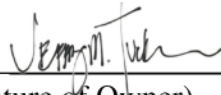


**TOWN OF MARBLEHEAD
SITE PLAN APPROVAL APPLICATION
PLANNING BOARD**

1. Property Address: 9 & 11 Gingerbread Hill
2. Assessor Map 186 Lot 1 & 17 3. Zoning District SSR
4. Applicant: Andrew and Dana Bull
5. Applicant's Address 18 Dennett Road, Marblehead, MA
6. Telephone Number: (978)-407-5305 (Daytime) _____ (Evening)
7. Email address: abull@gmail.com
7. Applicant's Representative Jeffrey M. Tucker AIA, ASLA
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) _____
Old & Historic District - Obtained

 (Representative) 7/15/2025
(Signature of Owner) (Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name Jeff Tucker

Address 56 Atlantic Ave
Marblehead Ma 01945

Phone: 781- 631- 3546

FOR TOWN USE ONLY

Application Received _____ Submittal Deemed Complete _____

Waivers _____

Scheduled Hearing Date _____ File Number _____

SITE PLAN APPROVAL CHECK LIST PLANNING BOARD

Each Site Plan Approval Special Permit shall be accompanied by the following information:

- (1) ☒ Five (5) copies of a Site Plan which shall be a certified plot plan at a minimum scale of 1"=40' and a maximum scale of 1"=20'. The Site Plan shall contain:
- (a) _____ Date of Plan with all revisions noted and dated
 - (b) _____ Title of Development/Project
 - (c) _____ North Arrow
 - (d) _____ Scale of Plan
 - (e) _____ Name and Address of record Owner
 - (f) _____ Name and Address of person preparing the Site Plan
 - (g) _____ The names of all owners of record of adjacent properties and the map and lot number of the properties and all buildings
 - (h) _____ Zoning District Boundaries and Flood Zone Boundaries
 - (i) _____ Boundaries of the property and lines of existing streets, lots, easements and right of ways
 - (j) _____ A locus map
 - (k) _____ A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations
 - (l) _____ Square footage of property
 - (m) _____ Location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways
 - (n) _____ Location and dimensions of all utilities
 - (o) _____ Location, type and dimensions of landscaping and screening
 - (p) _____ Location of significant site features
 - (q) _____ Contours
- (2) ☒ Five (5) copies of dimensioned schematic drawings of all proposed buildings.
Scale not to exceed 1/4"=1' nor less than 1/8"=1'.
- (3) ☒ A narrative describing the proposal

The narrative must address the following: The extent to which:

- (a)** The architectural and design features are in harmony with the prevailing character and scale of buildings in the neighborhood and Town (such as but not limited to: building materials, screening, breaks in roof and wall lines, adequate light, air, circulation and separation between buildings).
- (b)** The character of the site is preserved (such as but not limited to: protection of historical and natural resources and existing terrain, minimization of grade changes, tree and soil removal).

(c) Vehicular and pedestrian movement within the site are convenient and safe (such as but not limited to: traffic patterns, circulation, location of driveway openings, parking, loading, access by emergency vehicles, and visibility of and identity of street address numbers).

(d) External emissions from the site are minimized or eliminated (such as but not limited to: erosion, surface water runoff, pollution, sewage, disposal of refuse, odors, noise, glare, light and any other environmental impacts).

(e) The adverse effects on abutting lots, the immediate neighborhood and the Town of Marblehead are minimized including (such as but not limited to: conflicts between residential, commercial and industrial uses, obstructions of views, increases in use of Town services and impact on Town infrastructure).

(4) X A completed application form

(5) X An application fee (the fee is calculated by taking the construction cost and multiplying by .001. *Example 350,000 construction cost x .001 = \$350 FEE*
The minimum fee is \$200 and the maximum fee is \$1000)

Please circle "Yes" or "No"

(6) Applicant acknowledges that any alterations to driveway opening(s) on the public way are subject to the Town of Marblehead Curb Cut Regulations (Article IV Curb Cuts 255-13). Yes /No

(7) Applicant acknowledges that any alterations that impact the public way require a "Street, Way or Sidewalk Opening Permit," issued by the Department of Public Works. Yes /No

Applicants should refer to the Marblehead Zoning Bylaw 200-37 – Special Permit for Site Plan Approval for more detailed information on Site Plan Approval.

PROJECT NARATIVE
Bull Residence 9-11 Gingerbread Hill
MARBLEHEAD PLANNING BOARD
AUGUST MEETING
July 14, 2025

To the Board,

Project Narrative:

Your petitioner acquired the two lots known as 9 and 11 Gingerbread Hill which contained a single-family structure on what is known as 11 and a Cottage on what is known as 9 in December of 2023 intent on making the family homestead in the Old Historic District.

The concept of merger applies to the two lots making them one lot consisting of 13,623 square feet In the SSR Zoning District which requires 10,000 square feet of land per lot.

The single-family structure at 11 gingerbread hill is approximately 1435 square feet of living space and the cottage at 9 gingerbread hill is approximately 645 square feet of living area. The owners are a family with four children and have determined they need to expand the property at 11 Gingerbread Hill as the 2,080 square feet of living space is insufficient.

Your petitioner has received approval from the Old and Historic Marblehead Districts Commission Of its proposal to relocate the existing structure at 11 and expand this structure in keeping with the plans submitted which will remove existing nonconformity of encroachment in the side-yard setback and make the new structure a completely conforming structure under the Marblehead Zoning Bylaw.

The cottage at 9 Gingerbread Hill will not be expanded or altered in any way and because of its size will be used as Home Office space. The 100 square foot shed to be removed.

The parties intend to provide landscaping with native species as appropriate and as shown in general on the Landscape Plan submitted.

Proposed Conditions:

The existing single-family structure as located presently shall be moved out of the side yard setback and expanded to the northeast onto a new foundation with an expanded basement which we intend to make as large as possible without blasting and toward the

rear of the property, but kept within all required set-backs and in compliance with all dimensional standards as shown on the submitted Site Plan.

The building height will be increased from 24.2 feet to 26.4 feet but with the slope of the lot to the east (the direction of movement of the structure) the effect on height is negligible. The applicable height restriction is 30 feet.

The proposed exterior materials, building components and construction details will match those of the existing home as shown on the plan submitted on this 1890 built home.

When complete, the additions and renovations will be sufficient for a family with four young children. The addition and renovations have been designed to harmonize with the existing buildings architectural style and the architectural fabric present in the neighborhood. Proof of which exists by the issuance of a Certificate of Appropriateness by the Old and Historic Marblehead Districts Commission, a copy of which has been submitted to the Board.

We require decisions from The Old and Historic Marblehead District Commission and the Planning Board to obtain a Building Permit from the Building Commissioner with whom we have already submitted our plans to confirm his ability to issue a permit after Board approval.

Relief Requests:

The petitioner is seeking relief from the Planning Board by the granting of a Site Plan Special Permit under the provisions of the Zoning By-law in **Section 200-38:**

In the SSR District: New construction of over 500 Square Feet of Gross floor area requires the granting of a Site Plan Special Permit from the Planning Board. The standards the Board are to consider are set out in 200-38 C, and include.

The general purpose and intent of the bylaw; the technical requirements of Section 200-38; the extent to which the architectural and design features are in harmony with the prevailing character and scale of the buildings in the neighborhood and town; consideration of building materials, breaks in roof and wall lines, adequate light, air circulation; The character of the site is preserved; vehicular and pedestrian movement within the site are convenient and safe; external emissions from the site are minimized; the adverse effects on abutting lots in the immediate neighborhood and the town are minimized.

We believe that the plans submitted for the project have addressed in a positive way all the standards to be considered under Section 200-38 and support the granting of a Site Plan Special Permit.

The Board may impose any conditions deemed necessary to achieve the purposes of the Bylaw in the granting of the Site Plan Special Permit and we acknowledge our commitment of no blasting on the site given to the Old and Historic Marblehead Districts Commission would be appropriate if deemed necessary by the Board.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Drucas", written over a horizontal line.

Chris Drucas,
Attorney For Petitioner