



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

## ZBA APPLICATION PAGE 1 of 3

RECEIVED  
MARBLEHEAD  
TOWN CLERK

2020 JAN 29 PM 4:47  
Town Clerk

Project Address 7 Crestwood Road

Assessor Map(s) 75 Parcel Number(s) 17

### OWNER INFORMATION

Signature [Signature] date 01/21/2020

Name (printed) Bill & Caroline Murray

Address 7 Crestwood Road, Marblehead

Phone Numbers: home 207-730-2047 (caroline) work

E-mail caroline.engel.murray@gmail.com fax

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

Signature [Signature] date 1-21-2020

Name (printed) Craig Bosworth - Bosworth Architect L.L.C

Address 78 Front Street, Marblehead. MA.

Phone Numbers: home N/A work 781-631-1982

E-mail craig@boswortharchitect.com fax N/A

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

See attached Project Description.

- Please schedule a zoning 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 hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

### REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) [Signature]

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 7 Crestwood Road Map(s) / Parcel(s) 75 / 17

**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 X No        (explain) \_\_\_\_\_

**PROPOSED CHANGE OF USE**

No X Yes        (explain) \_\_\_\_\_

**PROPOSED CONSTRUCTION QUALIFIES AS "Building New"** (§200-7) Yes        No X

**EXISTING DIMENSIONAL NON-CONFORMITIES** (check all that apply)

- Lot Area - Less than required (§200-7 and Table 2)  
X 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)  
X 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)  
X 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)  
X 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 <u>      </u> No <u>X</u>
Historic District Commission	Yes <u>      </u> No <u>X</u>
Planning Board	Yes <u>      </u> No <u>X</u>

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

Yes X No        (explain) \_\_\_\_\_

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

Date 1/29/2020

## Revision Date: 12-14-2015

75 - 17

**PROPOSED**

16535

## 0 SF

2746 SF

298 SF

324 SF

0 SE

0 SF

3368 SF

## 13167 SF

## 0

## 796 SF

2746 SF

2015 SE

0 SE

0

0

0

86 SE

5642 65

---

1057 SF

8409 %

0001

CONCLUSIONS

5555

an-20

5643 SF

= 1057 SF

$$= 23.048408 \%$$
$$= 2.9448321$$
$$= 2.3333333$$

8-Jan-20

26-Jan-20

Date \_\_\_\_\_

1/29/2020



BOSWORTH  
ARCHITECT L.L.C.

January 26, 2020

Zoning Board of Appeals

Mary Alley Municipal Building  
7 Widger Road  
Marblehead, MA 01945

RE: Zoning Board of Appeals Application – 7 Crestwood Road

Zone: **Single Residence**

#### PROJECT DESCRIPTION

We request the approval from the Board of Appeals for a Dimensional Special Permit for the proposed additions to an existing non-conforming single-family dwelling with less than required Side Yard setback located at 7 Crestwood Road, Marblehead, MA.

After review of alternate solutions, we feel the best decision is to create additions within the required Side Yard Setback. This solution will preserve the existing front courtyard with little impact to the character of the streetscape, or adjacent neighbors.

The proposed additions will increase the size of an existing two-car garage with a second-floor bonus room. The addition toward the rear of the new garage will include a mudroom / lavatory space and the addition of the kitchen will provide access and windows toward the rear of their yard.

The proposed additions will be built with the Side-Yard Setback and exceed the 10% Expansion Limits for a Non-Conforming Structure.

Materials will match existing; windows, siding, roofing.

Thank you,

Craig Bosworth A.I.A.