



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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Town Clerk

Project Address 11 Kenneth Road Marblehead, MA 01945
Assessor Map(s) 157 Parcel Number(s) 10-0

OWNER INFORMATION

Signature Jordan Chmara 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 Matthew Wolverton 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).

Reviewed by
Building Department
For Zoning Board
Of Appeals

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) Jeff C 1-27-2025
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 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)
 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)
 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
Historic District Commission
Planning Board

Yes X No _____
Yes _____ No X
Yes X No _____

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Of Appeals

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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Revision Date: 12-02-2020

Project Address 11 Kenneth Road Map(s) / Parcel(s) 157 /10

NET OPEN AREA (NOA) **EXISTING** **PROPOSED**

Lot area = A	<u>11090</u>	<u>11090</u>
Area of features		
footprint of accessory building(s)	<u>49</u> SF	<u>0</u> SF
footprint of building	<u>1022</u> SF	<u>1774</u> SF
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>314</u> SF	<u>679</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>1709</u>	<u>2777</u> SF
Net Open Area (NOA) = (A - B)	<u>9381</u> SF	<u>8313</u> SF

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>49</u>	<u>0</u>
basement or cellar (area > 5' in height)	<u>632</u> SF	<u>1288</u> SF
1st floor (12' or less in height) <u>NOTE:</u>	[for heights exceeding <u>1319</u> SF]	<u>1656</u> SF
2nd floor (12' or less in height)	[12' see definition <u>825</u> SF]	<u>1015</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>27</u>	<u>0</u>
area under deck (if > 5' in height)	<u>0</u>	<u>421</u> SF
roofed porch(es)	<u>289</u> SF	<u>173</u> SF
Gross Floor Area (GFA) = sum of the above areas	<u>3141</u> SF	<u>4553</u> 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) Reviewed by

Building Department = 2.99
For Zoning Board = 2.99
Of Appeals = 1.83

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 1-27-2026

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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For Zoning Board
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