



TOWN SEAL
tel: 781-631-1529

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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 JAN 28 AM 11:42

Town Clerk

Project Address 11 Kenneth Road Marblehead, MA 01945

Assessor Map(s) 157 Parcel Number(s) 10-0

OWNER INFORMATION

Signature [Signature] date 1/27/2025

Name (printed) 4JHomes LLC, c/o Jordan Chmara and Joshua Chmara

Address 19 Fieldbrook Road Marblehead, MA 01945

Phone Numbers: home work see contact info below

E-mail fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 1/27/2025

Name (printed) Matthew Wolverton, Law Offices of Lausier & Lausier LLC

Address 2 Hooper Street Marblehead, MA 01945

Phone Numbers: home 781 631 8830 x2 work same

E-mail matt@lausierlaw.com fax 781 631 8840

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

SEE ATTACHED DESCRIPTION

- 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)

2. Town Clerk's stamp (upper right corner)

Reviewed by
Building Department
For Zoning Board
Of Appeals

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 11 Kenneth Road

Map(s) / Parcel(s) 157/10-0

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 X No _____ (explain) _____

PROPOSED CHANGE OF USE

No X Yes _____ (explain) _____

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes X No _____

EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)

_____ Lot Area - Less than required (§200-7 and Table 2)

X Lot Width - Less than required (§200-7)

X 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)

X Side Yard Setback - Less than required (Table 2)

X 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)

X Front Yard Setback - Less than required (Table 2)

_____ Rear Yard Setback - Less than required (Table 2)

X Side Yard Setback - Less than required (Table 2)

X 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)

X 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 X No _____

Historic District Commission

Yes _____ No X

Planning Board

Yes X No _____

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

Yes X No _____ (explain) _____

Building Official



Date 1-27-2025

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Project Address 11 Kenneth Road

Map(s) / Parcel(s) 157 /10

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

11090

11090

Area of features

footprint of accessory building(s)

49 SF

0 SF

footprint of building

1022 SF

1774 SF

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

314 SF

679 SF

number of required parking spaces 2 x (9'x18' per space)

324 SF

324 SF

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

0 SF

0 SF

other areas (explain) _____

0

0 SF

Sum of features = B

1709

2777 SF

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

9381 SF

8313 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

49

0

basement or cellar (area > 5' in height)

632 SF

1288 SF

1st floor (12' or less in height) NOTE:

[for heights exceeding

1319 SF

1656 SF

2nd floor (12' or less in height)

12' see definition

825 SF

1015 SF

3rd floor (12' or less in height)

of STORY ~200-7]

0

0 SF

4th floor (12' or less in height)

0

0

attic (area > 5' in height)

27

0

area under deck (if > 5' in height)

0

421 SF

roofed porch(es)

289 SF

173 SF

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

3141 SF

4553 SF

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

= 1412 SF

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

= 44.95 %

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

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= 2.99

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

= 1.83

This worksheet applies

1. plan by/dated North Shore Survey

28-Aug-23

to the following plan(s):

2. plan by/dated Bosworth Architect LLC

28-Aug-23

3. plan by/dated _____

Building Official



Date 1-27-2025

PROJECT DESCRIPTION & RELIEF REQUESTED

11 Kenneth Road, Marblehead, MA 01945
Jordan and Joshua Chmara

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-laws allowing construction of additions to an existing single-family residential dwelling having less than required Front Yard Set Back, Side Yard Set Back, and exceeding the allowed Height, on a Lot having less than required Lot Width and Lot Frontage located at **11 KENNETH ROAD** in a **SHORELINE SINGLE RESIDENCE DISTRICT**. The construction will be partially located within the Front Yard Set Back and Side Yard Set Back, will increase the Height of the building, and will increase the Gross Floor Area by more than the allowed ten percent (10%) on a non-conforming building. The proposed construction was previously approved by Special Permit, however the Applicant is now seeking permission to demolition the existing constructure, therefore the proposed construction will now qualify as Building New under Zoning Bylaw.

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