



TOWN SEAL
tel: 781-631-1529

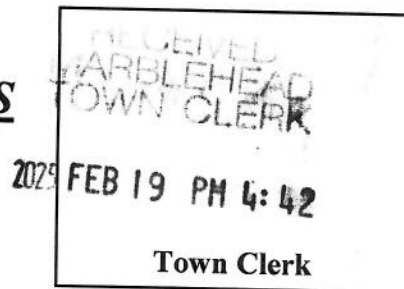
fax: 781-631-2617
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 19 Endicott Avenue

Assessor Map(s) 3 Parcel Number(s) 24

OWNER INFORMATION

Signature _____ date _____

Name (printed) Brooke Baker

Address 19 Endicott Avenue , Marblehead, MA 01945

Phone Numbers: home _____ work 781-632-0850

E-mail brookeabaker@yahoo.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 2/19/25

Name (printed) Brooke Baker

Address c/o Paul M. Lynch, Esq. Zero Spring Street, Marblehead, MA 01945

Phone Numbers: home _____ work 781-631-7808

E-mail lynch@marbleheadlaw.com fax _____

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

Special Permit to construct an addition to the existing single family dwelling on a lot with less than the required lot area, frontage, side and front yard setbacks and less than the required open area and greater than the allowed 10% expansion for a nonconforming building.

Reviewed by
Building Department
Conforming Board
Of Appeals

- 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] 2-19-2025
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 19 Endicott Avenue Map(s) / Parcel(s) 2/24

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) _____
- ☐ 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

Reviewed by
Building Department
For Zoning Board
Of Appeals

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"/>

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

Yes ☒ No ☐ (explain) _____

Building Official [Signature] Date 2-19-2025

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 19 Endicott Street

Map(s) / Parcel(s) Map 3 / Lot 24

NET OPEN AREA (NOA)

Lot area = A

EXISTING
5,436sf

PROPOSED

5,436sf

Area of features

footprint of accessory building(s)

125sf

125sf

footprint of building

923sf

1,340sf

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

253sf

198sf

number of required parking spaces 2 x (9' x 18' per space)

324

324

area of pond(s), or tidal area(s) below MHW

-

-

other areas (explain) _____

-

-

Sum of features = B

1,625sf

1,987sf

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

3,811sf

3,449sf

GROSS FLOOR AREA (GFA)

accessory structure(s)

125sf

125sf

basement or cellar (area >5' in height)

687sf

1,007sf

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

923sf

1,335sf

2nd floor (12' or less in height) 12' see definition

704sf

1,330sf

3rd floor (12' or less in height) of STORY §200-7]

-

-

4th floor (12' or less in height)

-

-

attic (area >5' in height)

29sf

29sf

area under deck (if >5' in height)

-

-

roofed porch(es)

19sf

19sf

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

2,487sf

3,845sf

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

= 1,358sf

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

= 55 %

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

= 1.53

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

= .90

This worksheet applies 1. plan by/dated Susan Koelle Architect, LLC 02/17/2025

to the following plan(s): 2. plan by/dated North Shore Survey 02/14/2025

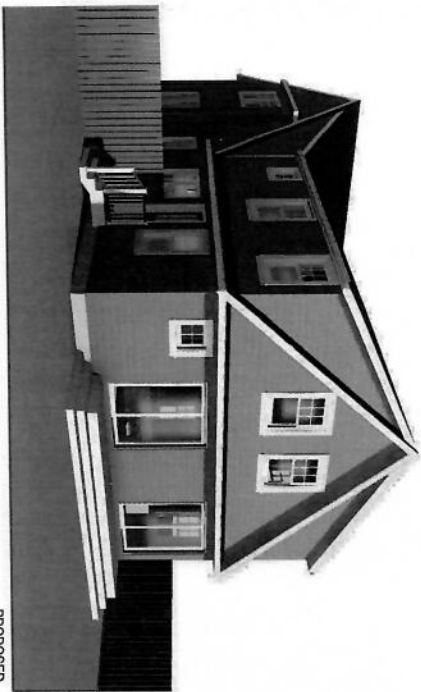
3. plan by/dated _____

Building Official _____

Date 2-19-2025

19 ENDICOTT STREET MARBLEHEAD, MA

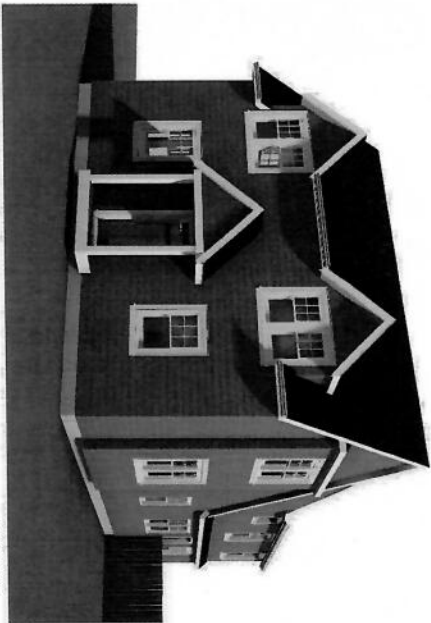
ISSUED FOR ZBA REVIEW



PROPOSED



EXISTING



PROPOSED



EXISTING

ZONING REQUIREMENTS FOR SINGLE FAMILY HOUSE IN SINGLE RESIDENCE DISTRICT

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000sf	5,436sf	5,436sf
MIN. LOT FRONTAGE	100'	50.03'	50.03'
OPEN AREA RATIO	1	1.53	.90
MAX. BUILDING HEIGHT	35'	28.2'	28.2'
MIN. FRONT YARD SETBACK	20'	19.6'	19.6'
MIN. SIDE YARD SETBACK	15'	3.3'	.8' (BUKLEHEAD), 6' (ADDITION)
MIN. REAR YARD SETBACK	15'	48.2'	34'
GROSS FLOOR AREA -		2,487sf	3,845sf

ADOPTED CODES:

ZONING: TOWN OF MARBLEHEAD ZONING BYLAWS
 BUILDING: MA 780 CMR 10TH EDITION RESIDENTIAL VOLUME & MASSACHUSETTS AMENDMENTS
 INTERNATIONAL RESIDENTIAL CODE 2021



Susan Koelle Architect LLC
 49 Bennett Road
 Marblehead, MA 01945
 617.480.4419
 SusanKoelleArchitect.com

19 Endicott Street

Marblehead, MA

Drawing Title:

Cover

Scale:

Drawn By:

SK

Date:

02/17/2025

Drawing #:

A0.0

CONSTRUCTION PLAN SYMBOLS

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE DEMO.

NEW PARTITION

1 HR. RATED PARTITION

AREA NOT IN SCOPE OF WORK

EGRESS PATHWAY

MILLWORK

MILLWORK ABOVE

AREA TO BE DETAILED

ELEVATION REFERENCE

ROOM NAME
AREA

WALL TYPE REFERENCE

DOOR REFERENCE NUMBER
(REFER TO DOOR SCHEDULE)

ALIGN WITH ESTABLISHED SURFACES

SMOKE/CARBON MONOXIDE DETECTOR

SMOKE DETECTOR

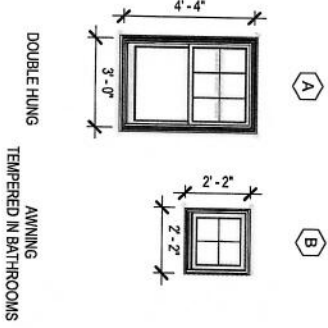
HEAT SENSOR

WALL MOUNTED, DUPLEX RECEPTACLE

WALL MOUNTED, QUADRUPLEX RECEPTACLE

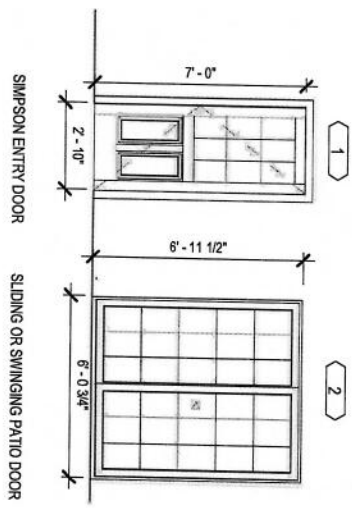
WALL MOUNTED, VOICE/DATA RECEPTACLE

ENTRANCE



NOTE: MATCH NEW WINDOW & TRIM DETAILS WITH EXISTING WINDOWS
SIZES TO BE CONFIRMED AFTER EXISTING CONDITIONS ARE REVIEWED ON SITE
ALL OPENINGS MUST MEET AAMA WDMA/CSA 1011.5.2/440 OR HAS INFILTRATION RATES PER NFRC 400 THAT
DO NOT EXCEED CODE LIMITS

2 WINDOW TYPES
1/4" = 1'-0"



3 DOOR TYPES
1/4" = 1'-0"

1 GRAPHIC SYMBOLS
1/2" = 1'-0"

Susan Koelle Architect LLC
49 Bennett Road
Marblehead, MA 01945
617.480.4419
SusanKoelleArchitect.com

19 Endicott Street
Marblehead, MA

Drawing Title:
Window
Schedule,
Graphic
Symbols

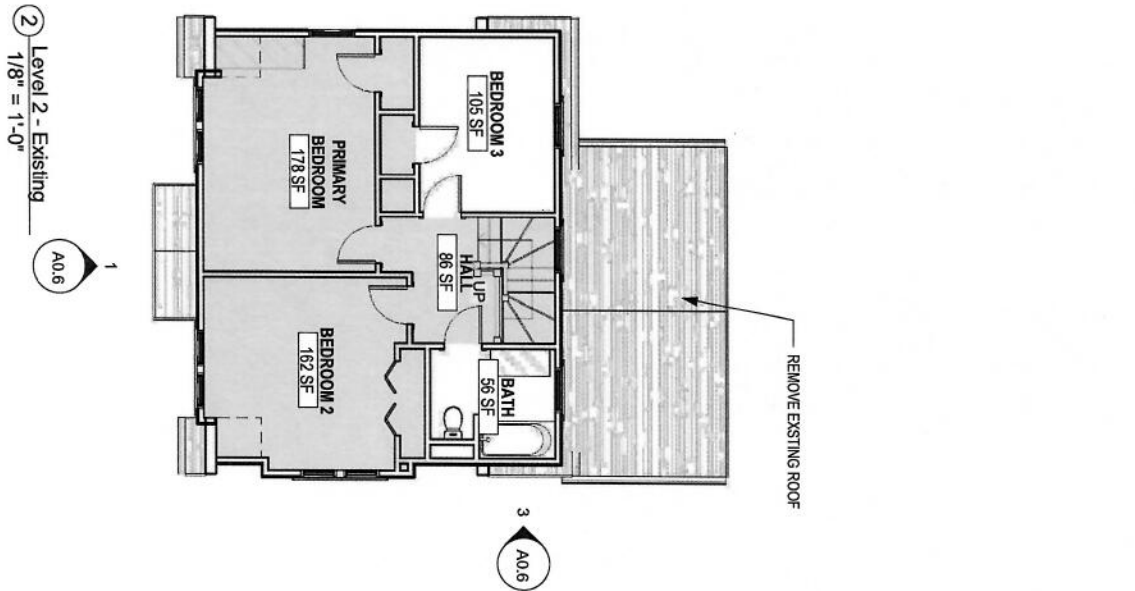
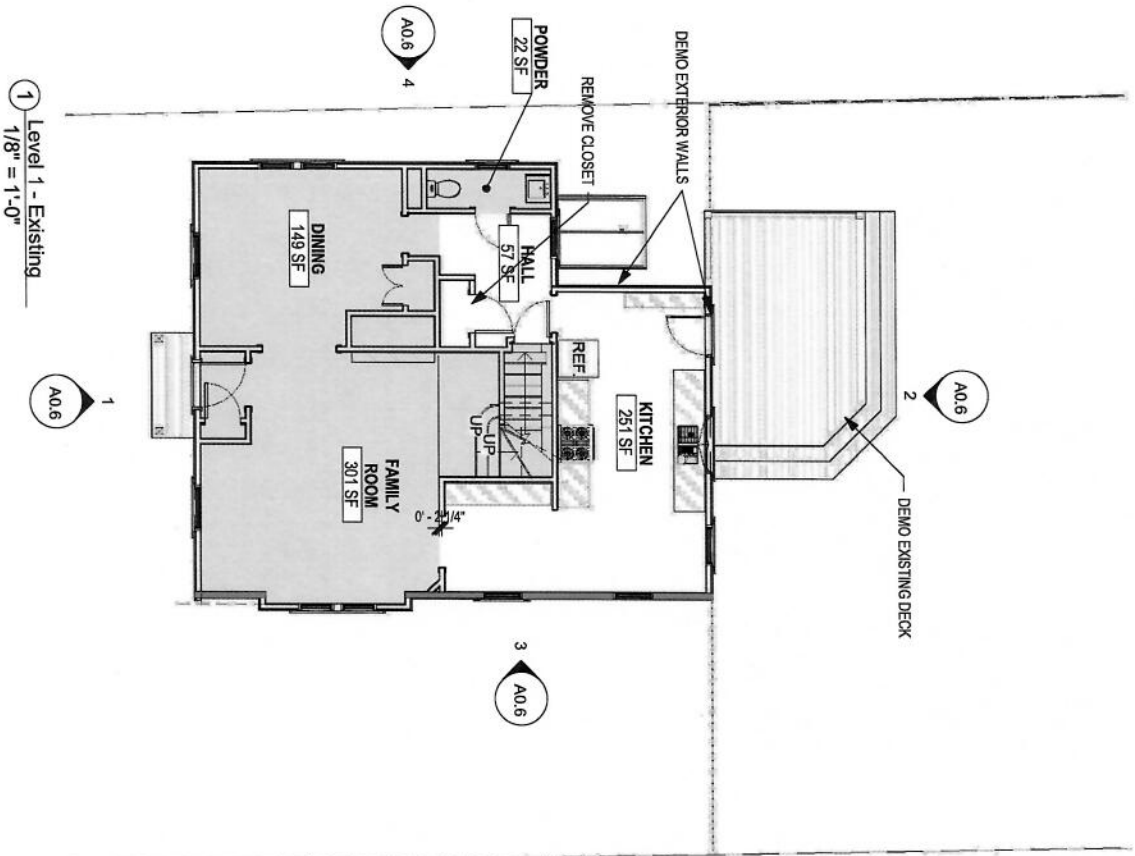
Scale:
As indicated

Drawn By:
SK

Date:
02/17/2025

Drawing #:
A0.1

ISSUED FOR ZBA REVIEW



Susan Koelle Architect LLC
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Marblehead, MA 01945
617.480.4419
SusanKoelleArchitect.com

19 Endicott Street
Marblehead, MA

Drawing Title:
Existing First
& Second
Floor Plans

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

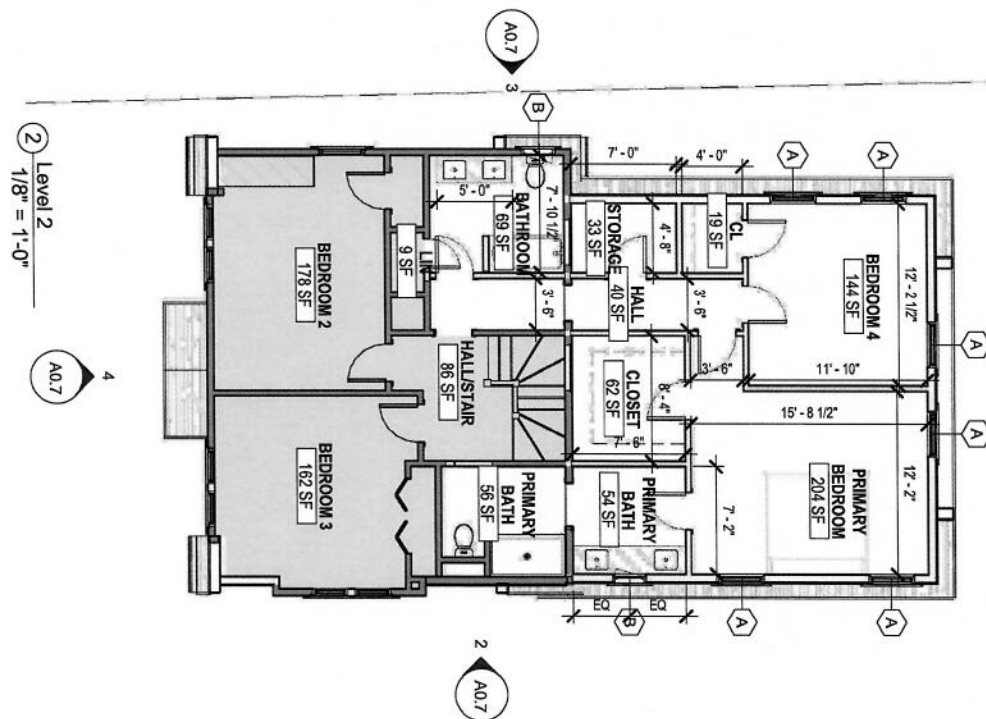
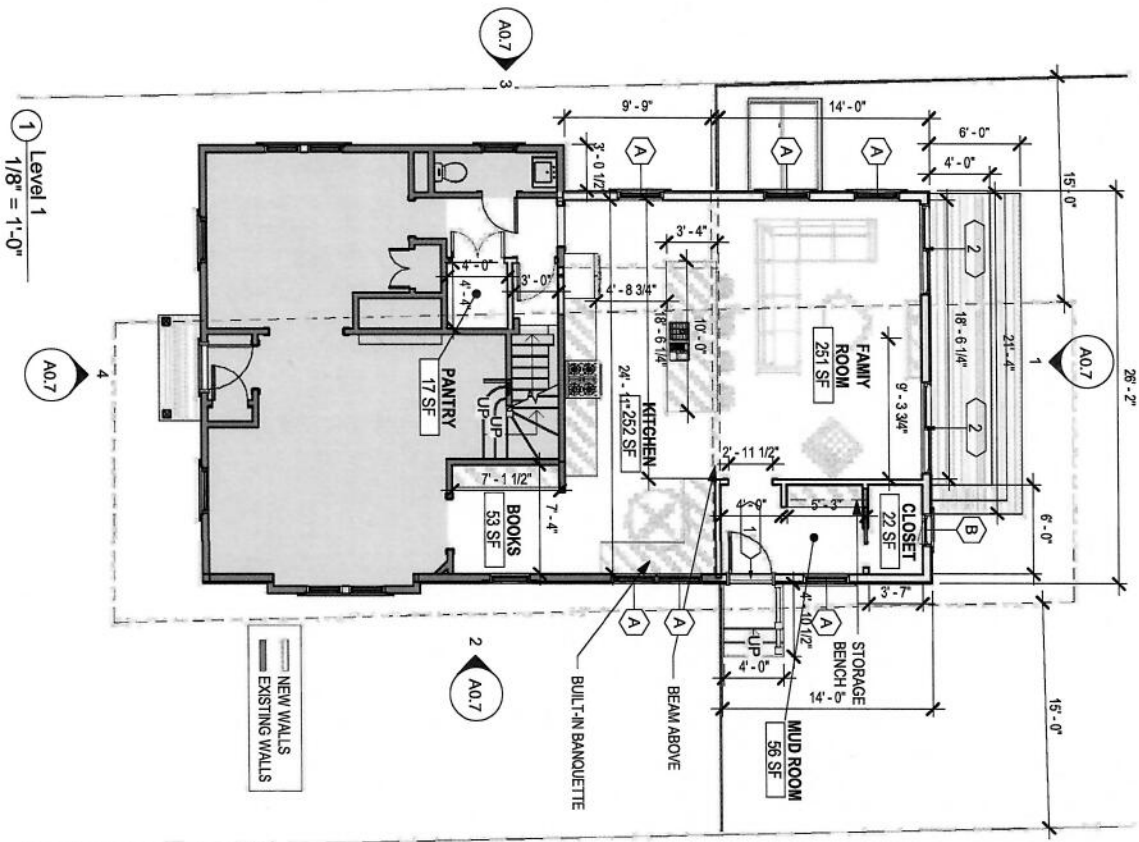
Drawn By:
SK


Date:
02/17/2025

Drawing #:

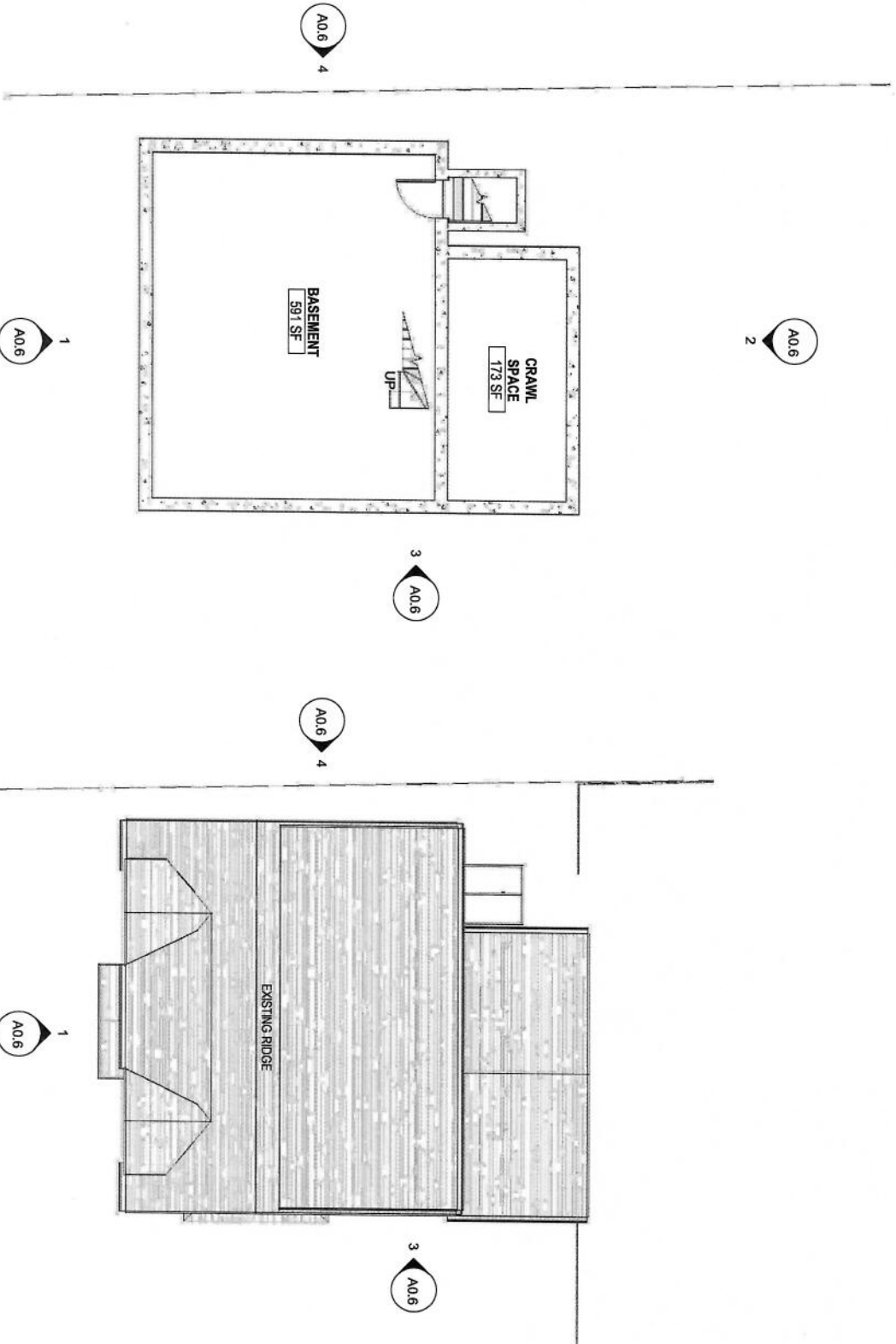
A0.2

ISSUED FOR ZBA REVIEW



Susan Koelle Architect LLC 49 Bennett Road Marblehead, MA 01945 617.480.4419 SusanKoelleArchitect.com		19 Endicott Street Marblehead, MA	Drawing Title: Proposed First & Second Floor Plans	Scale: 1/8" = 1'-0" Drawn By: SK	Date: 02/17/2025	Drawing #: A0.3
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ISSUED FOR ZBA REVIEW



② Roof - Existing
1/8" = 1'-0"

Susan Koelle Architect LLC
49 Bennett Road
Marblehead, MA 01945
617.480.4419
SusanKoelleArchitect.com



19 Endicott Street
Marblehead, MA

Drawing Title:
Existing
Foundation
& Roof Plans

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

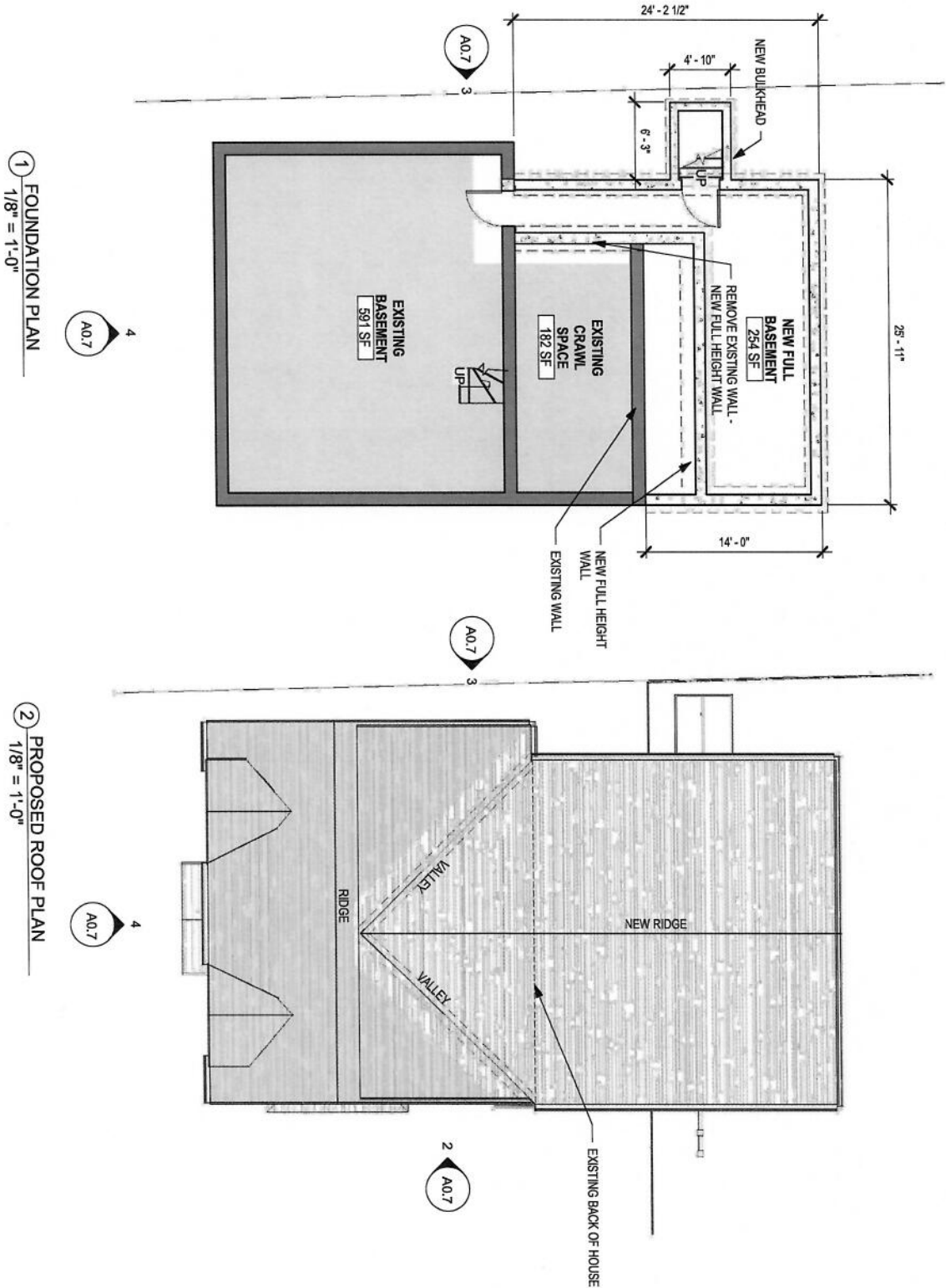
Drawn By:
Author

Date:
02/17/2025

Drawing #:

A0.4

ISSUED FOR ZBA REVIEW

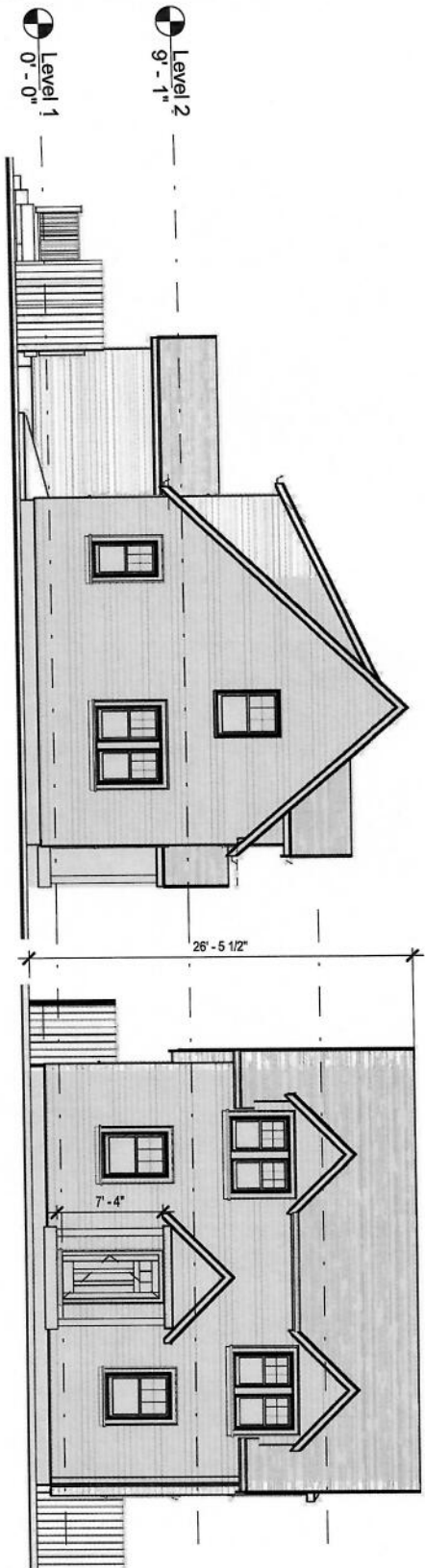


1 FOUNDATION PLAN
1/8" = 1'-0"

2 PROPOSED ROOF PLAN
1/8" = 1'-0"

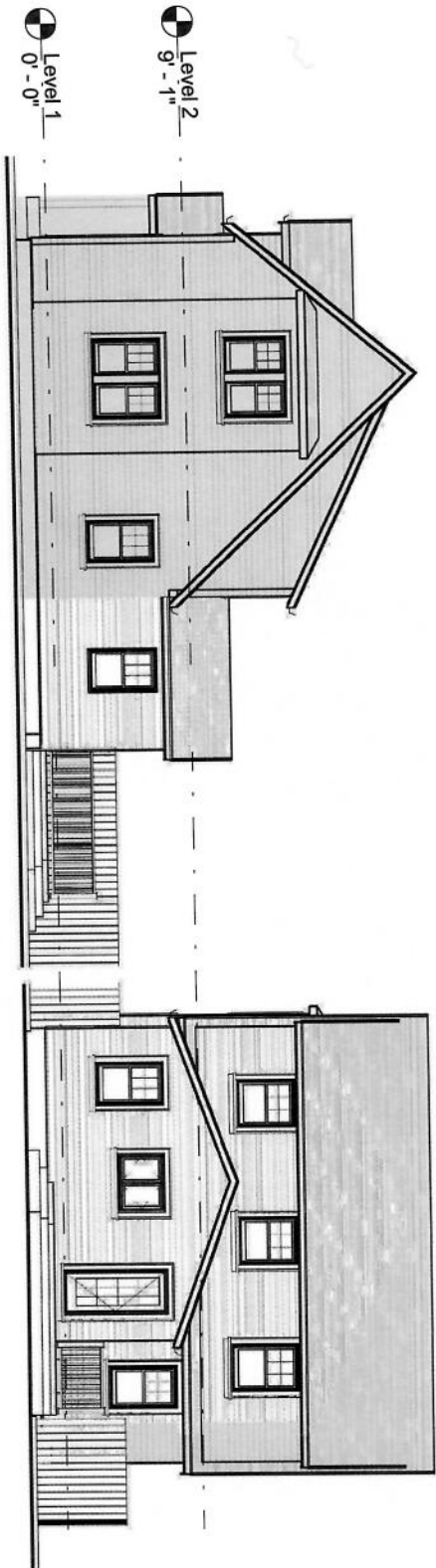
A0.5	Drawing #:	Date: 02/17/2025	Drawn By: SYK	Scale: 1/8" = 1'-0"	Drawing Title: Proposed Foundation & Roof Plans	19 Endicott Street Marblehead, MA		Susan Koelle Architect LLC
								49 Bennett Road Marblehead, MA 01945 617.480.4419 SusanKoelleArchitect.com

ISSUED FOR ZBA REVIEW



4 Existing Side 2 Elevation
1/8" = 1'-0"

1 Existing Endicott Street Elevation
1/8" = 1'-0"



3 Existing Side Elevation
1/8" = 1'-0"

2 Existing Back Elevation
1/8" = 1'-0"

Susan Koelle Architect LLC

49 Bennett Road
Marblehead, MA 01945
617.480.4419
SusanKoelleArchitect.com



19 Endicott Street

Marblehead, MA

Drawing Title:

Existing
Elevations

Scale:

1/8" = 1'-0"

Drawn By:

SK

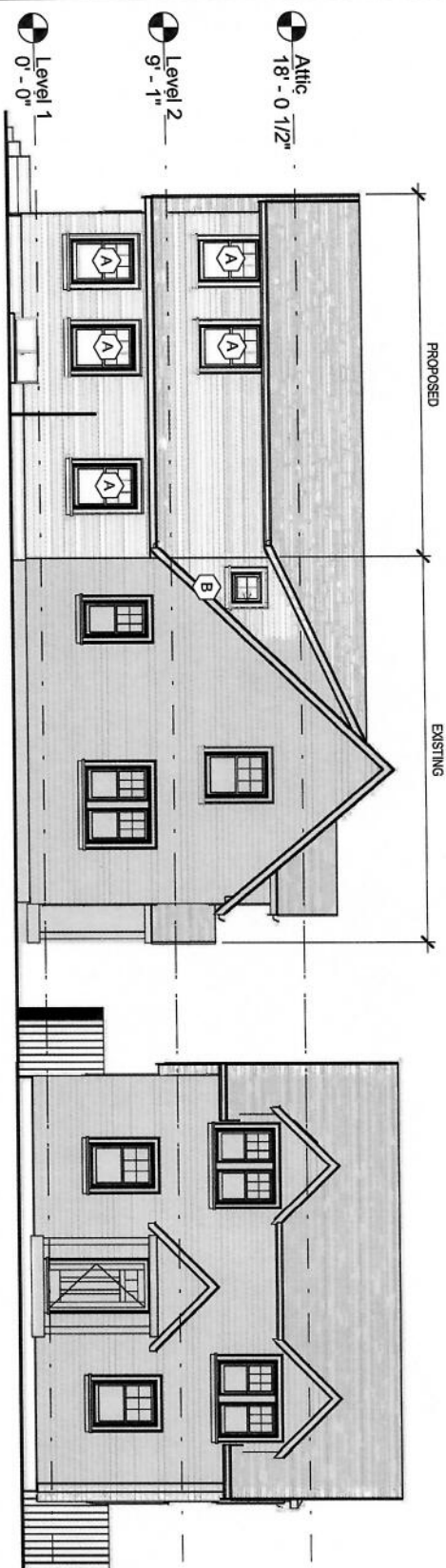
Date:

02/17/2025

Drawing #:

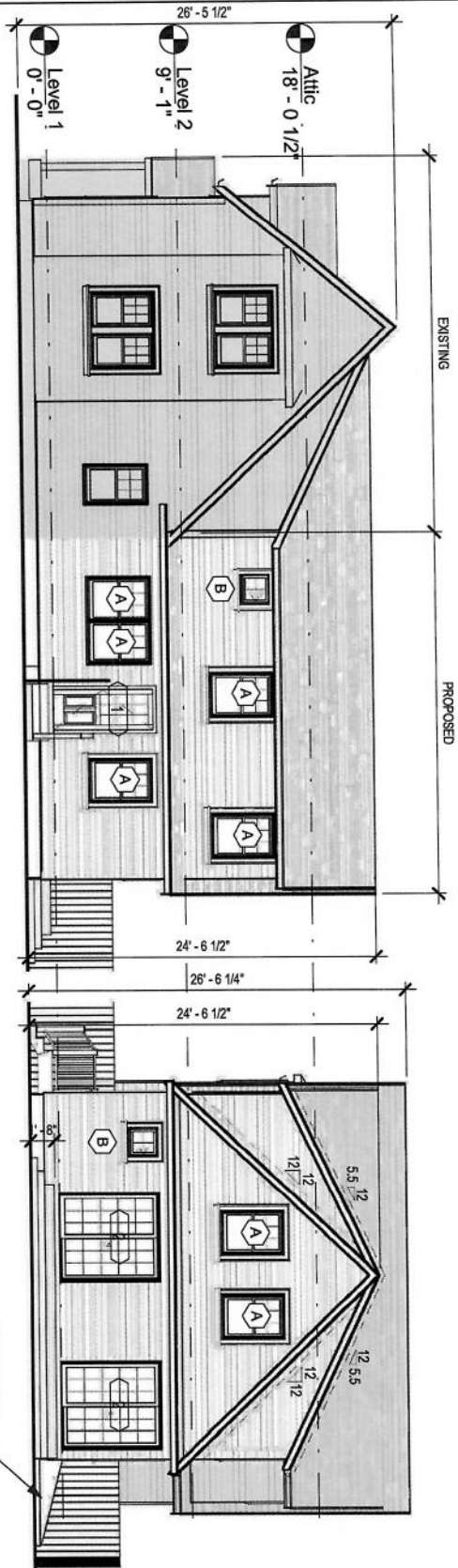
A0.6

ISSUED FOR ZBA REVIEW



③ PROPOSED SIDE ELEVATION 1
1/8" = 1'-0"

④ PROPOSED FRONT ELEVATION
1/8" = 1'-0"



② PROPOSED DRIVEWAY SIDE ELEVATION
1/8" = 1'-0"

① PROPOSED BACK ELEVATION
1/8" = 1'-0"

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Marblehead, MA 01945
617.480.4419
SusanKoelleArchitect.com



19 Endicott Street
Marblehead, MA

Drawing Title:
Proposed
Elevations

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

Drawn By:
SK

Date:
02/17/2025

Drawing #:

A0.7

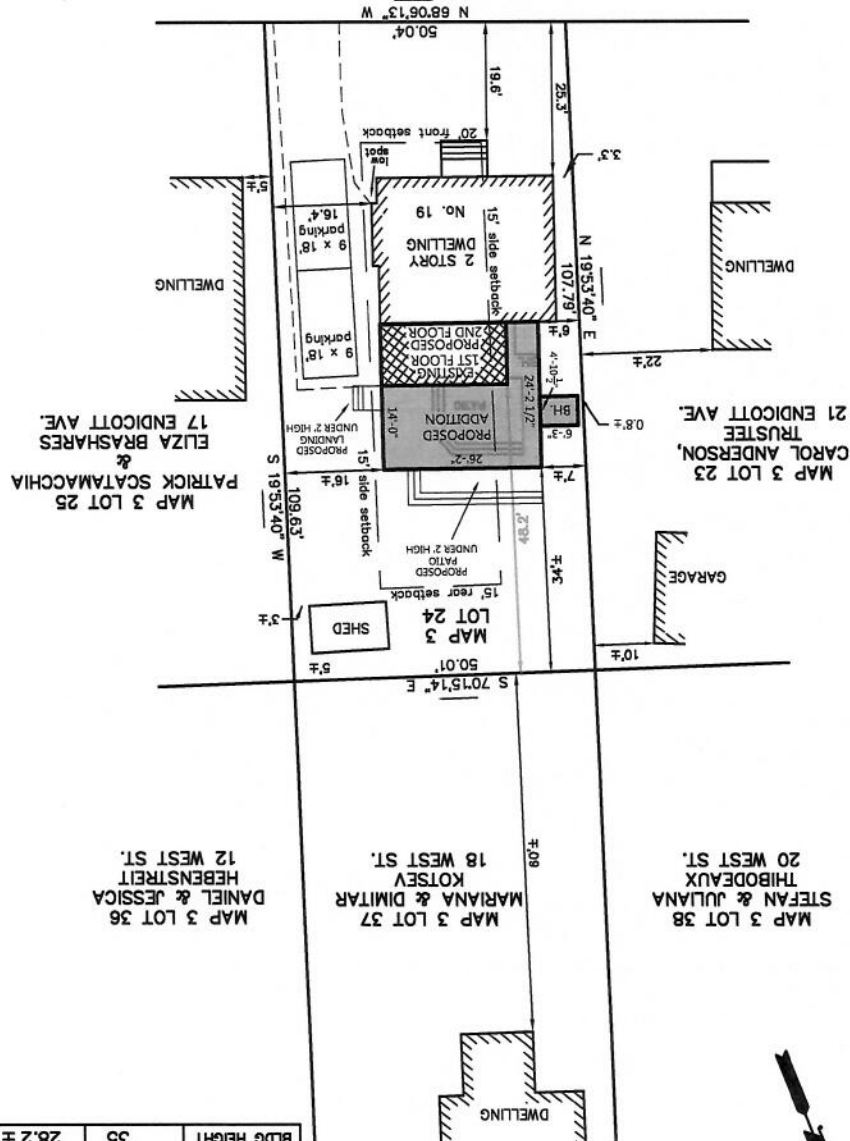
THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

ZONING BOARD OF APPEALS PLAN
MARBLEHEAD
PROPERTY OF
CODANDA CHINNAPPA & BROOKE BAKER
SCALE 1" = 20'
FEBRUARY 3, 2025
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. - SALEM, MA
(978) 744-4800



NOTE:
DETAILS IN BLUE
TO BE REMOVED

ENDICOTT AVENUE



ZONING DISTRICT - SINGLE RESIDENCE		PROPOSED ADDITION	
LOT AREA	10000	EXISTING	ADDITION
FRONTAGE	100	50.03'	50.03'
FRONT	20	19.6'	N/A
SIDE	15	3.3'	BULKHEAD 0.8'
REAR	15	48.2'	34'
BLDG HEIGHT	35	28.2'	28.2'