

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



1. Property Address: 9 Kenneth Road Marblehead, MA 01945
2. Assessor Map 157 Lot 12-0 3. Zoning District SSR
4. Applicant: 4J Homes LLC
5. Applicant's Address 19 Fieldbrook Road Marblehead, MA 01945
6. Telephone Number: 781 696 6579 (Daytime) same (Evening)
7. Email address: jchmara@comcast.net
7. Applicant's Representative Matthew Wolverton, Law Offices of Lausier & Lausier LLC
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) _____
Conservation Commission - obtained
Zoning Board of Appeals - to be scheduled

Jed Chmara
(Signature of Owner)

3/10/2026
(Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name Jed Chmara
Address 19 Fieldbrook Road
Marblehead, MA 01945
Phone: 781 696 6579

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) \$800 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.

Narrative

Site Plan Special Permit for Approval

9 Kenneth Road Marblehead, MA 01945

The Applicant has obtained an Order of Conditions from the Conservation Commission.

The Applicant will be required to obtain a Special Permit from the Zoning Board of Appeals for Dimensional Relief.

The proposed construction, without limitation, includes in part the following:

- Repair and replace existing primary dwelling on top of existing footprint and existing foundation.
- Interior renovations as shown on the plans;
- Partial new foundation and addition to the front of the existing dwelling including covered front entry way;
- A rear wooden deck addition to the existing dwelling;
- An enclosed porch addition to the existing dwelling;
- Repair existing stone masonry retaining wall;
- Replacement of existing asphalt parking area replaced with a new parking area with pervious pavers;
- Removal of existing rear deck and concrete pedestals;
- Removal of existing front walkway and retaining walls and installation of new walkway and lawn area;
- Exterior work and landscape as shown on the Site Plan.

The plans and proposed construction meet the criteria of the Planning Board for Site Plan Approval as follows:

(a) The architectural and design features are in harmony with the prevailing character and scale of the 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).

- The architectural and design features, as well as materials to be used, are intended to meet the prevailing character and scale of other buildings in the neighborhood.
- The additions to the existing footprint have been intentionally located in areas with minimal impact.
- The overall height is not increasing.
- The existing dwelling encroaches on the Side and Front Yard Setbacks and the proposed additions will only encroach slightly further than existing into the Side and Front Yard Setbacks.

(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).

- The general character of the site will be preserved.
- The slope and grading of the site, which is largely composed of a gently sloping grassed lawn, with retaining walls and landscape beds, will remain generally unchanged.
- An existing deck and concrete pedestals will be removed and disturbed groundplane located at the rear of the existing dwelling will be restored to a natural state.

(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).

- There are no additional traffic patterns on the property presently or after renovation.
- The existing curb cut and parking area will remain where presently located.
- There will be no impact to the ability of emergency vehicles to access the property as presently exists.
- Street address numbers will remain visible and identifiable.

(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).

- As a single-family residential property, external emissions are not a concern.
- Water runoff will be improved due to the removal of the existing driveway and replacement with pervious pavers.
- Crushed stone infiltration bed will be installed under the proposed deck for water retention.

(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).

- The proposed construction is designed for minimal impact on the existing primary view corridors.
- The proposed renovations and additions will not increase the impact on Town services or infrastructure.
- The proposed dwelling will be compliant as to Height.

Project Address 9 Kenneth Road Map(s) / Parcel(s) 157 - 12

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>8900</u>	<u>8900</u>
Area of features		
footprint of accessory building(s)	<u>0</u> SF	<u>0</u> SF
footprint of building	<u>1713</u> SF	<u>2472</u> SF
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>694</u> SF	<u>829</u> SF
number of required parking spaces <u>2</u> x (9'x18' per space)	<u>324</u> SF	<u>324</u> SF
area of pond(s), or tidal area(s) below MHW	<u>0</u> SF	<u>0</u> SF
other areas (explain) _____	<u>0</u>	<u>0</u> SF
Sum of features = B	<u>2731</u>	<u>3625</u> SF
Net Open Area (NOA) = (A - B)	<u>6169</u> SF	<u>5275</u> SF
<u>GROSS FLOOR AREA (GFA)</u>		
accessory structure(s)	<u>0</u>	<u>0</u>
basement or cellar (area > 5' in height)	<u>991</u> SF	<u>2075</u> SF
1st floor (12' or less in height) NOTE: [for heights exceeding	<u>1713</u> SF	<u>2472</u> SF
2nd floor (12' or less in height) 12' see definition	<u>0</u> SF	<u>0</u> SF
3rd floor (12' or less in height) of STORY ~200-7]	<u>0</u>	<u>0</u> SF
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area > 5' in height)	<u>0</u>	<u>0</u>
area under deck (if > 5' in height)	<u>489</u>	<u>775</u> SF
roofed porch(es)	<u>205</u> SF	<u>194</u> SF
Gross Floor Area (GFA) = sum of the above areas	<u>3398</u> SF	<u>5516</u> SF

Proposed total change in GFA = (proposed GFA - existing GFA) = 2118 SF

Percent change in GFA = (proposed total change in GFA / existing GFA) x 100 = 62.33 %

Existing Open Area Ratio = (existing NOA / existing GFA) = 1.82

Proposed Open Area Ratio = (proposed NOA / proposed GFA) = 0.96

This worksheet applies to the following plan(s):

1. plan by/dated	<u>North Shore Survey</u>	<u>19-Feb-26</u>
2. plan by/dated	<u>Bosworth Architect LLC</u>	<u>23-Jan-26</u>
3. plan by/dated	_____	_____

Building Official _____ Date _____

CHMARA RESIDENCE

9 KENNETH RD.

MARBLEHEAD, MA 01945



PREPARED BY:

BOSWORTH ARCHITECT L.L.C.

78 FRONT STREET

MARBLEHEAD, MA. 01945

LIST OF DRAWINGS

ARCHITECTURAL

C COVER SHEET

- EX1 EXISTING LOWER LEVEL FLOOR PLAN
- A1 PROPOSED LOWER LEVEL FLOOR PLAN
- EX2 EXISTING UPPER LEVEL FLOOR PLAN
- A2 PROPOSED UPPER LEVEL FLOOR PLAN
- A3 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
- A4 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
- A5 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
- A6 EXISTING AND PROPOSED EXTERIOR ELEVATIONS



FILING FOR:

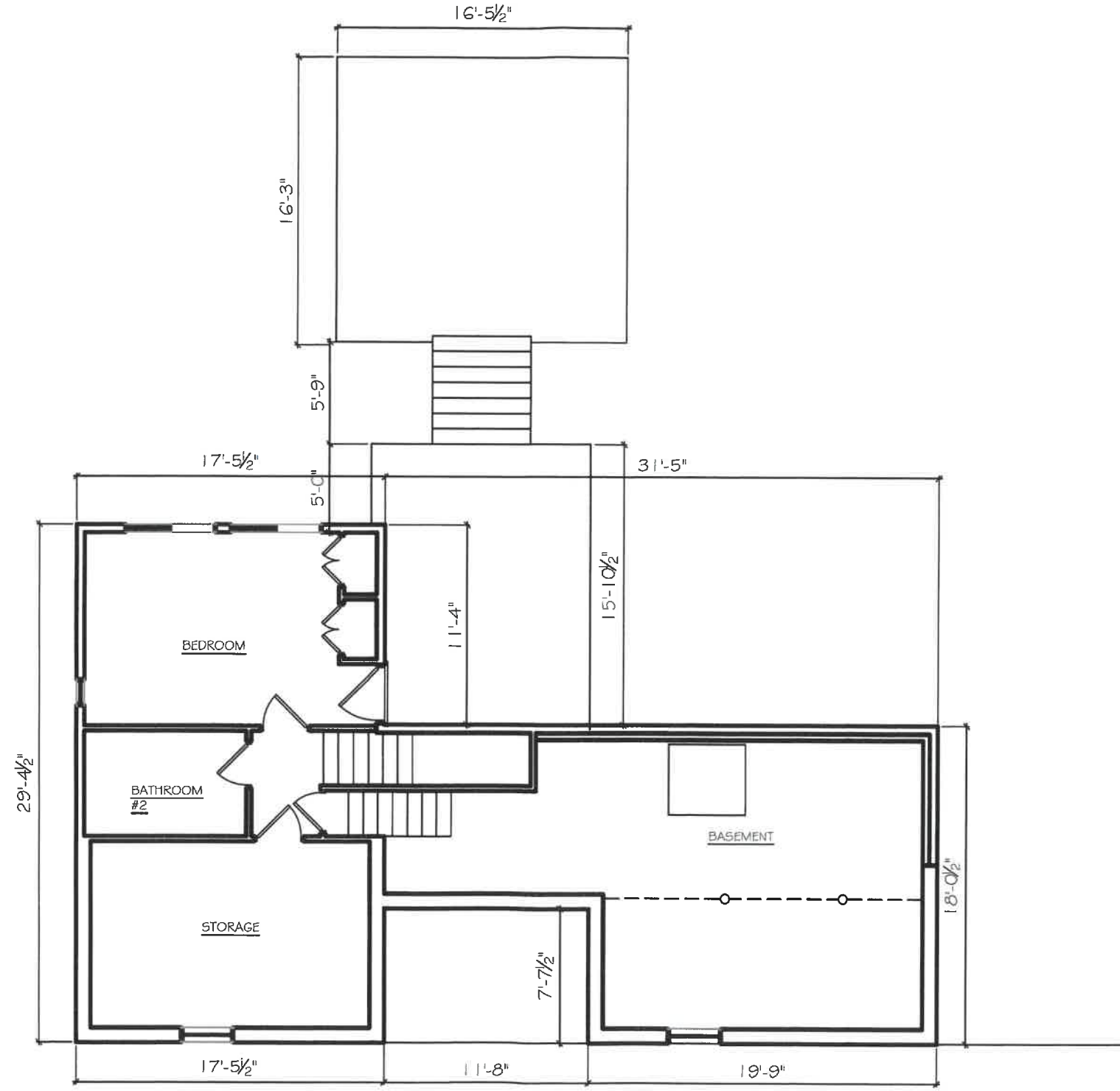
CONSERVATION COMMISSION

PLANNING BOARD

ZONING BOARD OF APPEALS

DATE: JANUARY 23, 2026

C



LOWER LEVEL FLOOR PLAN



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 PHONE: 781-631-1982 EMAIL: CRAIG@BOSWORTHARCHITECT.COM

CHIMARA RESIDENCE
 9 KENNETH RD.
 MARBLEHEAD, MA 01945

Drawn by:	Checked by:
Rev:	Rev:
Date:	Date:

EXISTING LOWER LEVEL FLOOR PLAN

Scale: 1/8" = 1'-0"
 Date: JANUARY 23, 2026

EX1



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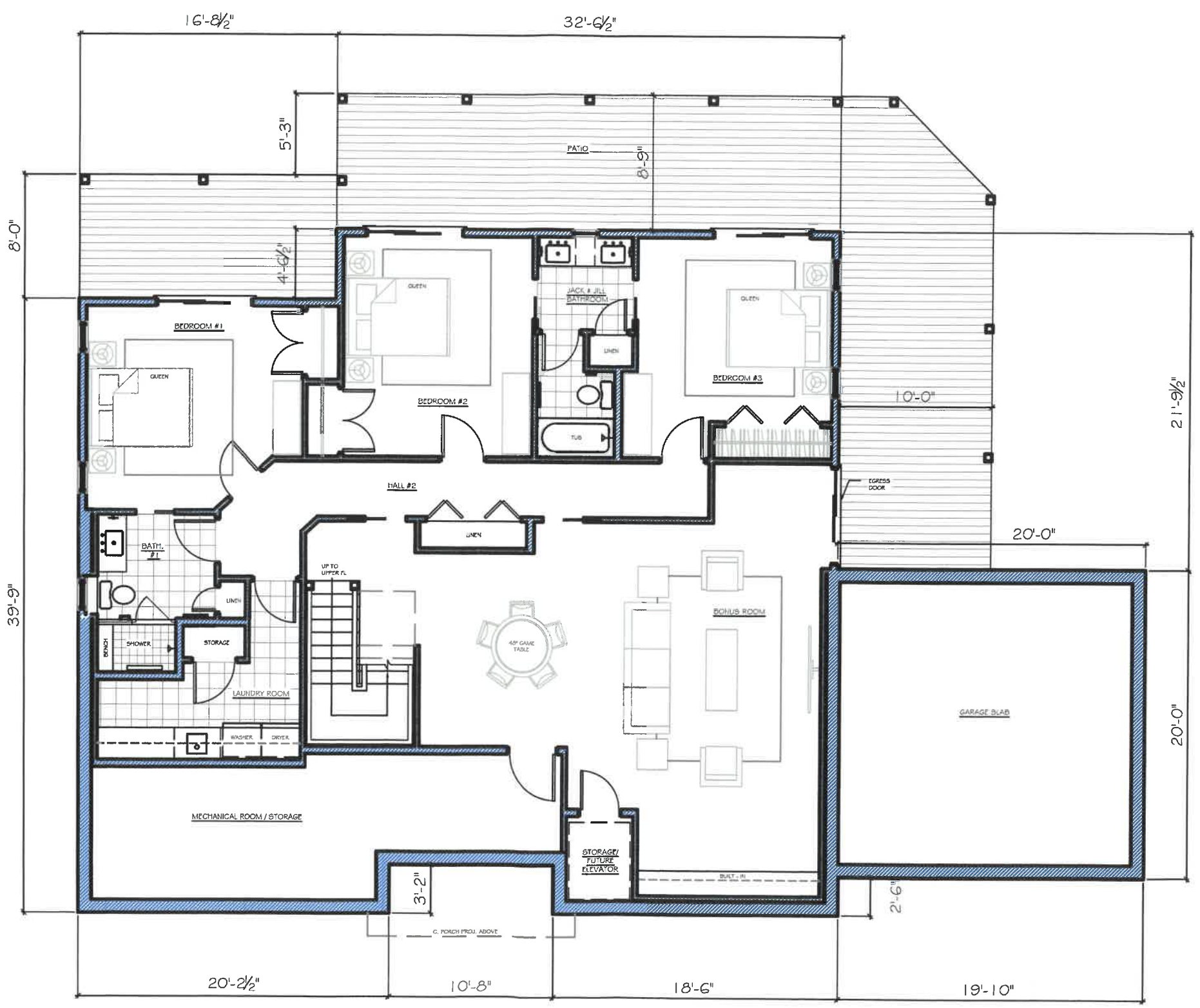
CHIMARA RESIDENCE
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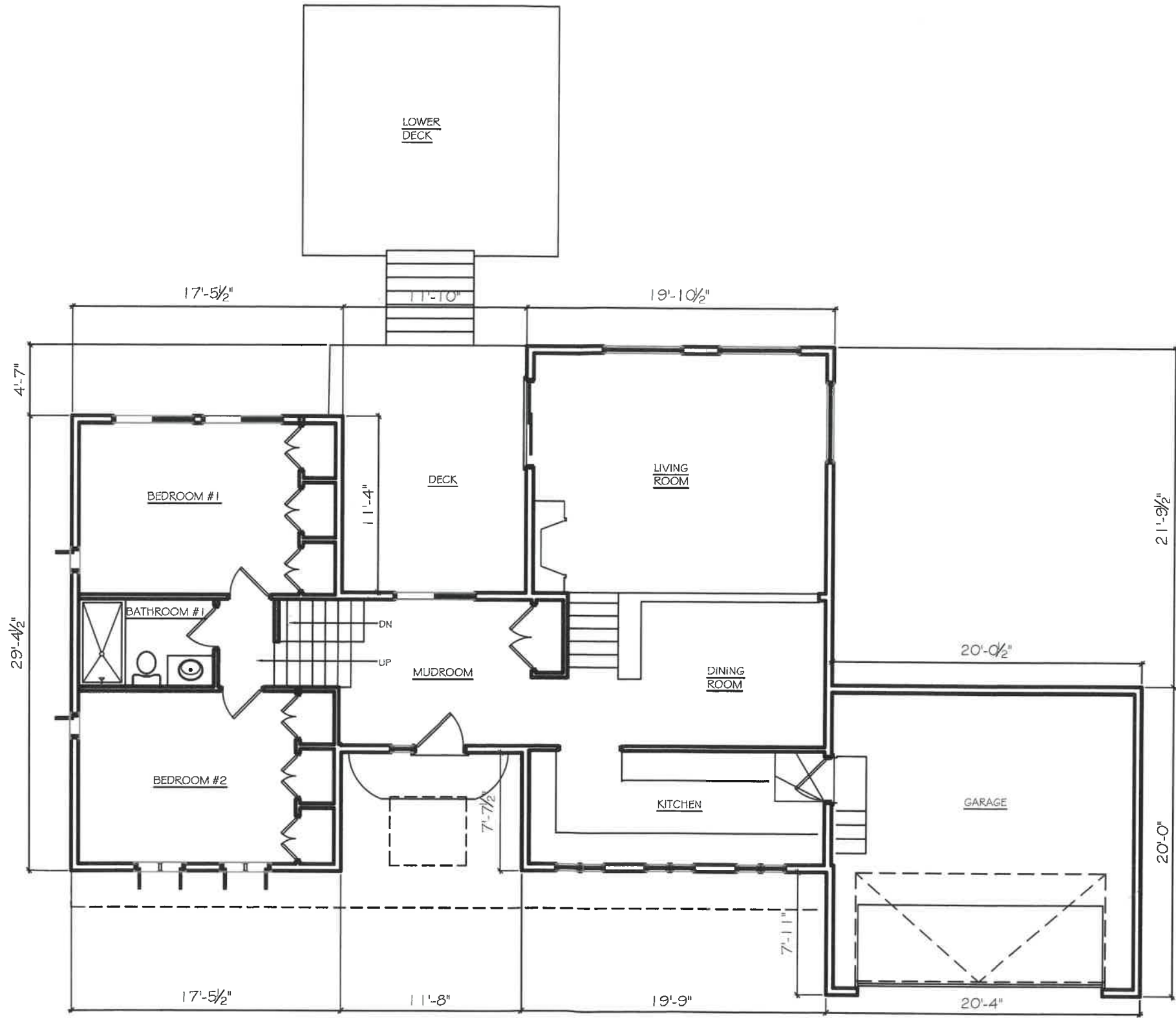
PROPOSED LOWER LEVEL FLOOR PLAN

Scale: 1/8" = 1'-0"
 Date: JANUARY 23, 2026

A1



LOWER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



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Date:	Date:

EXISTING UPPER LEVEL FLOOR PLAN

Scale: 1/8" = 1'-0"
 Date: JANUARY 23, 2026

EX2



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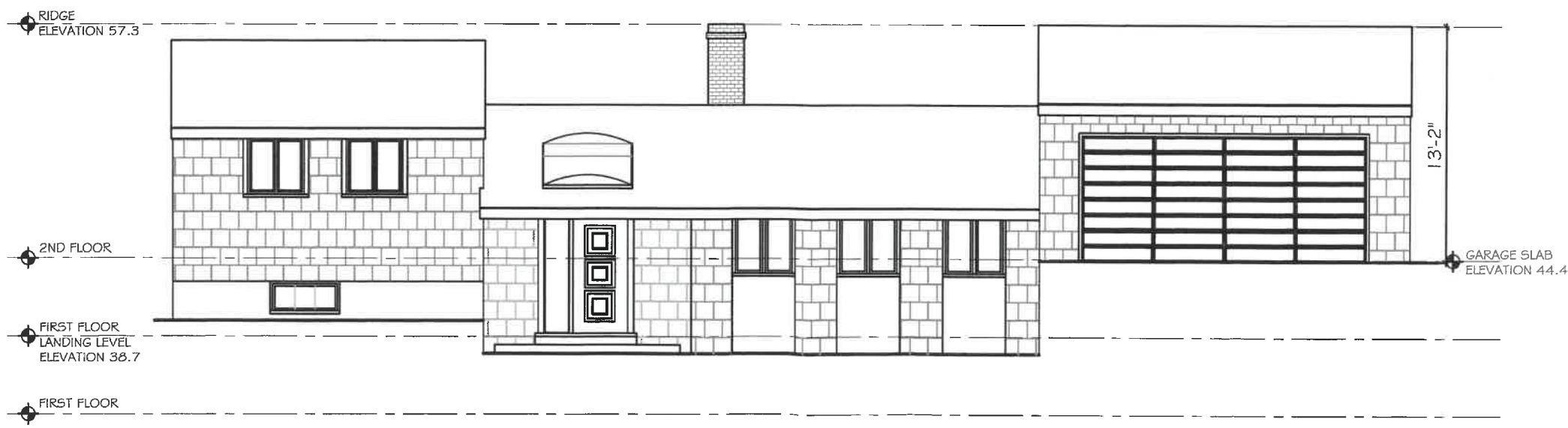
EXISTING & PROPOSED EXT. ELEVATIONS

Scale: 1/8" = 1'-0"
 Date: JANUARY 23, 2026

A3



A FRONT ELEVATION
 1/8" = 1'-0"



EX FRONT ELEVATION
 1/8" = 1'-0"



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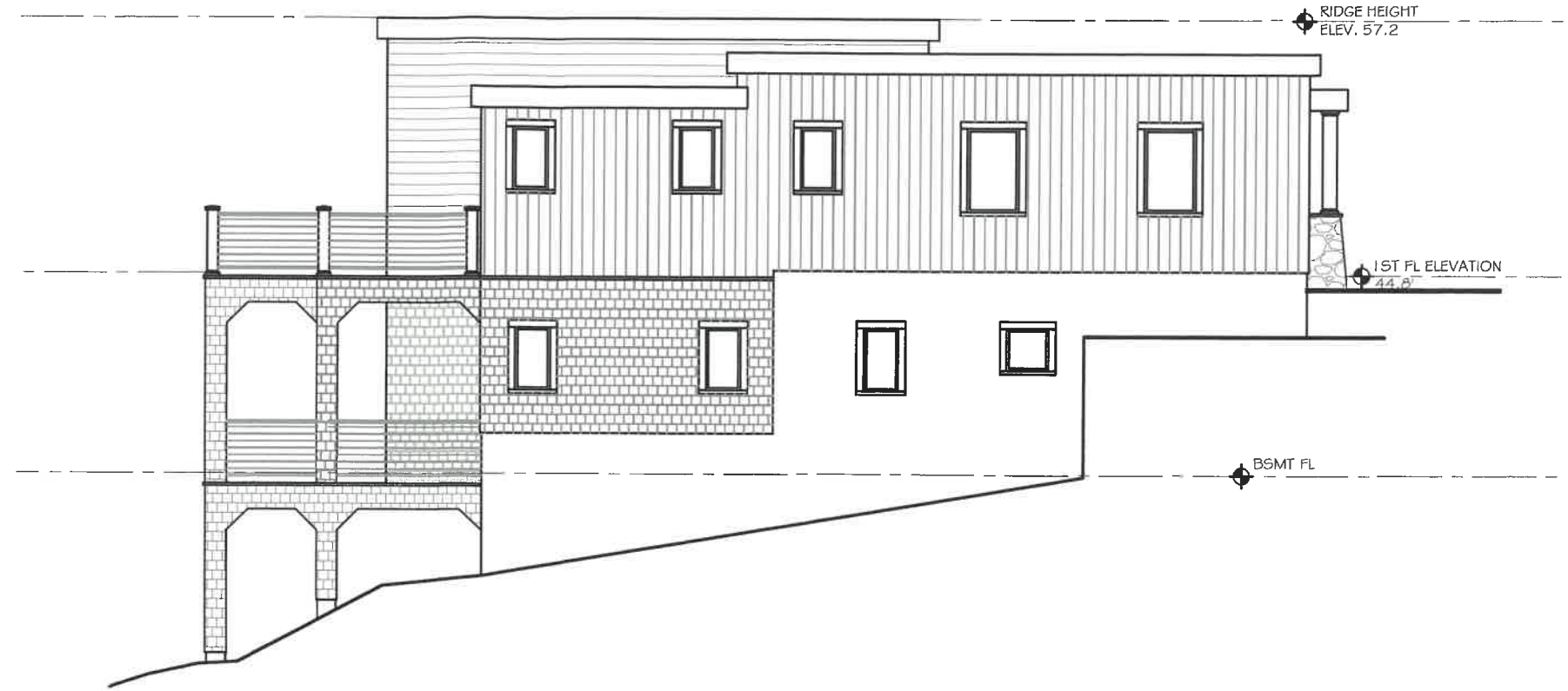
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EXISTING & PROPOSED EXT. ELEVATIONS

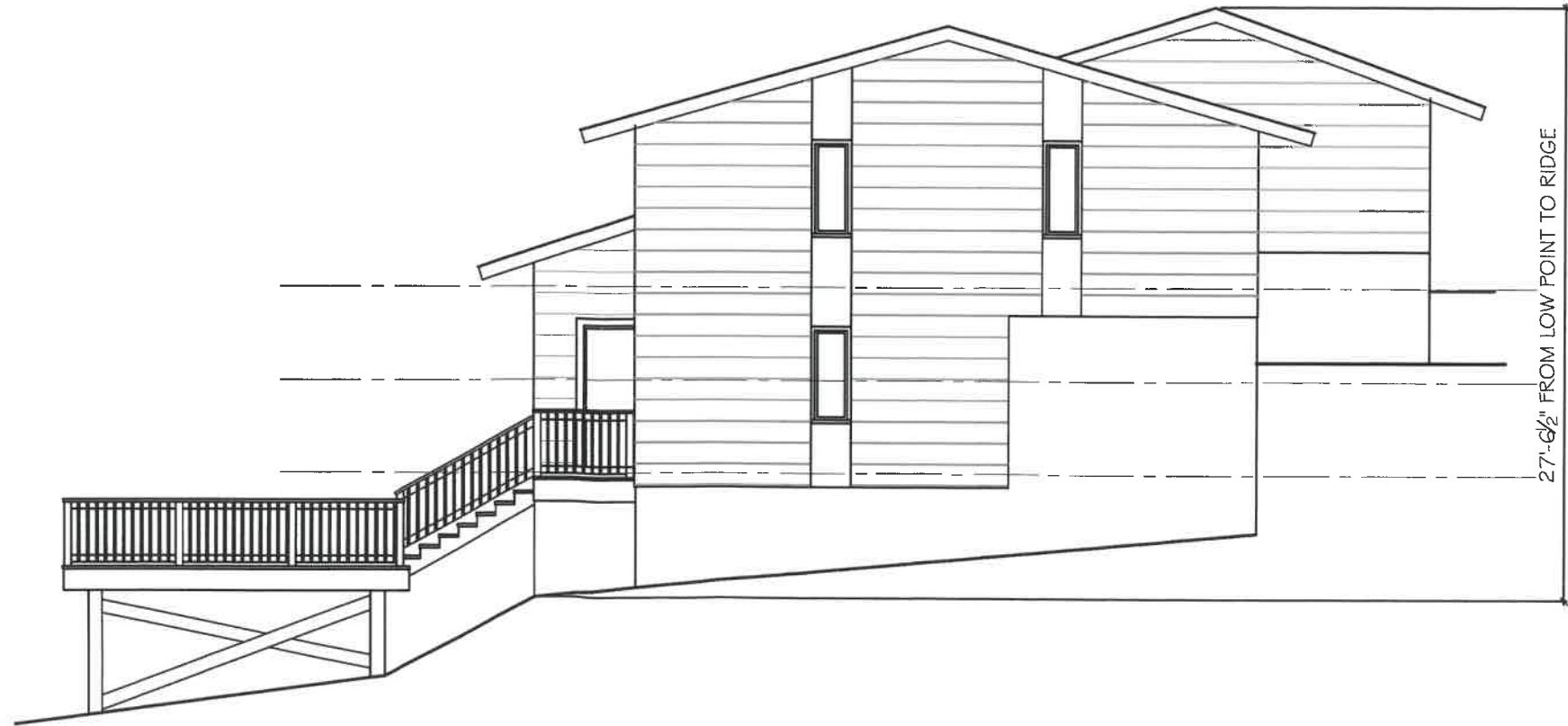
Scale: 1/8" = 1'-0"
 Date: JANUARY 23, 2026

A4

B LEFT SIDE ELEVATION
 1/8" = 1'-0"



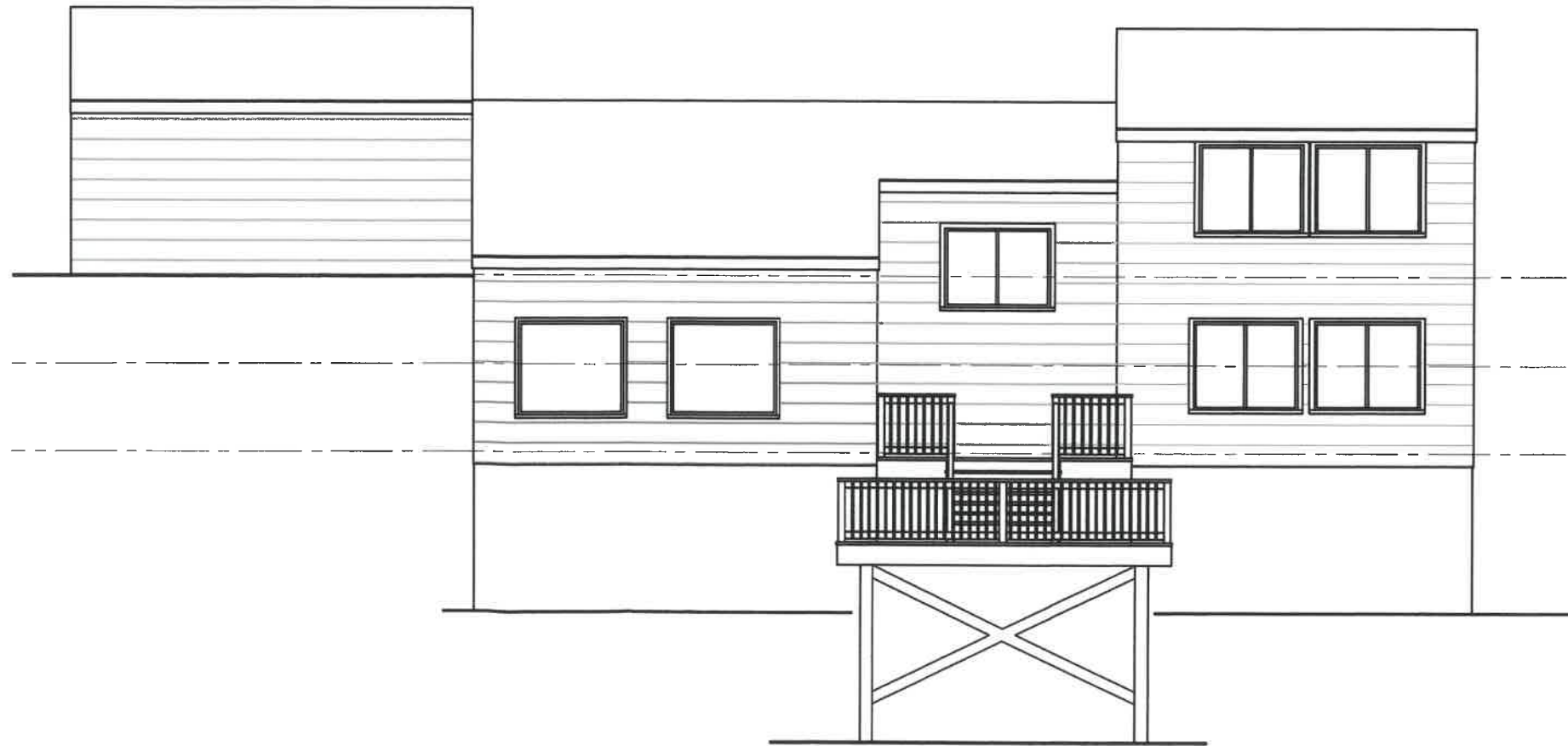
EX LEFT SIDE ELEVATION
 1/8" = 1'-0"



RIDGE HEIGHT



C REAR ELEVATION
1/8" = 1'-0"



EX REAR ELEVATION
1/8" = 1'-0"



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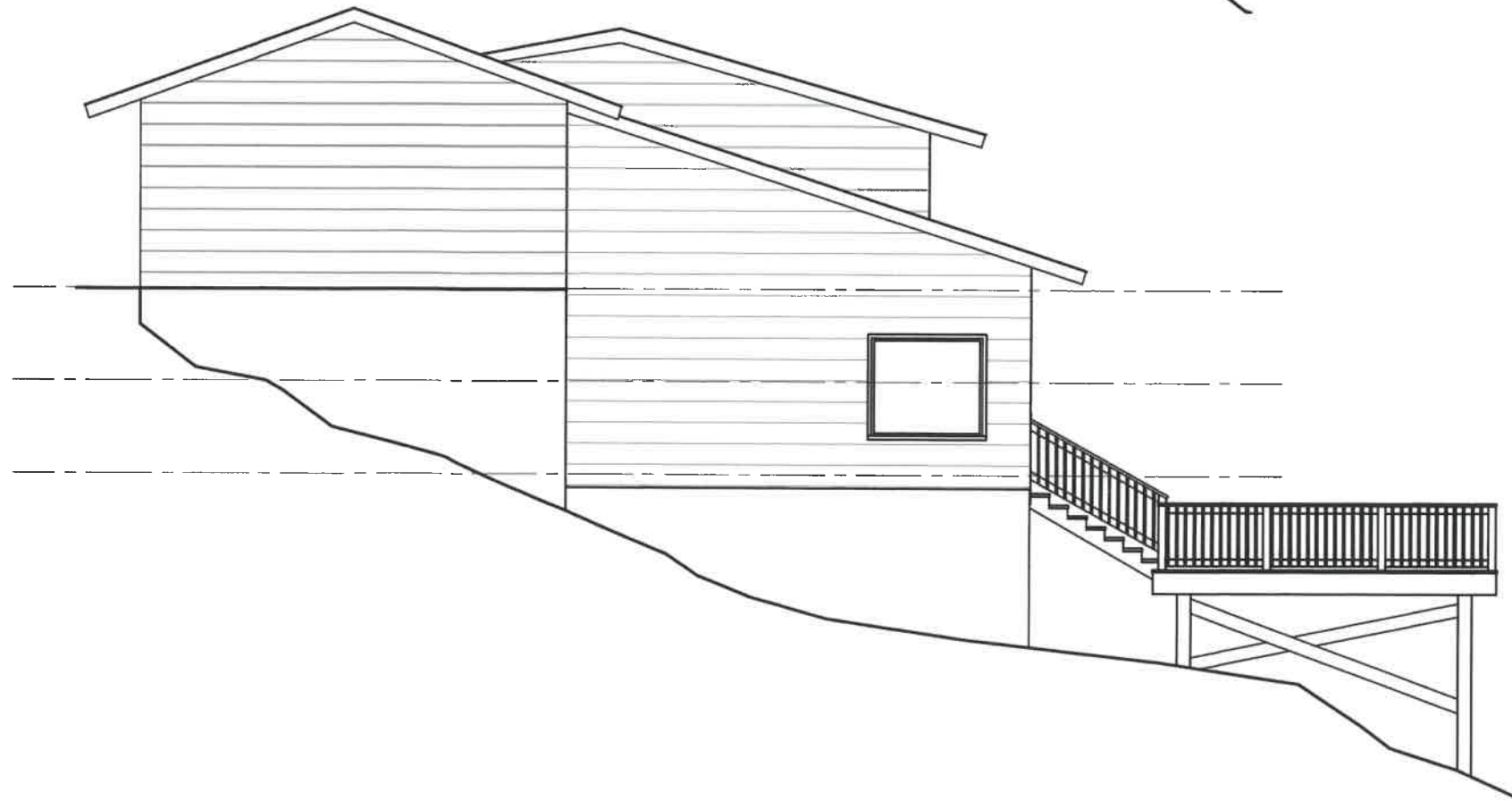
EXISTING & PROPOSED EXT. ELEVATIONS

Scale: 1/8" = 1'-0"
Date: JANUARY 23, 2026

A5



D RIGHT SIDE ELEVATION
1/8" = 1'-0"



EX RIGHT SIDE ELEVATION
1/8" = 1'-0"



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