



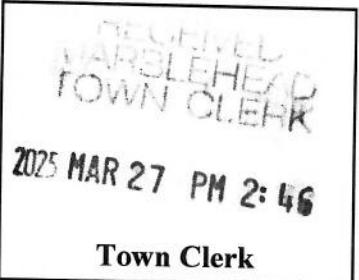
Town of Marblehead
ZONING BOARD OF APPEALS

TOWN SEAL
tel: 781-631-1529

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

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

ZBA APPLICATION
PAGE 1 of 3



Project Address 12 Johns Road

Assessor Map(s) 176 Parcel Number(s) 1

OWNER INFORMATION

Signature _____ date _____

Name (printed) Christos Viores, Trustee Johns Road Realty Trust

Address 1 Curtis Street, East Boston, MA 02128

Phone Numbers: home _____ work 781-608-3057

E-mail julius @ lokosrealty.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Paul M. Lynch date 3/26/25

Name (printed) Johns Road Realty Trust

Address c/o Paul M. Lynch 5 Spring Street, Marblehead, MA 01945

Phone Numbers: home _____ work 781-631-7808

E-mail lynch@marbleheadlaw.com fax _____ Reviewed by
Building Department
For Zoning Board
Of Appeals

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

Special Permit to remove the existing non-conforming single family dwelling on a lot with less than the required lot area, frontage, front yard setback, side yard setback, less than the required open area and exceeds the allowed height height. And construct a new non conforming single family dwelling

The construction will exceed the allowed 10 % expansion for a non conforming building.

- 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)

3-27-2025

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

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

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

Project Address 12 Johns Road

Map(s) / Parcel(s) 176/2

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR SSR ESR SESR HBR U SU

CURRENT USE (explain) Single-Family Dwelling

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)
- 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

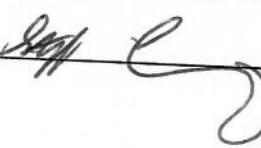
Reviewed by
Building Department
For Zoning Board
Of Appeals

ADDITIONAL HEARINGS REQUIRED

Conservation Commission Yes _____ No
Historic District Commission Yes _____ No
Planning Board Yes _____ No

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

Yes No _____ (explain) _____

Building Official 

Date 3-27-2025

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 12 Johns Road

Map(s) / Parcel(s) 176/2

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

Area of features

footprint of accessory building(s)

0

0

footprint of building

1,403

1,485

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

471

129

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

324

324

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

0

0

other areas (explain) _____

0

0

Sum of features = B

2,198

1,938

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

3,782

4,042

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area >5' in height)

0

0

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

1,403

1,493

2nd floor (12' or less in height)

12' see definition

1,529

1,465

3rd floor (12' or less in height)

of STORY §200-7]

0

1,366

4th floor (12' or less in height)

0

0

attic (area >5' in height)

Reviewed by
Building Department
For Zoning Board
Of Appeals

0

0

area under deck (if >5' in height)

303

116

roofed porch(es)

87

82

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

3,321

4,522

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

= 1,201

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

= 36.25

%

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

= 1: 1.14

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

= 1: .89

This worksheet applies 1. plan by/dated Bloom Architect 3/027/2025

to the following plan(s): 2. plan by/dated North Shore Survey 3/26/2035

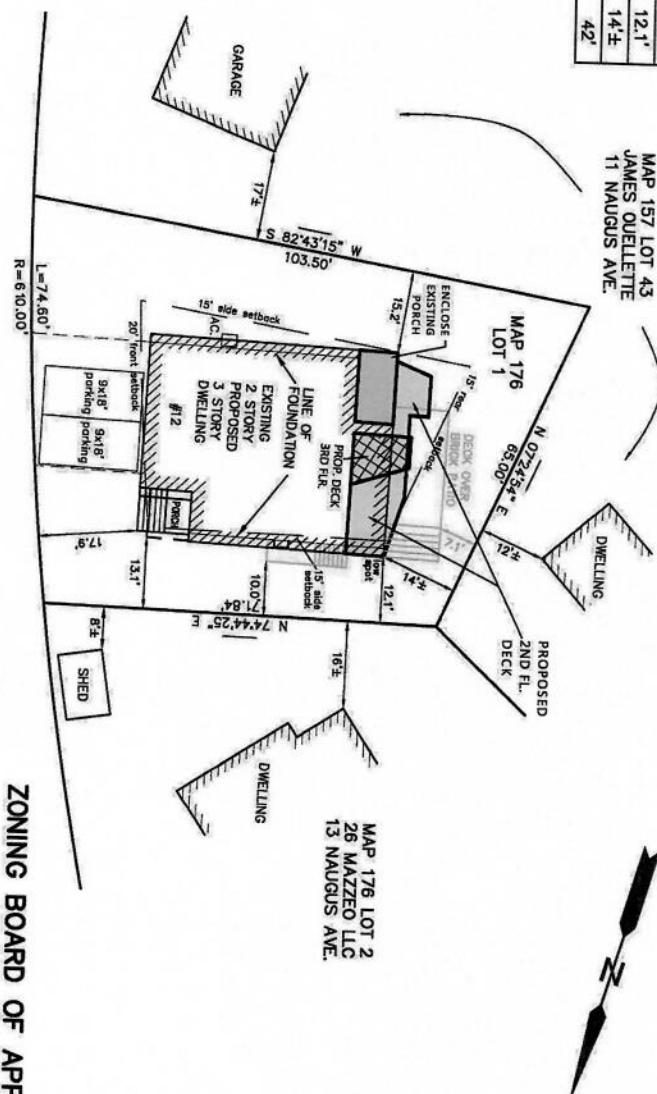
3. plan by/dated _____

Building Official *[Signature]*

Date *3-27-2025*

ZONING DISTRICT – SINGLE RESIDENCE

LOT AREA	10000	5980±	5980±
FRONTAGE	100	74.60'	74.60'
FRONT	20	17.9'	17.9'
SIDE	15	12.1'	12.1'
REAR	15	7.1'	14'±
BLDG HEIGHT	35	30.6'±	42'



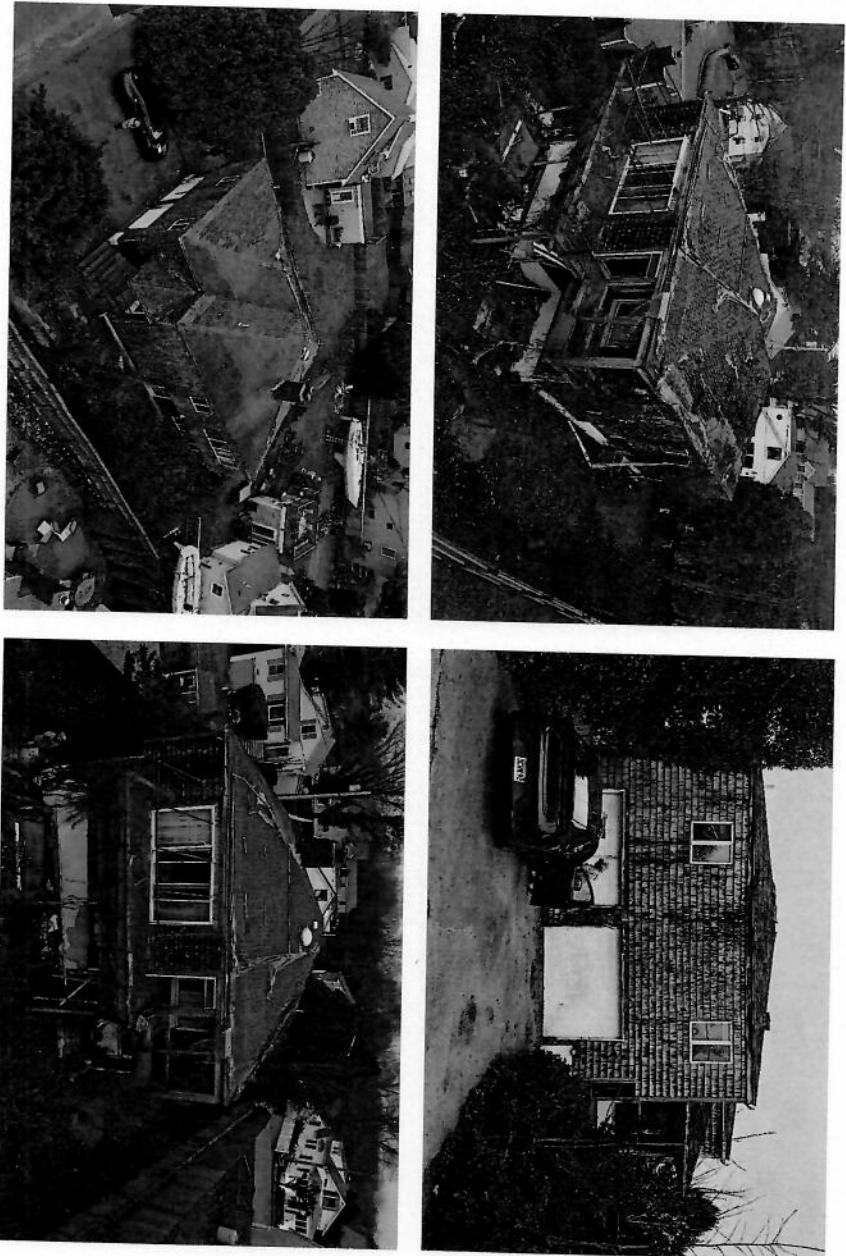
ZONING BOARD OF APPEALS PLAN
12. JOHNS ROAD
MARBLEHEAD

SCALE 1 = 20 MARCH 26, 2025
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. - SALEM, MA
(978) 744-4800

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

5735





3/27/25 ZBA Review Set

12 Johns Rd

Marblehead MA 01945

BLOOM
A R C H I T E C T U R E
704a Tremont Street Boston MA 02118
617 607 4589 bloomarchitecture.com

A0.1

Reference

Survey By Others Existing

Survey By Others Proposed

Zoning Analysis

Site Plans

First Floor Plans

Second Floor Plans

Third Floor Plans

Roof Plan

Exterior Elevations

Exterior Elevations

A0.2

Exterior Elevations

SCOPE OF WORK

THIS PROJECT CONSISTS OF A CONSTRUCTION OF A 4-BEDROOM SINGLE FAMILY RESIDENCE.
EXCEPT THE EXISTING FOUNDATIONS, ALL NEW CONSTRUCTION ABOVE.



Reference

DRAWN: JK
PROJECT # 2240
4/2024 BLOOMarchitecture

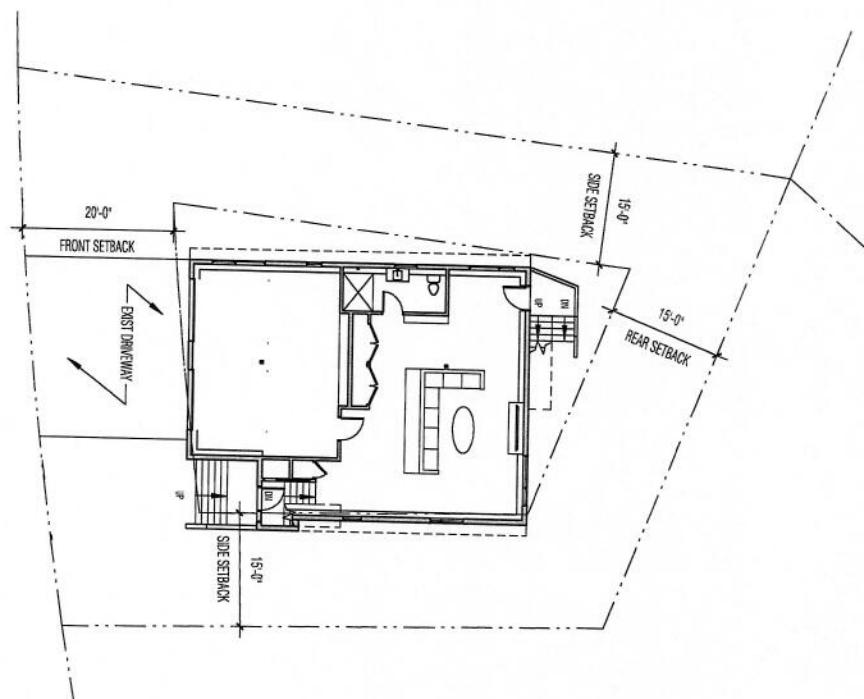
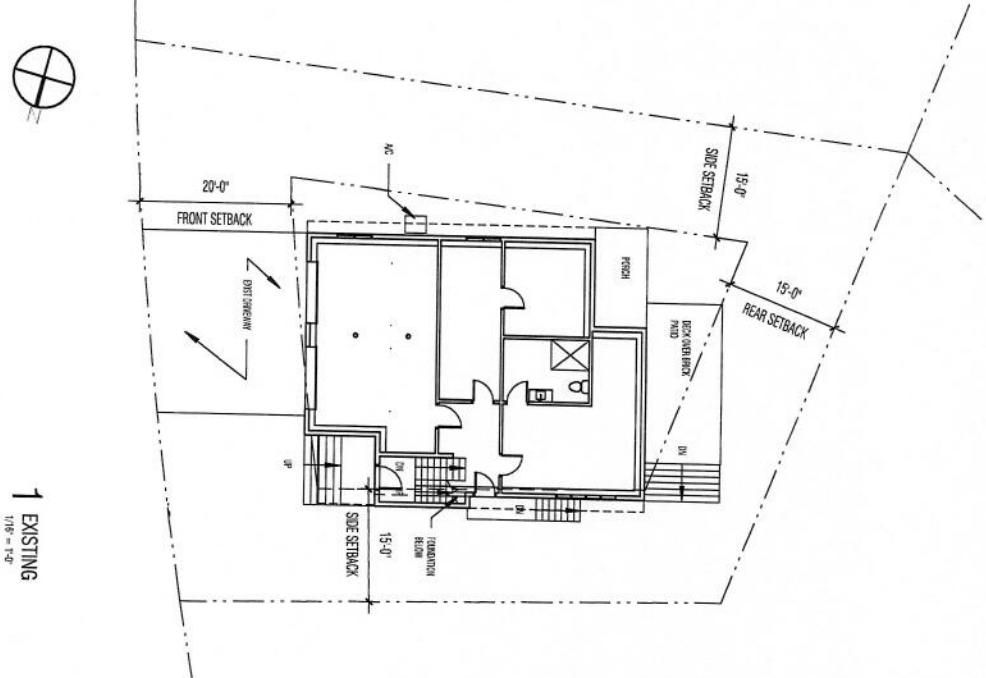
A0.1

A1.0

Site Plans

2 PROPOSED

1 EXISTING



BLOOM
A R C H I T E C T U R E
784 Tremont Street Boston MA 02118
617 607 4589 bloomarchitecture.com

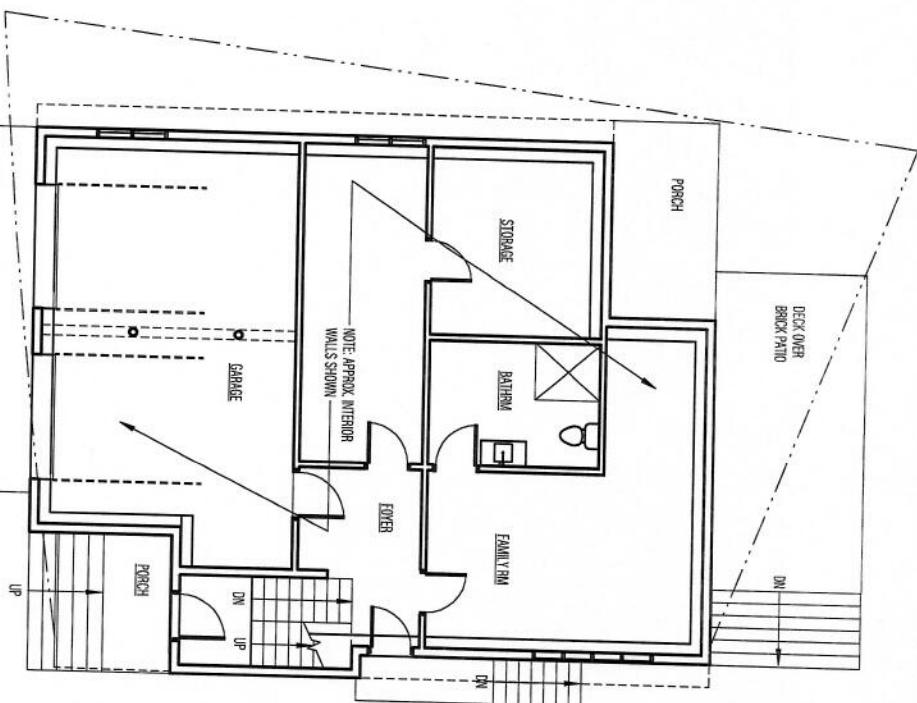
12 Johns Rd

Marblehead, MA 01945

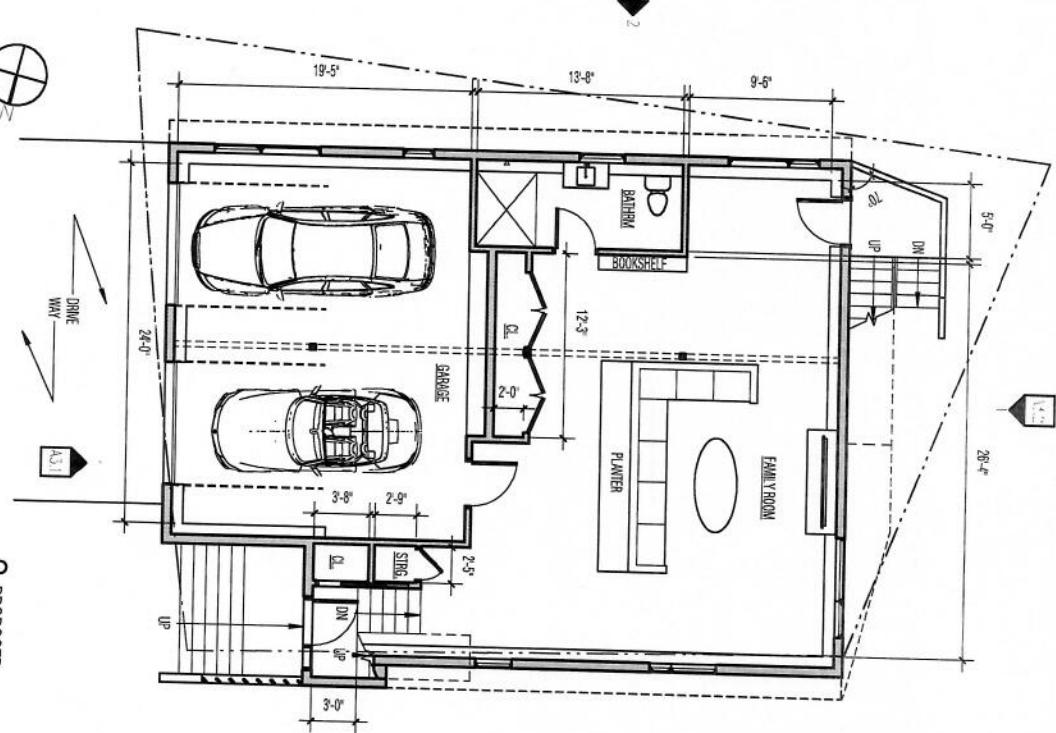




1 EXISTING
108' = 1'-0"



2 PROPOSED
108' = 1'-0"



First Floor Plans



DRAWN: JK
PROJECT # 2240
Copyright Bloom Architecture

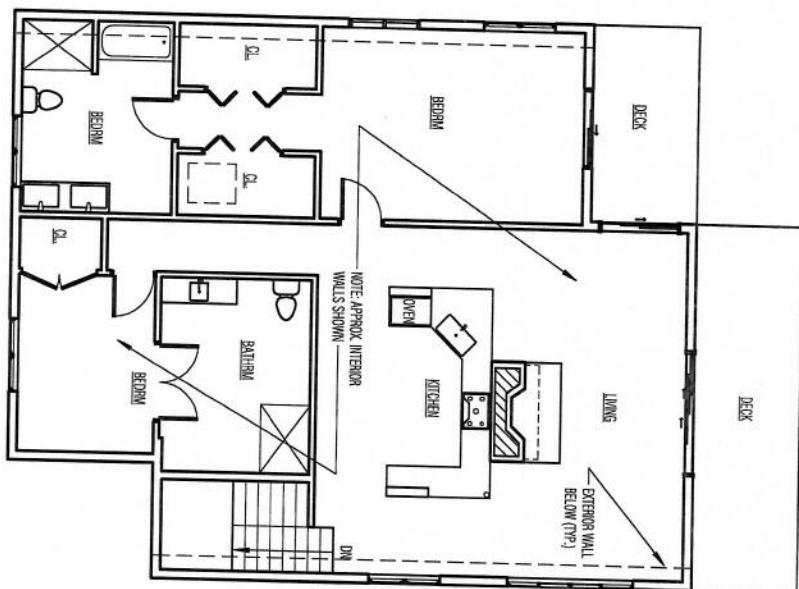
A1.1

BLOOM
ARCHITECTURE
78a Tremont Street, Boston MA 02118
617 607 4589 bloomarchitecture.com

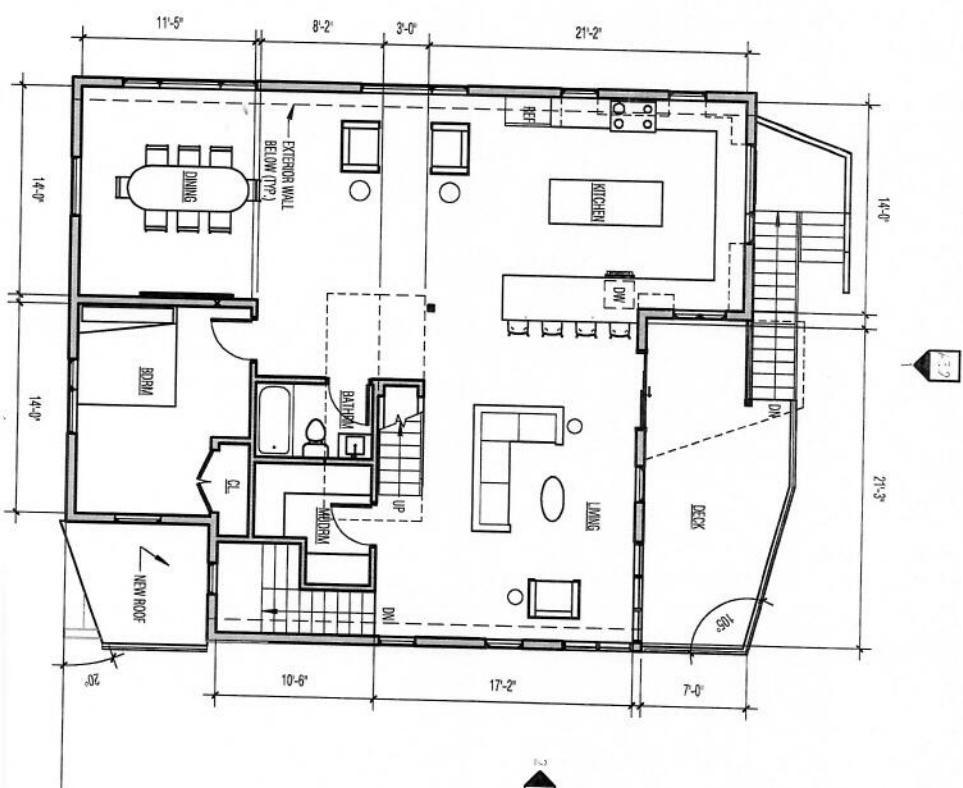
12 Johns Rd
Marblehead, MA 01945



1 EXISTING
 $18' - 10''$



2 PROPOSED
 $18' - 10''$



A1.2

Second Floor Plans

DRAWN: JK
PROJECT # 2240
copyrigt BLOOM Architecture

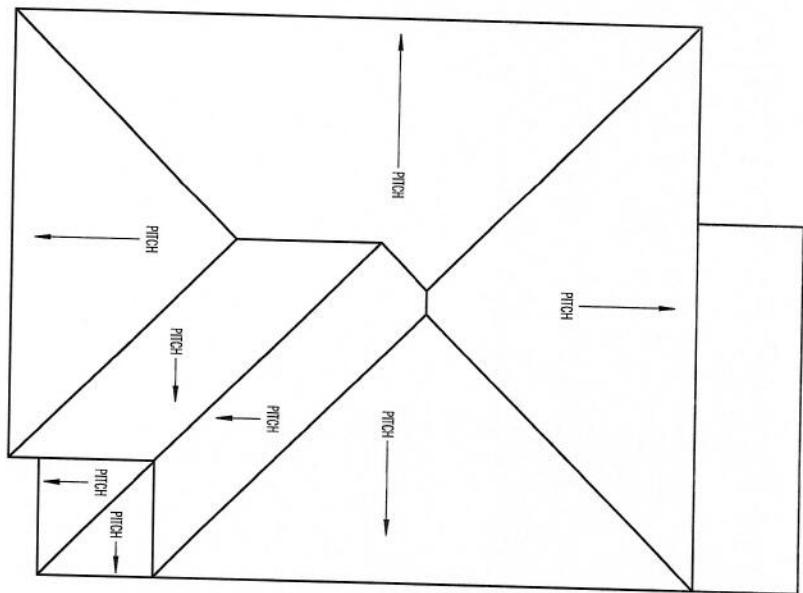


12 Johns Rd
Marblehead, MA 01945

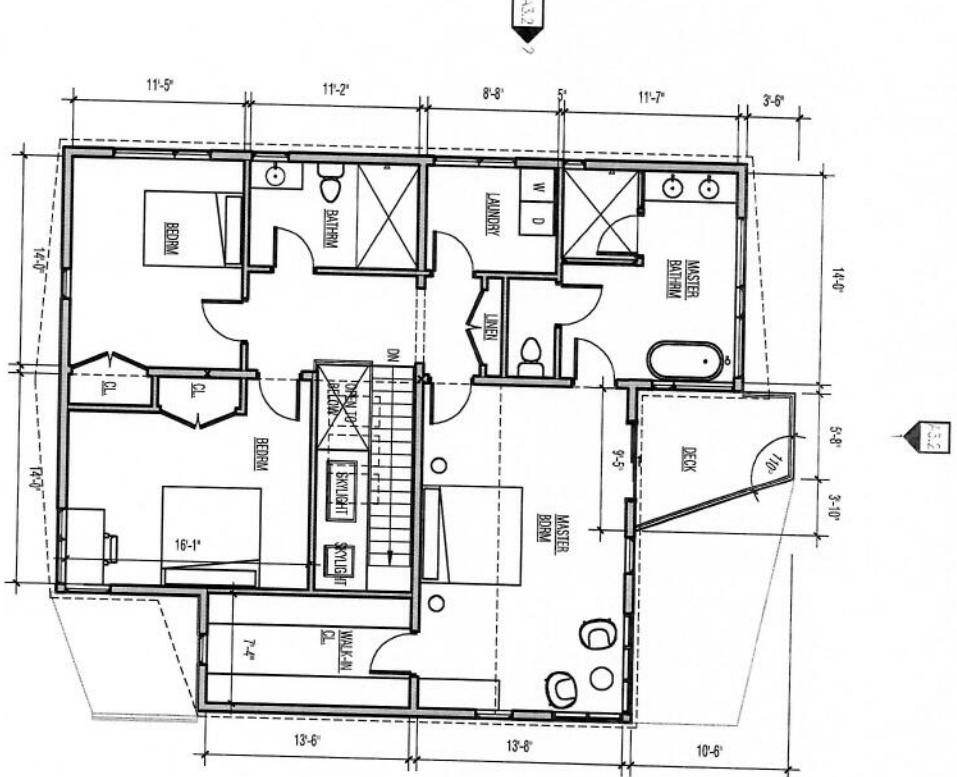
BLOOM
ARCHITECTURE
784 Tremont Street, Boston MA, 02118
617 607 4589 bloomarchitecture.com



1 EXISTING
 $18^\circ = 12^\circ$



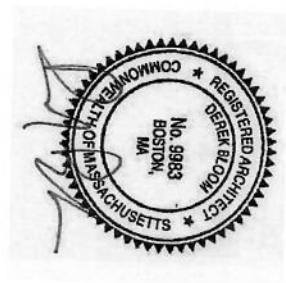
2 PROPOSED
 $18^\circ = 14^\circ$



DRAWN BY
PROJECT # 2240
Copyright © BLOOM Architecture

A1.3

Third Floor Plans



BLOOM
ARCHITECTURE
784a Tremont Street Boston MA 02118
617 607 4589 bloomarchitecture.com

12 Johns Rd
Marblehead MA 01945

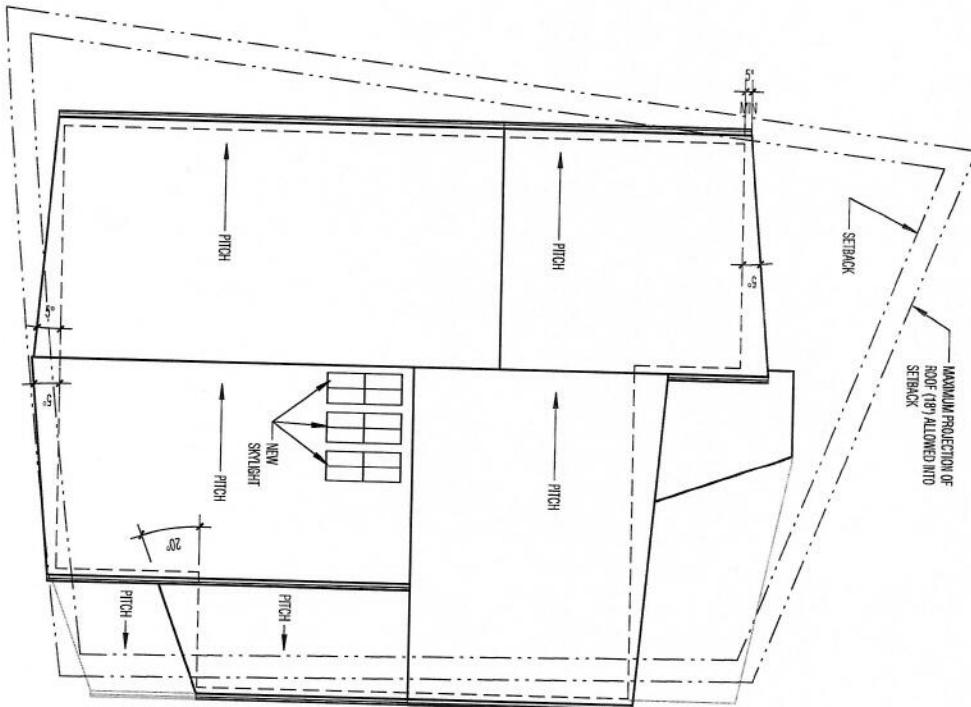
BLOOM
A R C H I T E C T U R E

678a Tremont Street, Boston MA 02118
617 607 4589 bloomarchitecture.com

12 Johns Rd

Marblehead, MA 01945

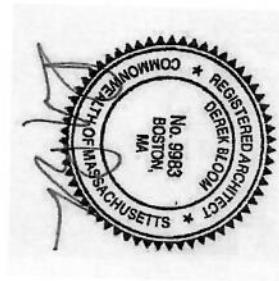
M A X I M U M P R O J E C T I O N
O F R O O F I N P R O M I S E D
S E T B A C K



1
PROPOSED

A1.4

Roof Plan

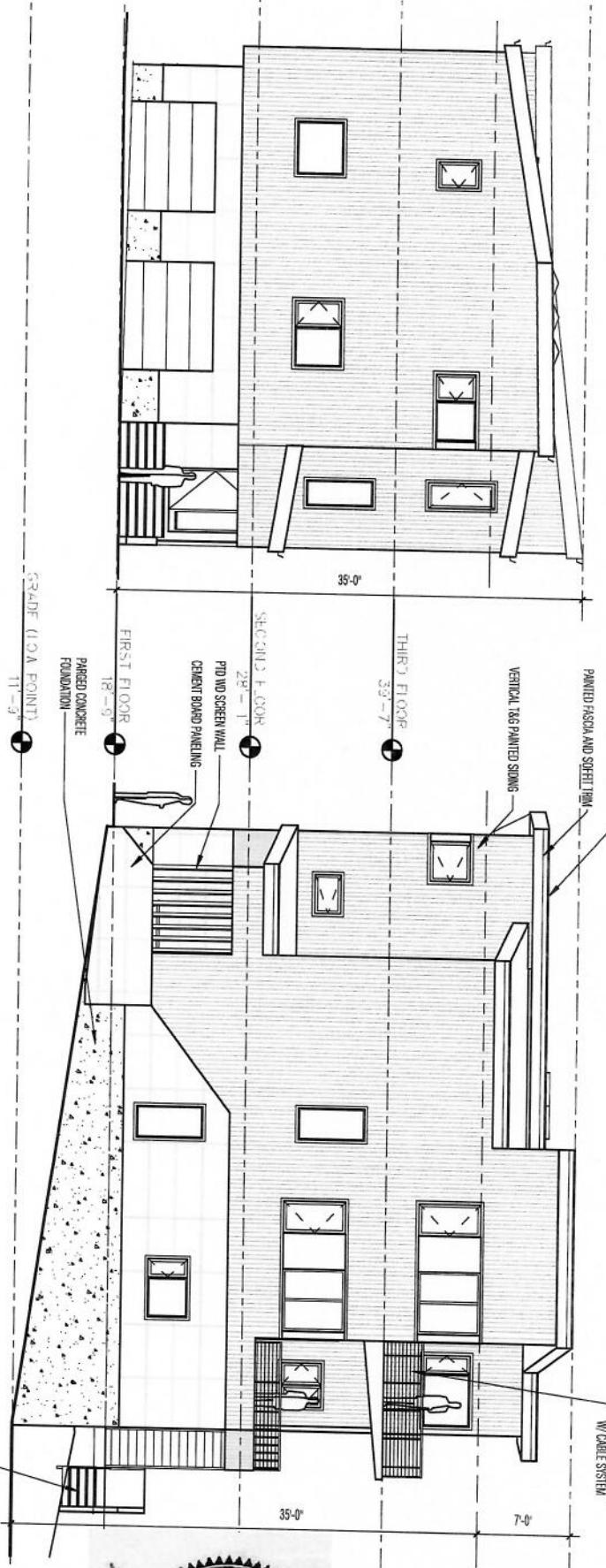


DRAWN: K
PROJECT # 2240
www.bloomarchitecture.com

BLOOM
ARCHITECTURE
784 Tremont Street Boston MA 02118
617 607 4589 bloomarchitecture.com

12 Johns Rd

Marblehead, MA 01945
PPM LOW SLOPE ROOF
PAINTED FASCA AND SOFFIT TRIM
VERTICAL & G PAINED SIDING
PVD METAL RAINGUTS
W CABLE SYSTEM



Exterior Elevations

2 RIGHT ELEVATION (NORTH)

1 FRONT ELEVATION (EAST)

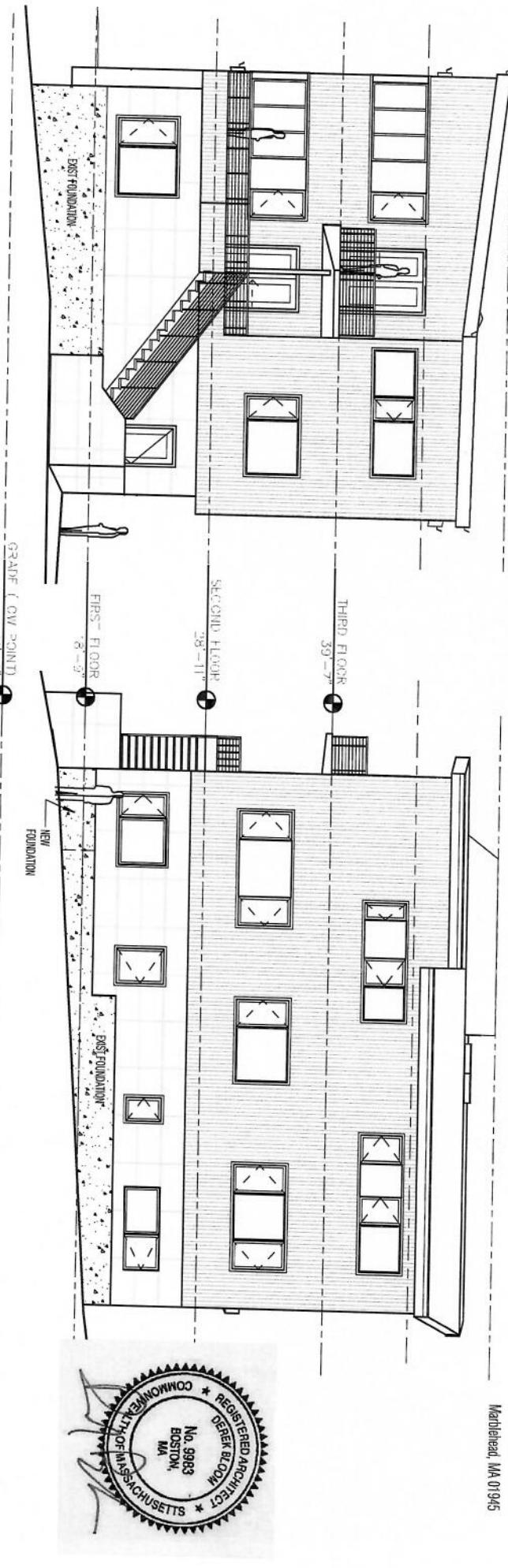
18'-0" = 1'-0"

A3.1

BLOOM
ARCHITECTURE
784 Tremont Street, Boston MA 02118
617 607 4589 bloomarchitecture.com

12 Johns Rd

Marblehead, MA 01945



Exterior Elevations

1 REAR ELEVATION (WEST)
1/8" = 1'-0"

2 LEFT ELEVATION (SOUTH)
1/8" = 1'-0"

A3.2