



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

2025 FEB 19 PM 4:42

Town Clerk

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 Paul M. Lynch 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 non-conforming building.

- 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) SP CJ 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 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)
 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

Reviewed by
Building Department
For Zoning Board
Of Appeals

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 _____	No <u>X</u>
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes _____	No <u>X</u>

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

Yes X No _____ (explain) _____

Building Official *Sgt C* 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

Area of features

footprint of accessory building(s)

EXISTING

5,436sf

PROPOSED

5,436sf

footprint of building

125sf

125sf

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

923sf

1,340sf

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

253sf

198sf

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

324

324

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)

*Reviewed by
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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

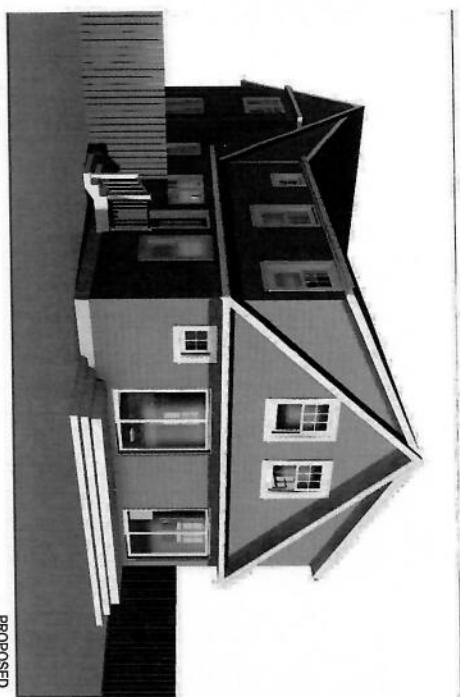
Building Official

CG

Date 2-19-2025

19 ENDICOTT STREET

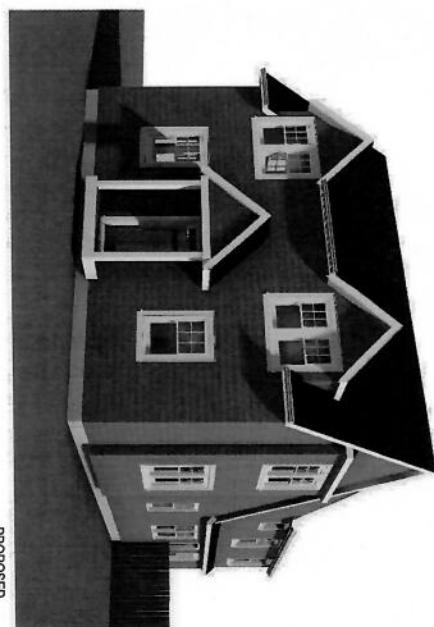
MARBLEHEAD, MA



PROPOSED



EXISTING



PROPOSED



EXISTING

ADOPTED CODES:

ZONING: TOWN OF MARBLEHEAD ZONING BYLAWS

BUILDING: MA 780 CMR 10TH EDITION RESIDENTIAL VOLUME &
 MASSACHUSETTS AMENDMENTS
 INTERNATIONAL RESIDENTIAL CODE 2021

ZONING REQUIREMENTS FOR SINGLE FAMILY HOUSE IN 'SINGLE RESIDENCE' DISTRICT	
REQUIRED	EXISTING
MIN. LOT AREA	10,000sf
MIN. LOT FRONTAGE	100'
OPEN AREA RATIO	1
MAX. BUILDING HEIGHT	35'
MIN. FRONT YARD SETBACK	20'
MIN. SIDE YARD SETBACK	15'
MIN. REAR YARD SETBACK	15'
GROSS FLOOR AREA -	2,487sf
	5,436sf
	50.03
	1.53
	.90
	28.2'
	19.6'
	3.3'
	48.2'
	34'
	3,845sf

A0.0

19 Endicott Street
 Marblehead, MA



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

Drawn By:

SK

Date:

02/17/2025

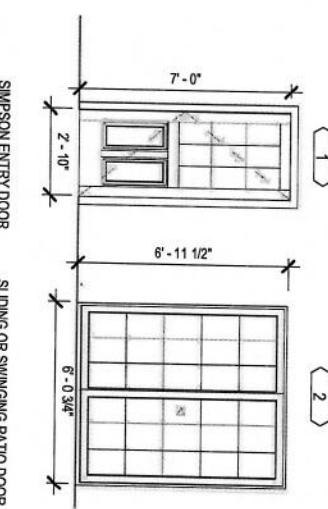
Drawing #:
Cover

CONSTRUCTION PLAN SYMBOLS

EXISTING CONSTRUCTION TO REMAIN
NEW PARTITION
1HR. RATED PARTITION

AREA NOT IN SCOPE OF WORK

EGRESS PATHWAY

MILLWORK
MILLWORK ABOVE

DOUBLE HUNG
AWNING
TEMPERED IN BATHROOMS

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 101/1.32/440 OR HAS INFILTRATION RATES PER NFRC 400 THAT
DO NOT EXCEED CODE LIMITS

(2) WINDOW TYPES

(3) DOOR TYPES

ELEVATION REFERENCE
AREA TO BE DETAILED

01
A11XX

NAME
AREA

WALL TYPE REFERENCE

(REFER TO DOOR SCHEDULE)

ALIGN WITH ESTABLISHED SURFACES

ALIGN

SMOKE/CARBON MONOXIDE DETECTOR
SMOKE DETECTOR

HEAT SENSOR

WALL MOUNTED, DUPLEX RECEPTACLE
WALL MOUNTED, QUADRUPLEX RECEPTACLE

WALL MOUNTED, VOICE/DATA RECEPTACLE

ENTRANCE

(1) GRAPHIC SYMBOLS

12" = 1'-0"

A0.1

Drawing #:

02/17/2025

Date:

SK

Drawn By:

Susan Koelle Architect LLC

49 Bennett Road

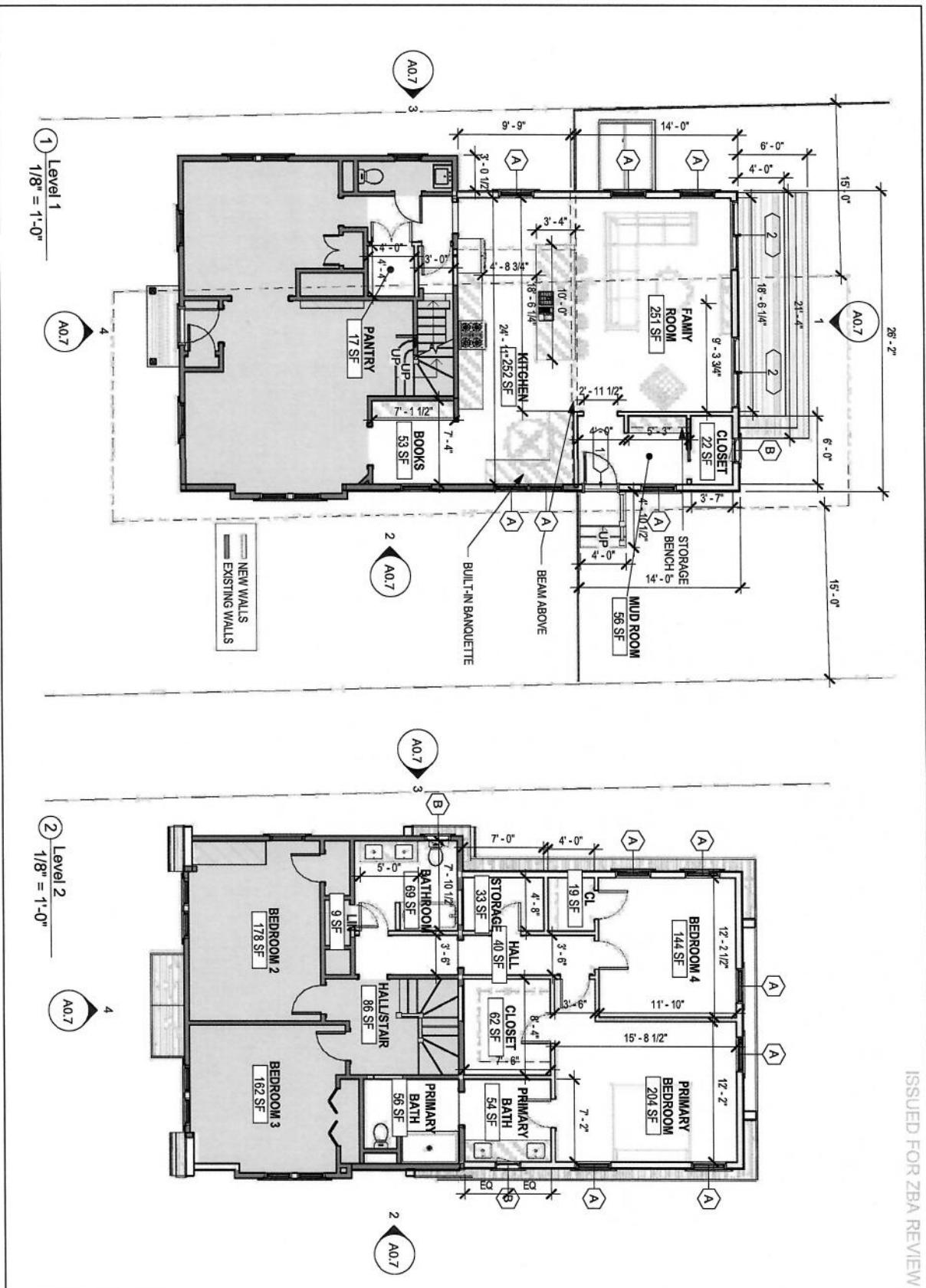
Marblehead, MA 01945

617.480.4419

SusanKoelleArchitect.com



ISSUED FOR ZBA REVIEW



A0.3

02/11/2023

19 Endicott Street

Marblehead, MA

Susan Koelle Architect LLC

49 Bennett Road
Marblehead, MA 01945
617.480.4419
SusanKoelleArchitect.com

sk

Second Floor
Plans

Drawing Title

First & Proposeu

Second Floor
Plans

Scale:

Drawn By:

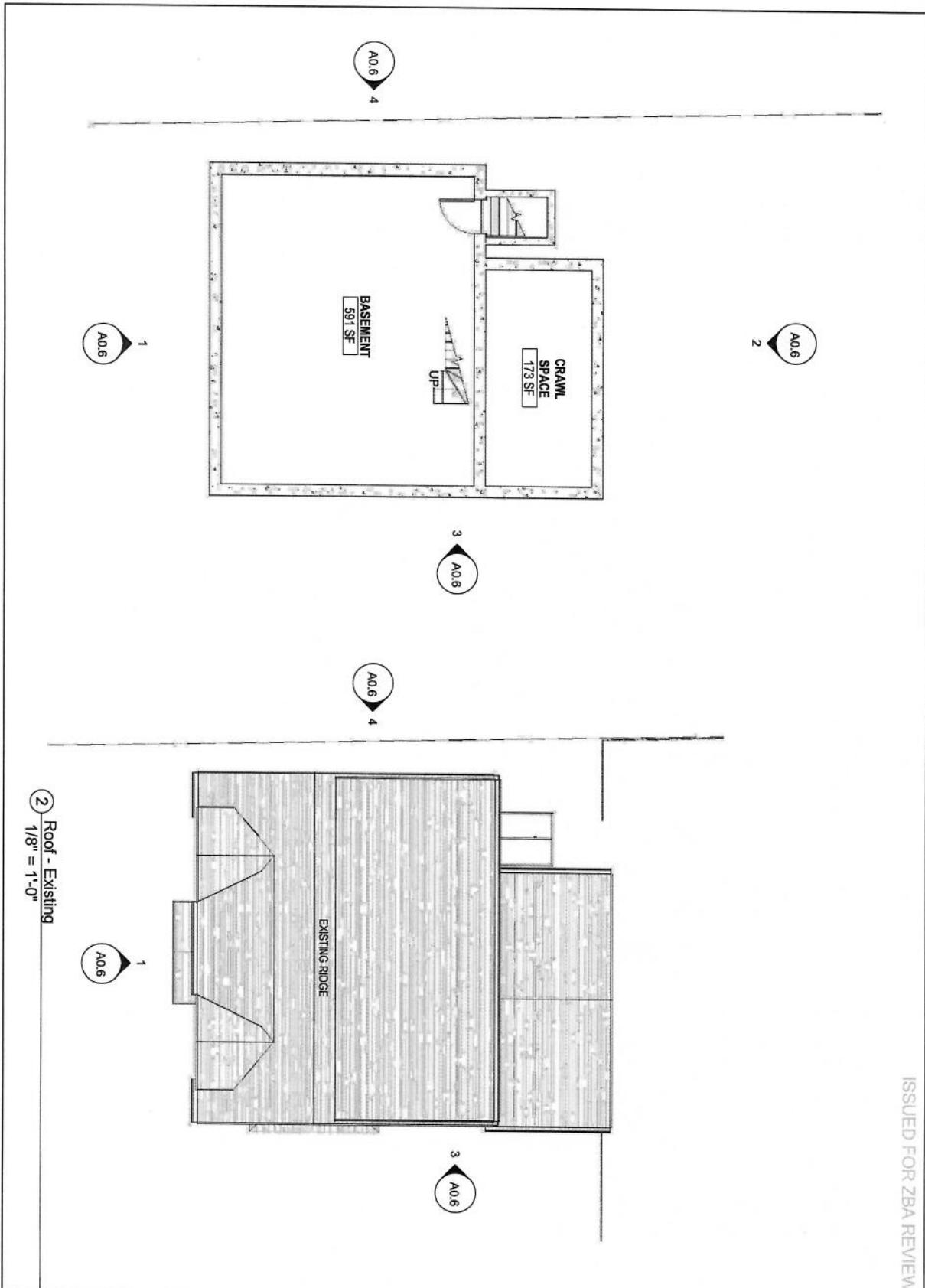
SK

02/17/2025

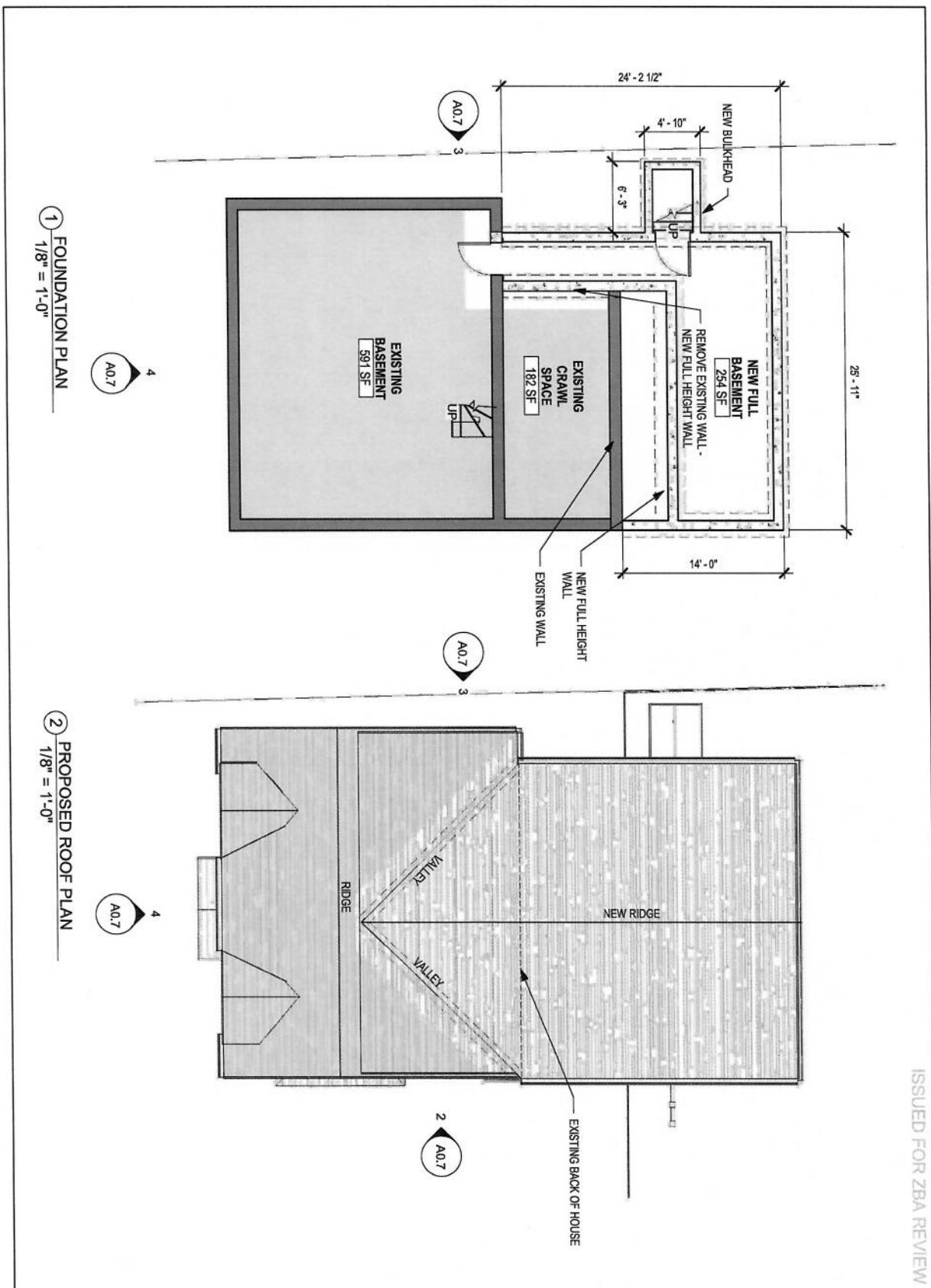
Drawing #:

10

1



A0.4	<p>19 Endicott Street Marblehead, MA</p> <p>Susan Koelle Architect LLC 49 Bennett Road Marblehead, MA 01945 617.480.4419 SusanKoelleArchitect.com</p>
<p>Scale: 1/8" = 1'-0"</p> <p>Drawn By: Author</p> <p>Date: 02/17/2025</p> <p>Drawing #:</p>	



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

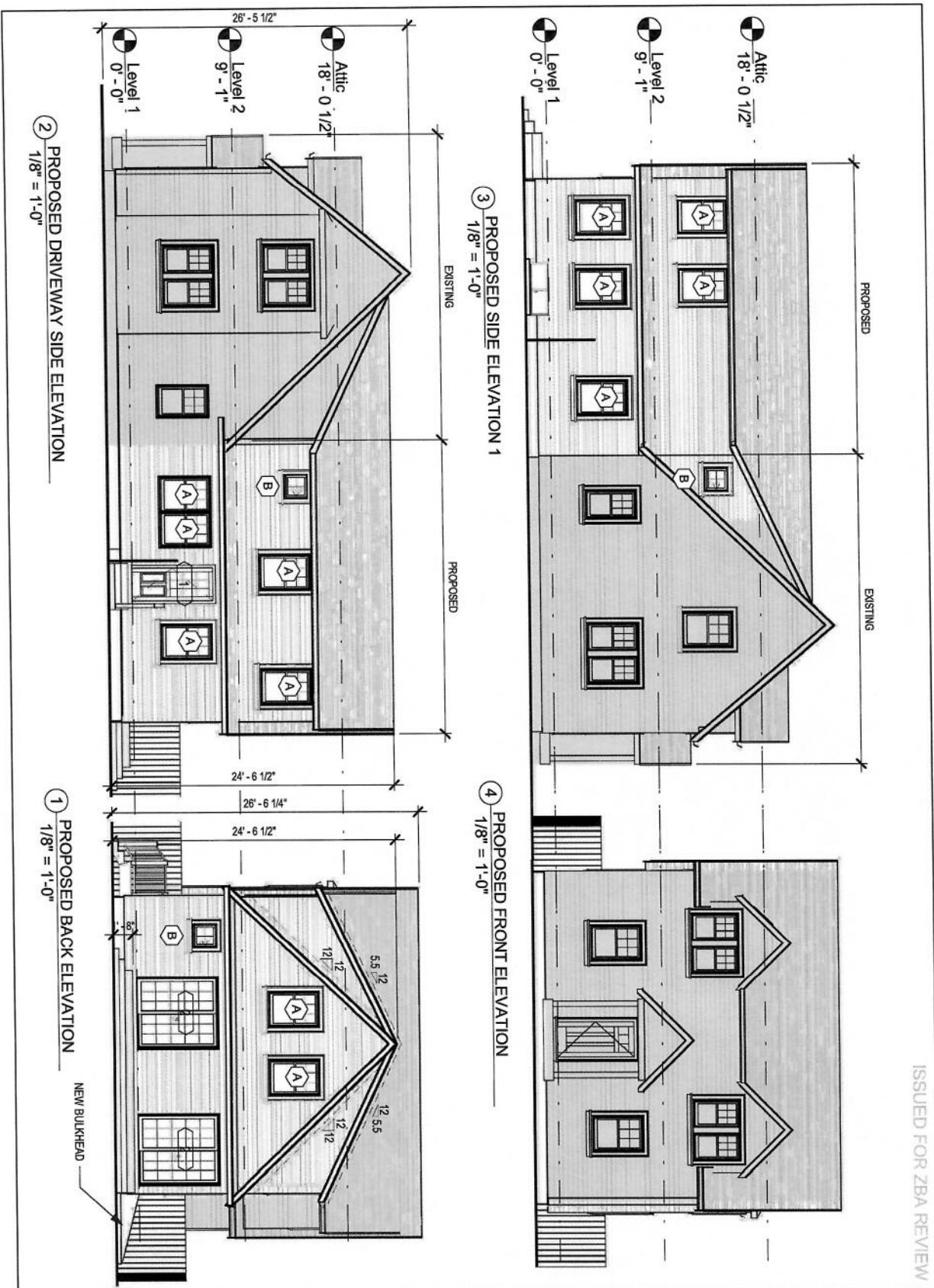


A0.6

Drawing Title:
Existing
Elevations
Scale:
1/8" = 1'-0"
Drawn By:
SK
Date:
02/17/2025
Drawing #:

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

ISSUED FOR ZBA REVIEW



Scale: $1/8'' = 1'-0''$	Drawing Title: Proposed Elevations	19 Endicott Street Marblehead, MA	Susan Koelle Architect LLC 49 Bennett Road Marblehead, MA 01945 617.480.4419 SusanKoelleArchitect.com
Drawn By: SK			
Date: 02/17/2025			
Drawing #: A0.7			

ZONING DISTRICT - SINGLE RESIDENCE

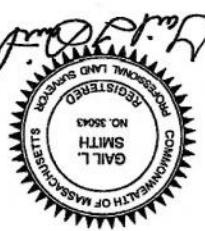
LOT AREA	10000	5436±	5436±
FRONTAGE	1000	50.03±	50.03±
FRONT	20	19.6,	N/A
SIDE	15	3.5,	BUNKERED 0.8±
REAR	15	48.2,	BUNKERED 6.7±
BLDG HEIGHT	35	28.2±	28.2±

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.
5775
14 BROWN ST. - SALEM, MA
(978) 744-4800
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. - SALEM, MA
SCALE 1" = 20'. FEBRUARY 3, 2025
CORNELIA CHINNAPPA & BROOKER BAKER
PROPERTY OF
CORNELIA CHINNAPPA & BROOKER BAKER

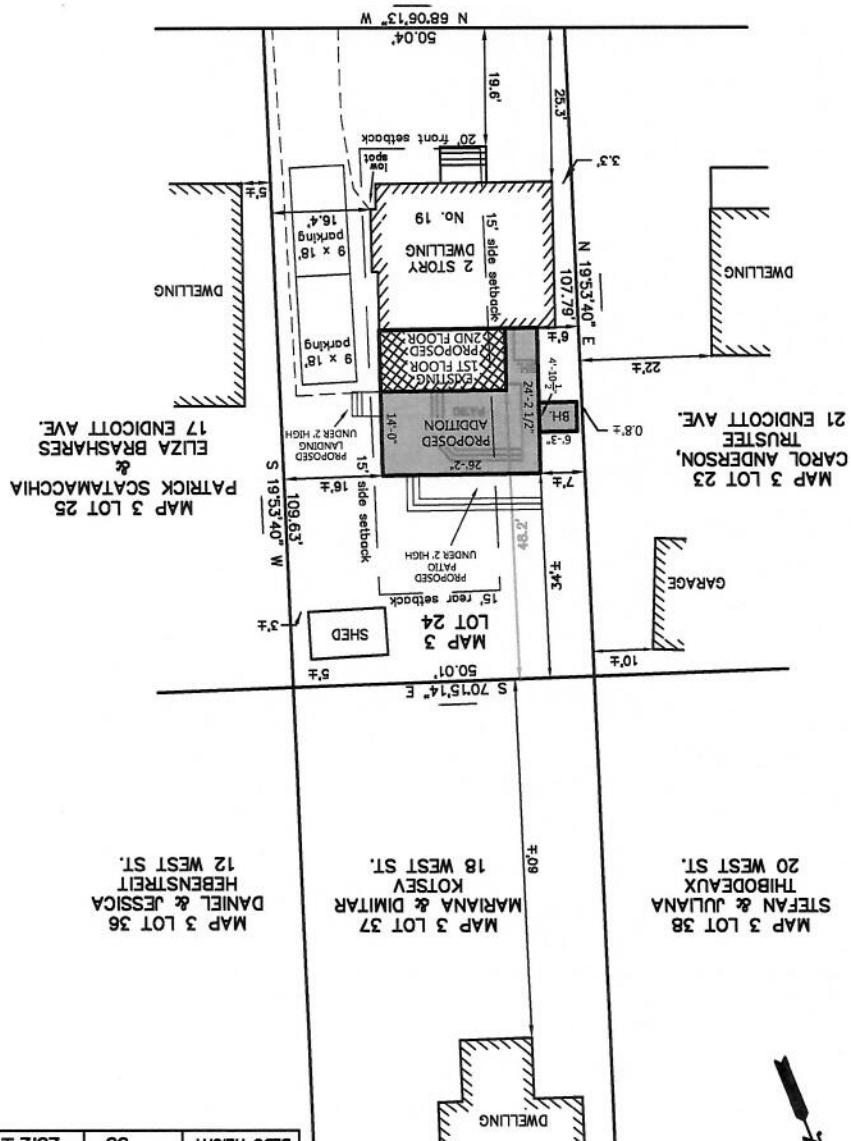
CHINNAPPA & BROOKES BAKER LTD

ZONING BOARD OF APPEALS PLAN

NOTE: DETAILS IN BLUE TO BE REMOVED



ENDICOTT AVENUE



MAP 3 LOT 38 STEFAN & JULIANA THIBODEAUX 20 WEST ST.

MAP 3 LOT 23
CAROL ANDERSON,
TRUSTEE
21 ENDICOTT AVE.