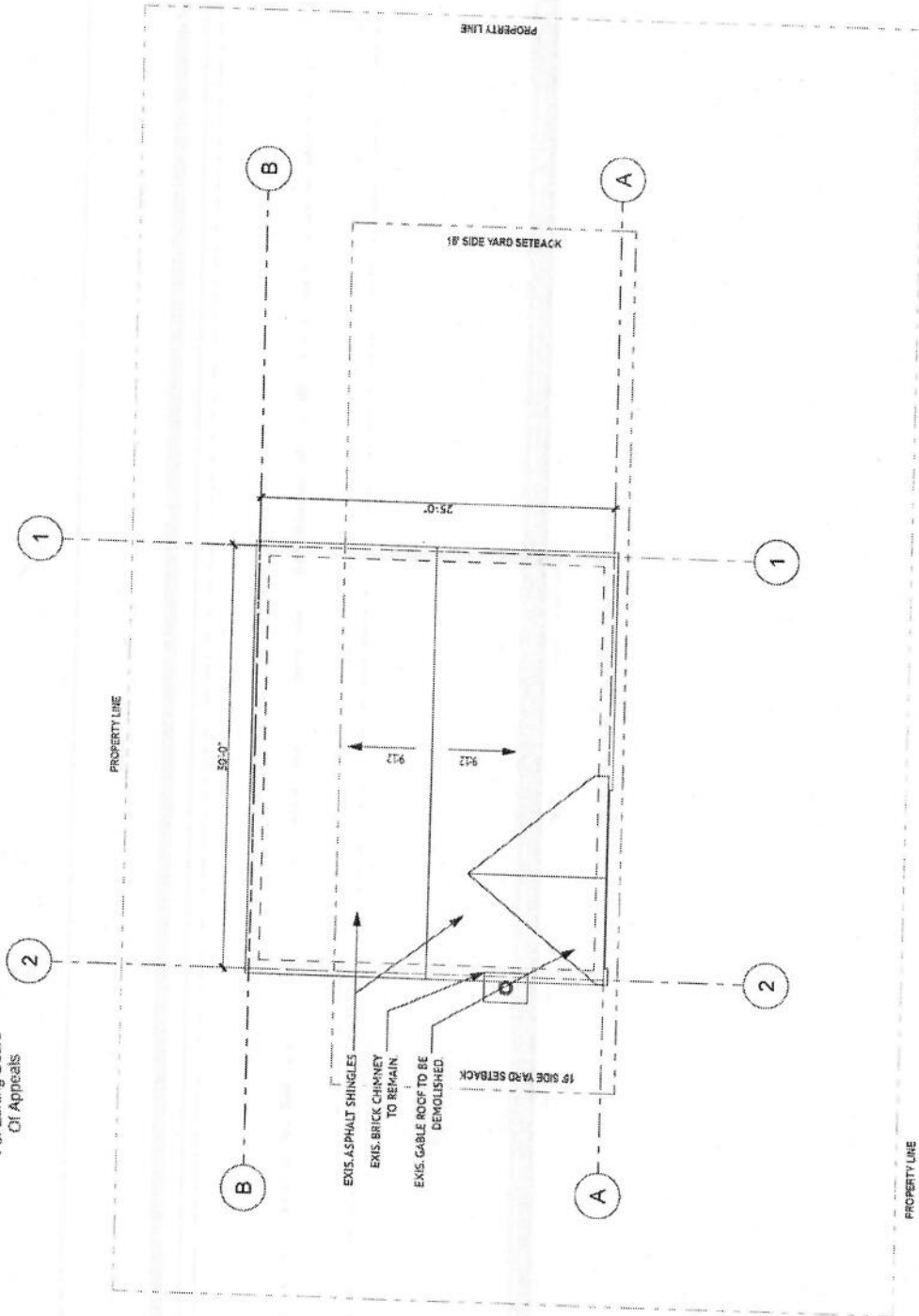
Private Residence

6 Susan Road, Marblehead, MA 01945

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

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

Private Residence  
6 Susan Road, Marblehead, MA 01945



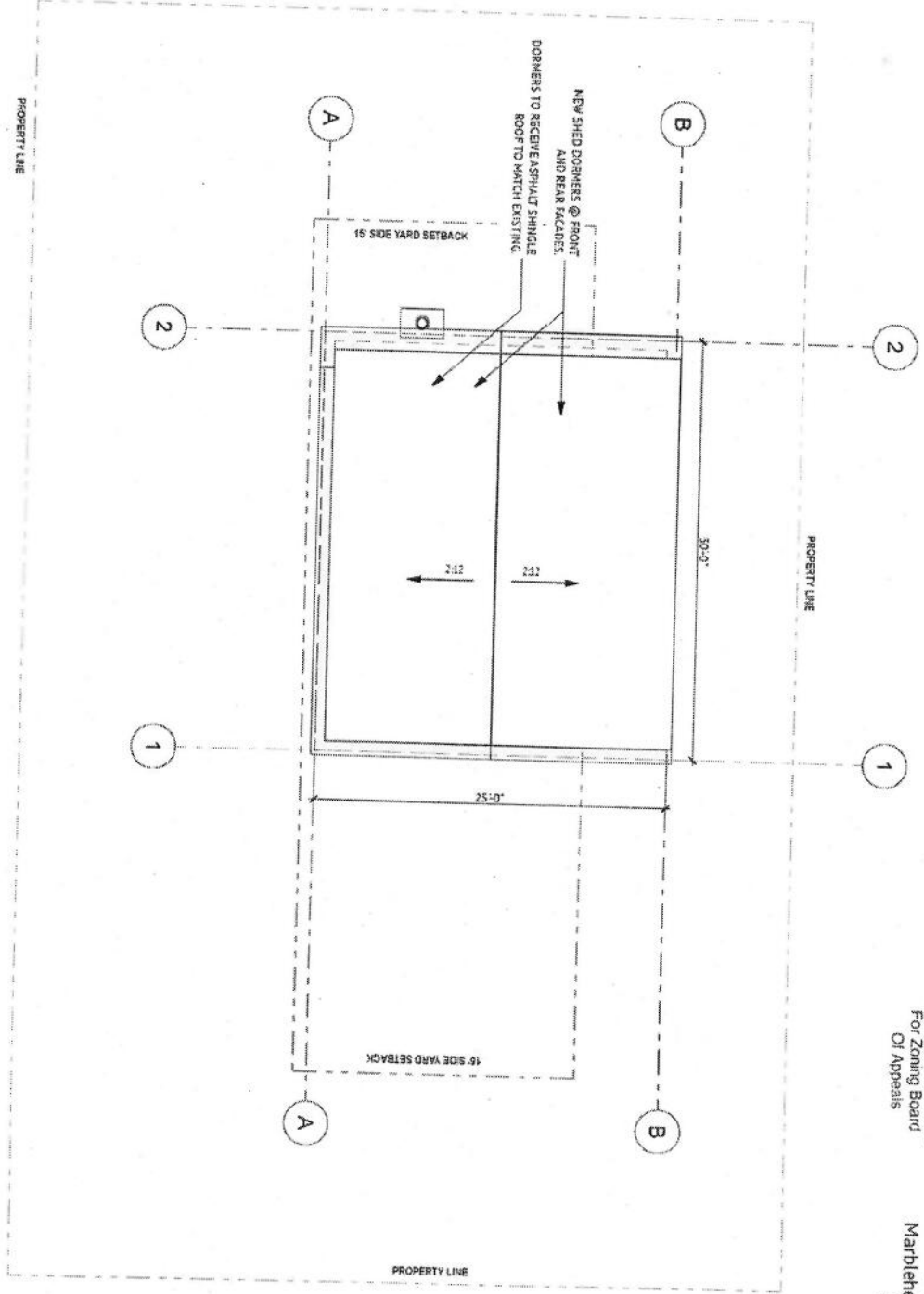
### 1 Existing Roof Plan

SCALE 1/8" = 1'-0"

Existing Roof Plan

02.23.21 Marblehead Zoning Board of Appeals

1 Proposed Roof Plan  
SCALE 1/8" = 1'-0"



Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

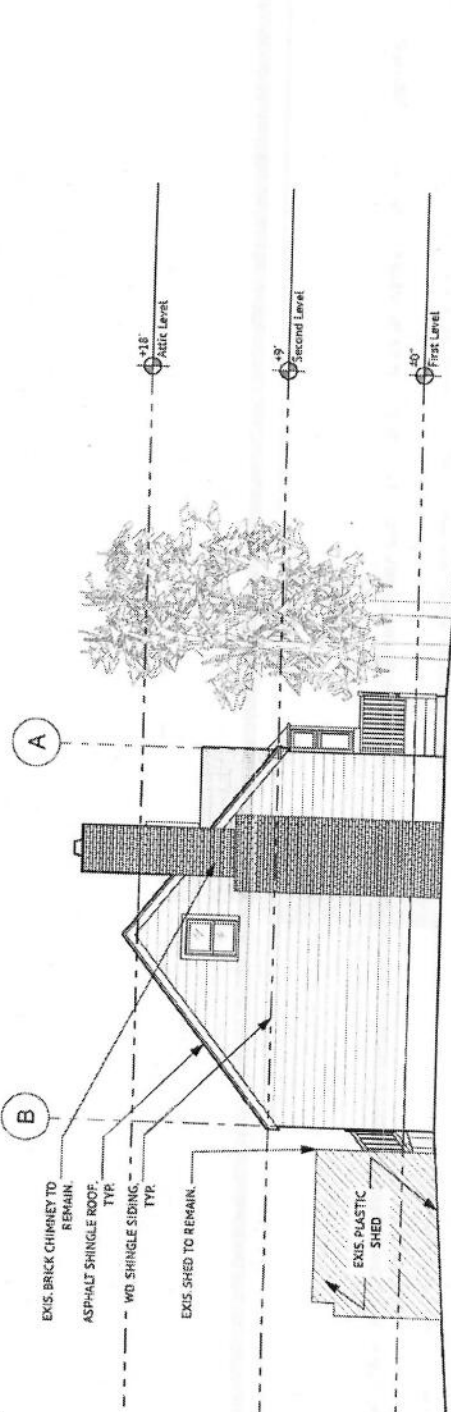
Walter Jacob Architects LTD  
3 Pleasant Street  
Marblehead, MA 01945  
781.631.7440

Private Residence

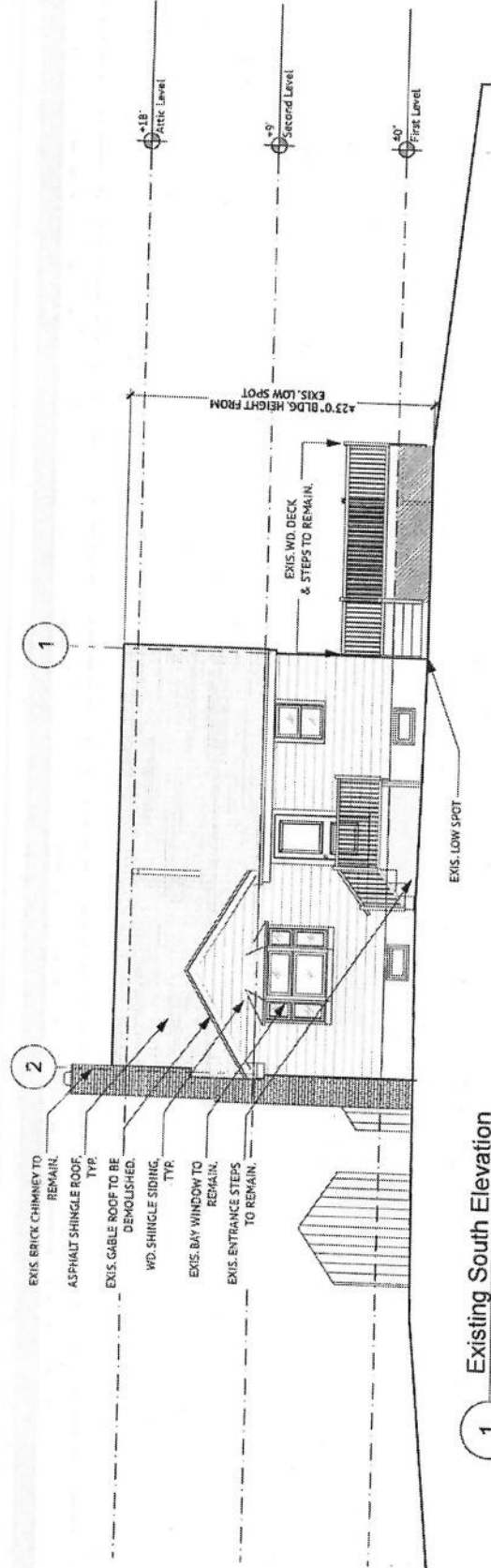
6 Susan Road, Marblehead, MA 01945

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

Reviewed by  
 Building Department  
 For Zoning Board  
 Of Appeals



2 Existing West Elevation  
 SCALE: 1/8" = 1'-0"



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

Private Residence  
 6 Susan Road, Marblehead, MA 01945

Existing Elevations  
 02.23.21 Marblehead Zoning Board of Appeals

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



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

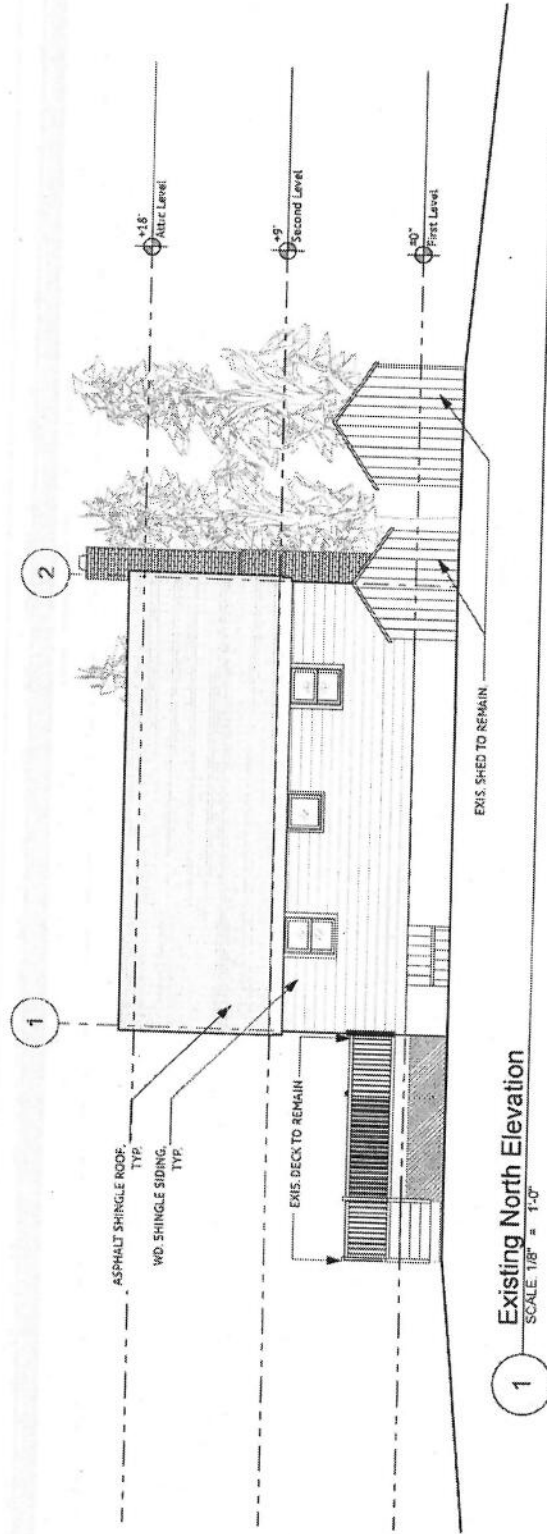
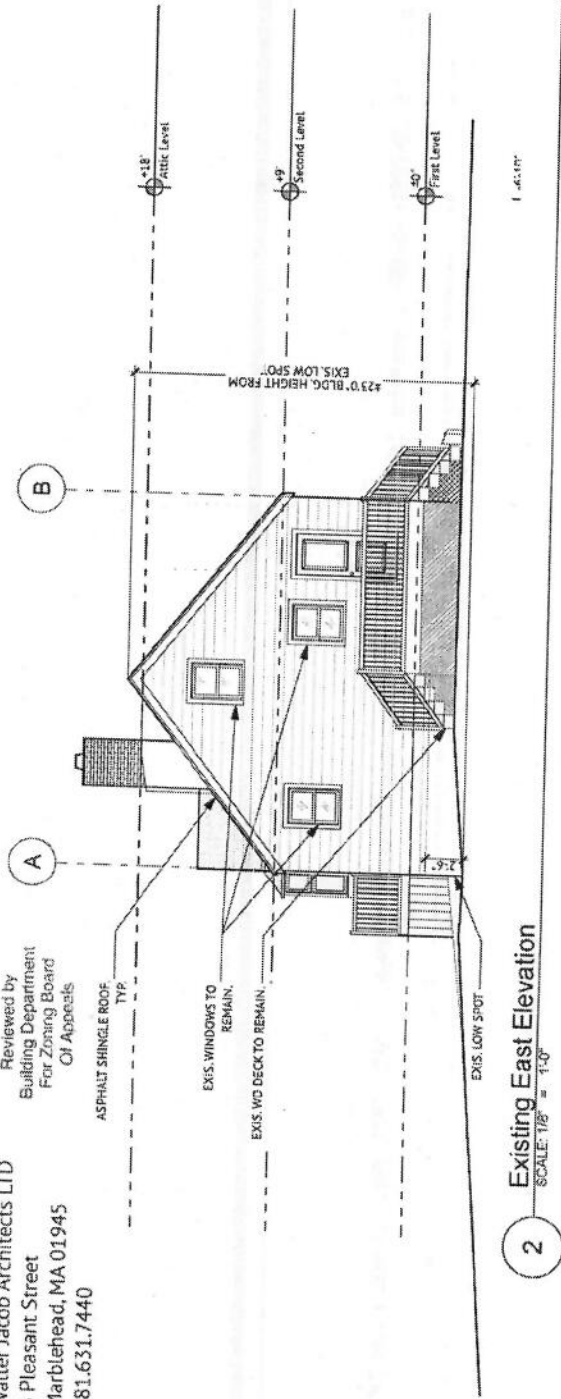
SCALE: 1/8" = 1'-0"



6 Susan Road, Marblehead, MA 01945

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

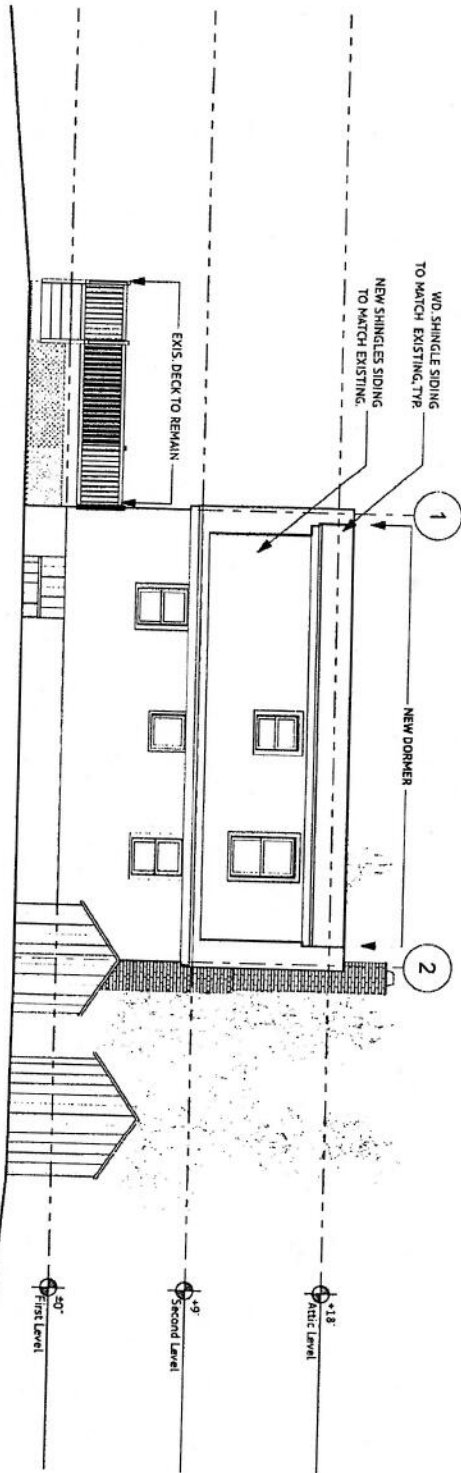
Reviewed by  
Building Department  
For Zoning Board  
Of Appeals



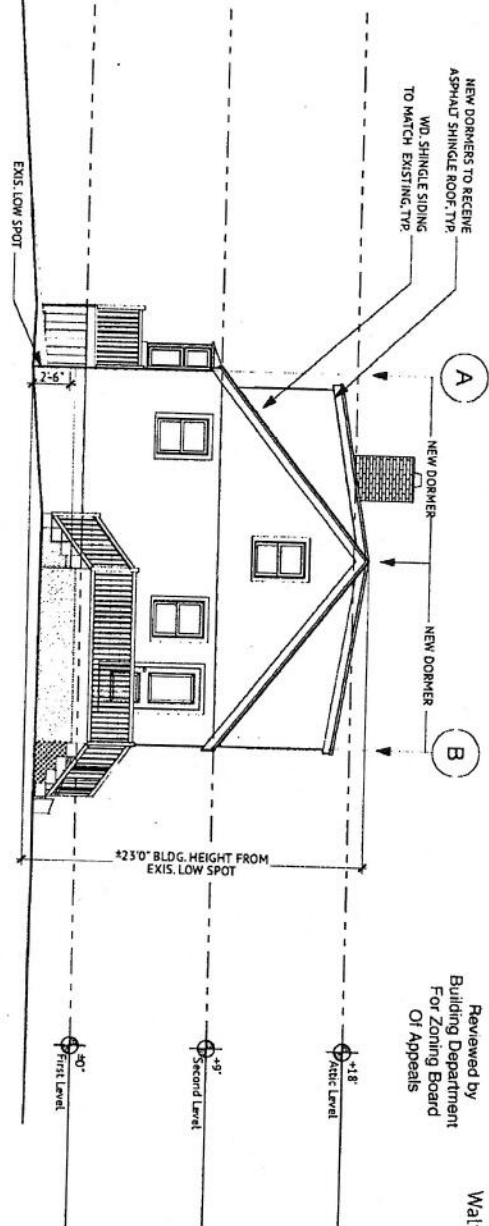
Private Residence  
6 Susan Road, Marblehead, MA 01945

Existing Elevations  
02.23.21 Marblehead Zoning Board of Appeals

1 Proposed North Elevation  
SCALE 1/8" = 1'-0"



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



Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

Private Residence

6 Susan Road, Marblehead, MA 01945

A.7