



TOWN SEAL  
tel: 781-631-1529

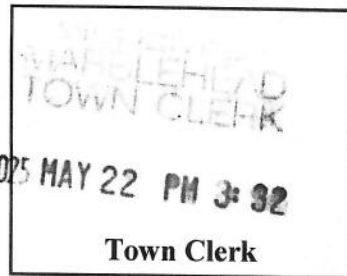
fax: 781-631-2617  
Revision Date: 12-02-20

# Town of Marblehead **ZONING BOARD OF APPEALS**

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

## **ZBA APPLICATION**

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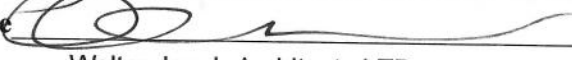


**Project Address** 10 Rolleston Road, Marblehead, MA 01945  
**Assessor Map(s)** 27 **Parcel Number(s)** 12A

### **OWNER INFORMATION**

**Signature** \_\_\_\_\_ **date** \_\_\_\_\_  
**Name (printed)** Jill Adler  
**Address** 10 Rolliston Road, Marblehead, MA 01945  
**Phone Numbers: home** 617.771.6404 **work** \_\_\_\_\_  
**E-mail** jill6404@gmail.com **fax** \_\_\_\_\_

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

**Signature**  \_\_\_\_\_ **date** 5.22.25  
**Name (printed)** Walter Jacob Architects LTD  
**Address** 3 Pleasant St, Marblehead, MA 01945  
**Phone Numbers: home** \_\_\_\_\_ **work** 781.631.7440  
**E-mail** walter@architectwaj.com **fax** \_\_\_\_\_

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

Project includes addition to an existing home. The existing lot has less than the required frontage and the structure exceeds the maximum height requirements. The proposed work exceeds the maximum height requirement, encroaches on the rear- and side-yard setback, and exceeds the 10% expansion limit for a non conforming structure.

- 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).

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

### **REQUIRED SIGNATURES**

1. Building Commissioner (pages 1, 2 and 3)  5-22-2025
2. Town Clerk's stamp (upper right corner)

**View Bylaws - (Chapter 200, Zoning) - online at: [www.marblehead.org/](http://www.marblehead.org/)**

**Town of Marblehead**  
**ZBA-APPLICATION**  
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Revision Date: 12-02-2020

Project Address 10 Rolleston Road

Map(s) / Parcel(s) 27/12A

**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 Residence

**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) (PATIO ONLY)

☒ 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 ☒

Historic District Commission

Yes ☐ No ☒

Planning Board

Yes ☐ No ☒

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Building Department  
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Of Appeals

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

Building Official



Date 5-22-2025

**Town of Marblehead**  
**ZBA-APPLICATION**  
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Revision Date: 12-02-2020

**Project Address** 10 Rolleston Road

**Map(s) / Parcel(s)** 27 / 12A

**NET OPEN AREA (NOA)**

**Lot area = A**

**EXISTING**

±18,619 sf

**PROPOSED**

±18,619 sf

**Area of features**

footprint of accessory building(s)

-

-

footprint of building

2,172 sf

2,473 sf

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

850 sf

1,398 sf

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

324 sf

324 sf

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

-

-

other areas (explain) \_\_\_\_\_

-

-

**Sum of features = B**

3,346 sf

4,195 sf

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

15,273 sf

14,424 sf

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

-

-

basement or cellar (area >5' in height)

1,579 sf

1,683 sf

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

2,172 sf

2,473 sf

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

1,501 sf

2,128 sf

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

1,025 sf

1,025 sf

4th floor (12' or less in height)

-

-

attic (area >5' in height)

-

-

area under deck (if >5' in height)

**Reviewed by  
Building Department  
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196 sf

510 sf

roofed porch(es)

298 sf

712 sf

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

6,771 sf

8,513 sf

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 1,742 sf

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 25.73 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 2.25

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 1.70

**This worksheet applies 1. plan by/dated** 10 Rolleston ZBA Drawing Set by AWJ / 05.20.25

**to the following plan(s): 2. plan by/dated** Survey Plan by North Shore Survey / 04.01.25

**3. plan by/dated** \_\_\_\_\_

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

**Date** 5-22-2025