



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

RECEIVED
TOWN CLERK
2025 MAY 22 PM 3:32
Town Clerk

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 WJ 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) ST C 5-22-2025
2. Town Clerk's stamp (upper right corner)

View Bylaws - (Chapter 200, Zoning) - online at: 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 <input checked="" type="checkbox"/>
Historic District Commission	Yes _____	No <input checked="" type="checkbox"/>
Planning Board	Yes _____	No <input checked="" type="checkbox"/>

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

Yes No _____ (explain) _____

Building Official Sgt C J Date 5-22-2025

Town of Marblehead
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Revision Date: 12-02-2020

Project Address 10 Rolleston Road **Map(s) / Parcel(s)** 27 / 12A

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>±18,619 sf</u>	<u>±18,619 sf</u>
Area of features		
footprint of accessory building(s)	<u>-</u>	<u>-</u>
footprint of building	<u>2,172 sf</u>	<u>2,473 sf</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>850 sf</u>	<u>1,398 sf</u>
number of required parking spaces <u>2</u> x (9'x 18' per space)	<u>324 sf</u>	<u>324 sf</u>
area of pond(s), or tidal area(s) below MHW	<u>-</u>	<u>-</u>
other areas (explain) _____	<u>-</u>	<u>-</u>
Sum of features = B	<u>3,346 sf</u>	<u>4,195 sf</u>
Net Open Area (NOA) = (A - B)	<u>15,273 sf</u>	<u>14,424 sf</u>

<u>GROSS FLOOR AREA (GFA)</u>	<u>Reviewed by</u>	<u>PROPOSED</u>
accessory structure(s)		<u>-</u>
basement or cellar (area >5' in height)		<u>1,579 sf</u>
1st floor (12' or less in height) <u>NOTE: [for heights exceeding</u>		<u>2,172 sf</u>
2nd floor (12' or less in height)	<u>12' see definition</u>	<u>1,501 sf</u>
3rd floor (12' or less in height)	<u>of STORY §200-7]</u>	<u>1,025 sf</u>
4th floor (12' or less in height)		<u>-</u>
attic (area >5' in height)		<u>-</u>
area under deck (if >5' in height)	Reviewed by Building Department For Zoning Board Of Appeals	<u>196 sf</u>
roofed porch(es)		<u>298 sf</u>
Gross Floor Area (GFA) = sum of the above areas		<u>6,771 sf</u>
Proposed total change in GFA = (proposed GFA - existing GFA)		<u>= 1,742 sf</u>

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 *[Signature]* **Date** *5-22-2025*