



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

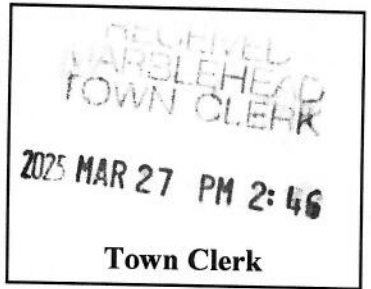
Revision Date: 12-02-20

Town of Marblehead **ZONING BOARD OF APPEALS**

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

ZBA APPLICATION

PAGE 1 of 3



Project Address 12 Johns Road

Assessor Map(s) 176

Parcel Number(s) 1

OWNER INFORMATION

Signature _____

date _____

Name (printed) Christos Viorees, 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 _____

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)

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

[Signature]

3-27-2025

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 **SR** 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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Historic District Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Planning Board	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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

5,980

5,980

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)

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 _____

Date 3-27-2025

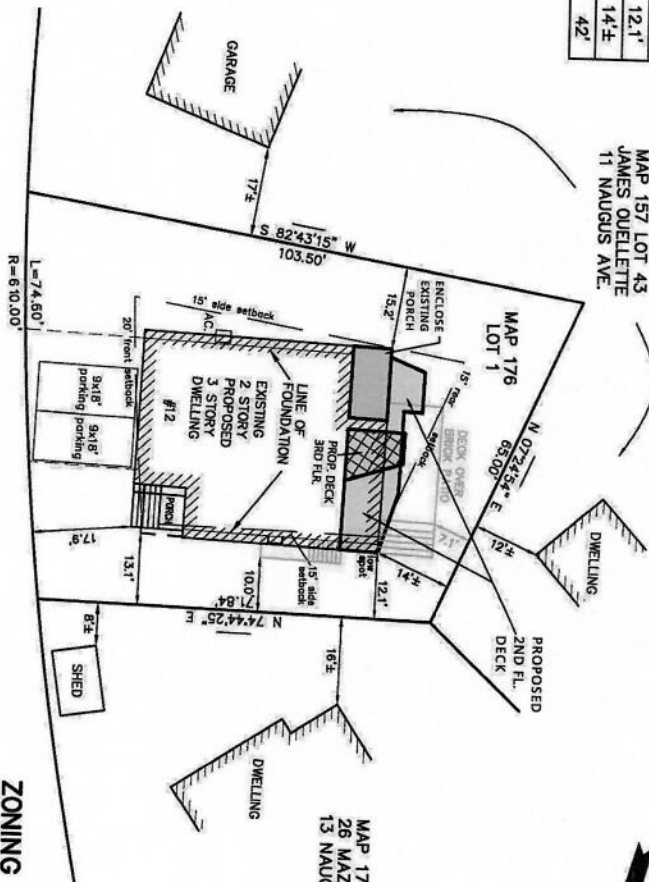
ZONING DISTRICT - SINGLE RESIDENCE

LOT AREA	REQUIRED	EXISTING	PROPOSED ADDITION
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'

NOTE:
DETAILS IN BLUE
TO BE REMOVED

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

JOHNS ROAD



ZONING BOARD OF APPEALS PLAN
12 JOHNS ROAD
MARBLEHEAD
PREPARED FOR
JULIUS SOKOL
SCALE 1" = 20'
MARCH 26, 2025
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. - SALEM, MA
(978) 744-4800

5735

3/27/25 ZBA Review Set

12 Johns Rd

Mattdehead, MA 01945

A0.1	Reference
-	Survey By Others Existing
A0.3	Survey By Others Proposed
A1.0	Zoning Analysis
A1.1	Site Plans
A1.2	First Floor Plans
A1.3	Second Floor Plans
A1.4	Third Floor Plans
A3.1	Road Plan
A3.2	Exterior Elevations
A3.2	Exterior Elevations

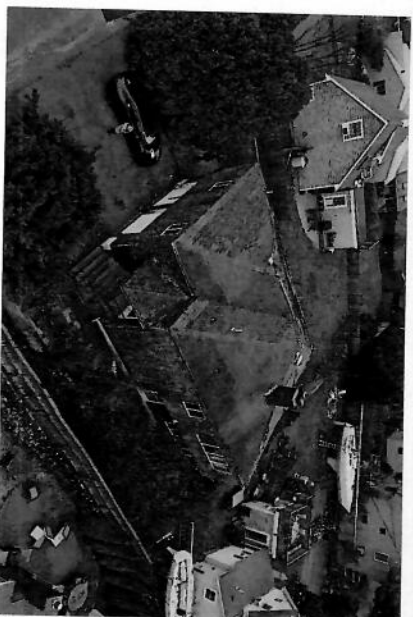
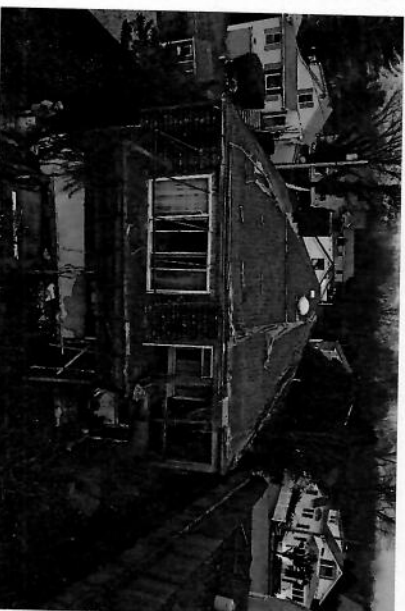
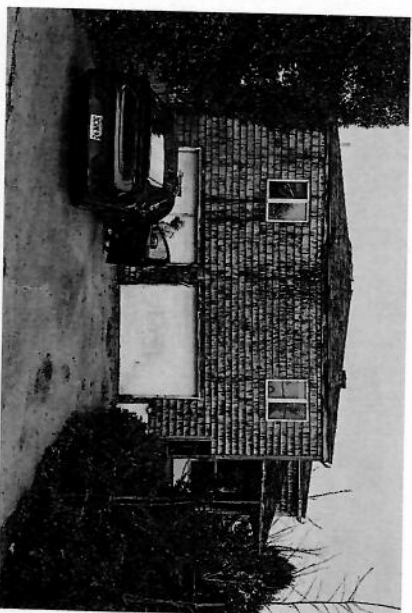
SCOPE OF WORK

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



Reference

A0.1



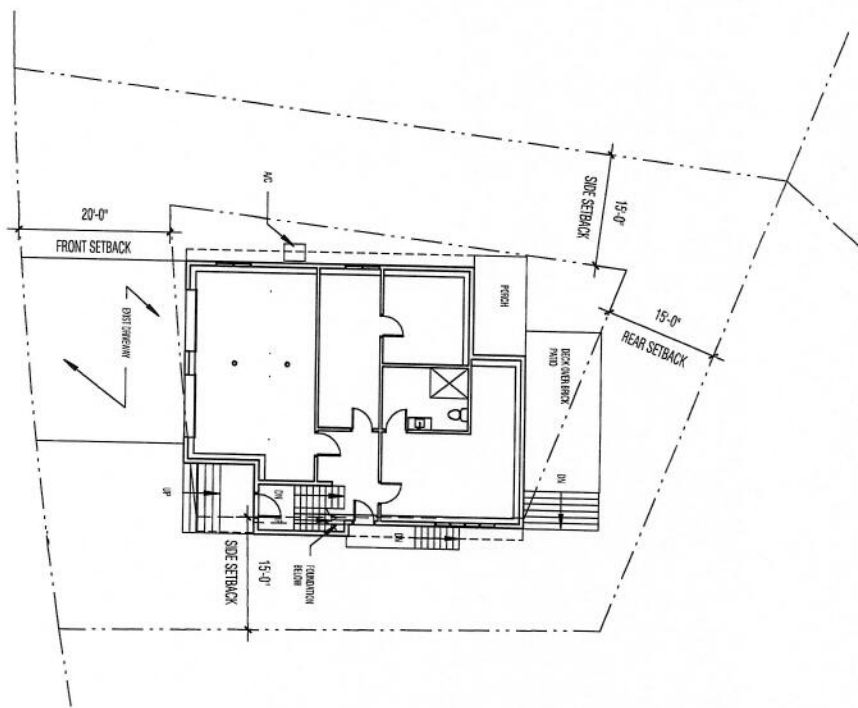
BLOOM
 ARCHITECTURE
 784a Tremont Street Boston MA 02118
 617 607 4589 bloomarchitecture.com

12 Johns Rd
 Marblehead, MA 01945

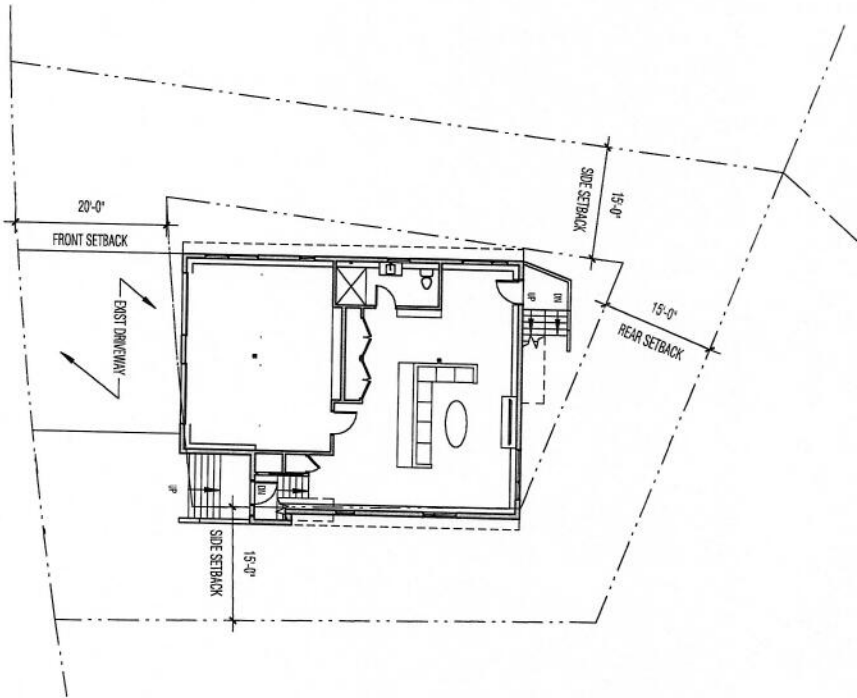


Site Plans

1 EXISTING
 1/8" = 1'-0"



2 PROPOSED
 1/8" = 1'-0"



A1.0

DRAWN: JK
 PROJECT # 2240
 ©2019 BLOOM ARCHITECTURE

12 Johns Rd
Maldenhead, MA 01945

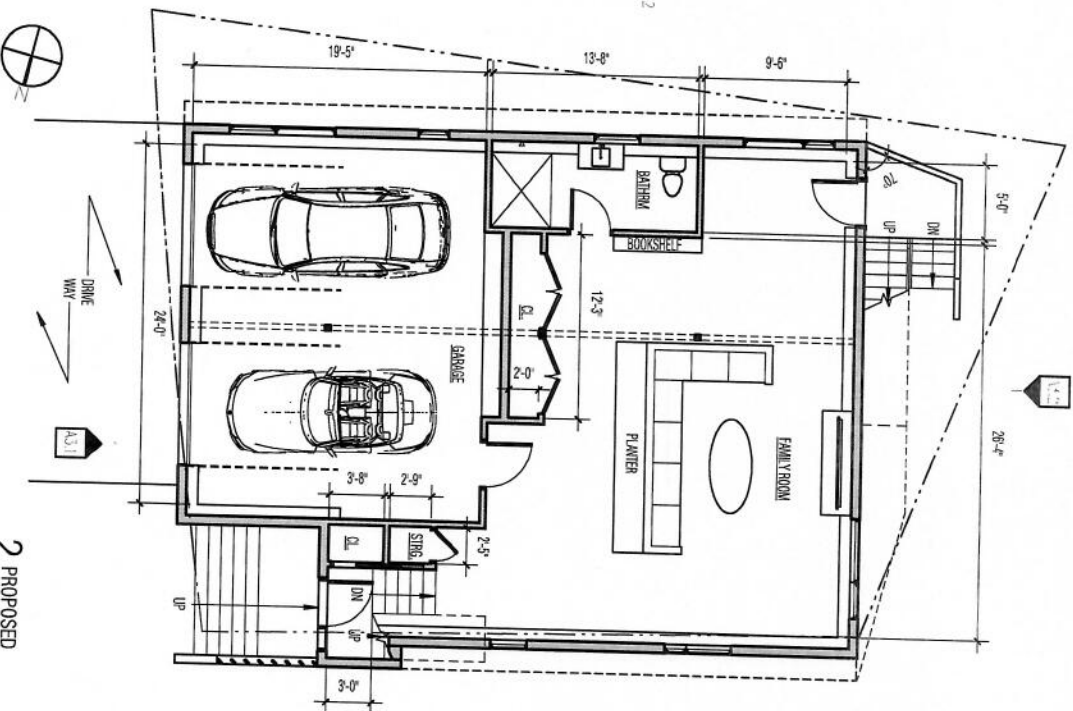


First Floor Plans

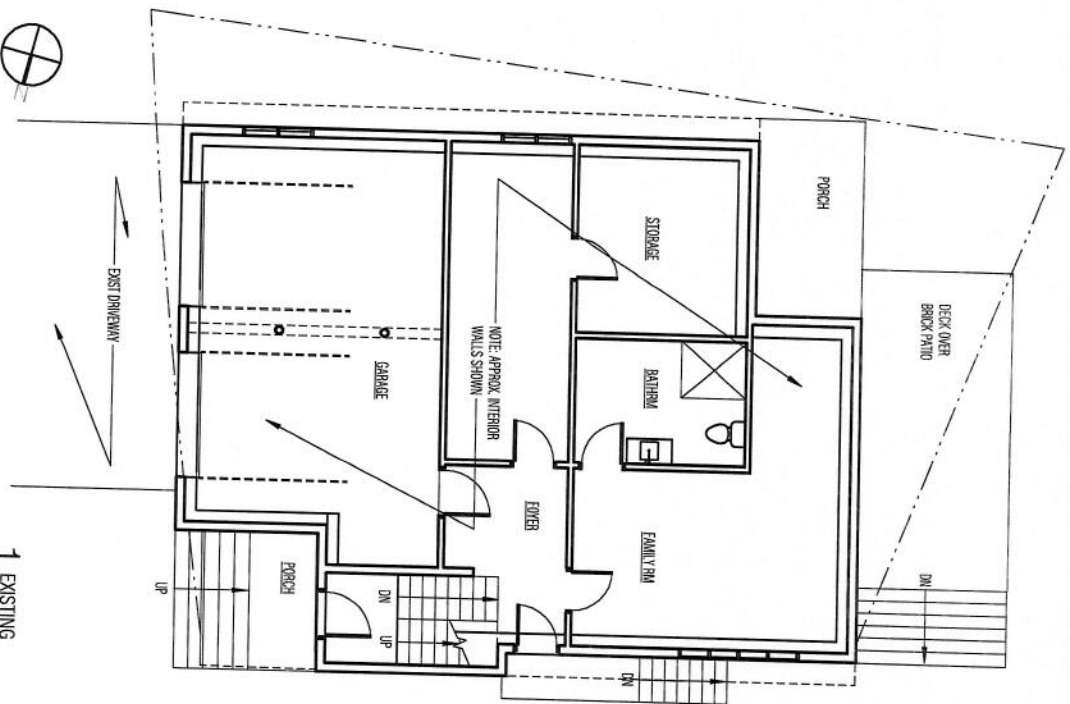
A1.1

DRAWN: JK
PROJECT # 2240
COPYRIGHT 2010 Architecture

2 PROPOSED
1/8" = 1'-0"



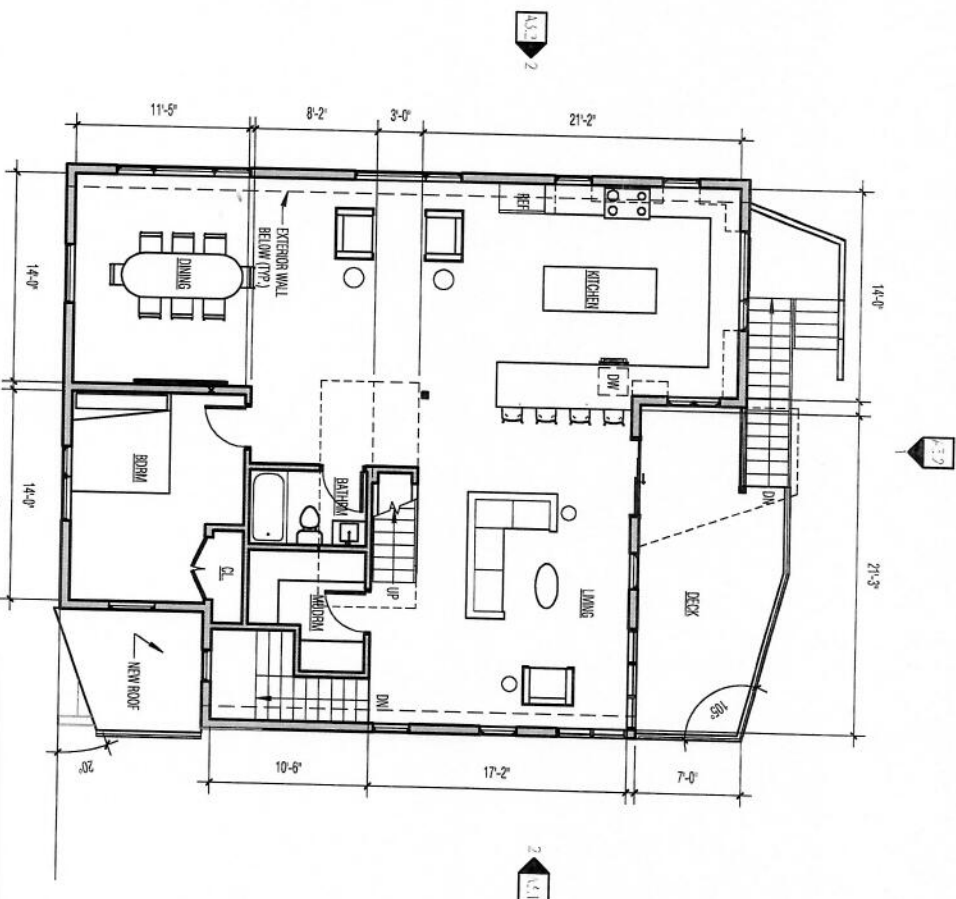
1 EXISTING
1/8" = 1'-0"



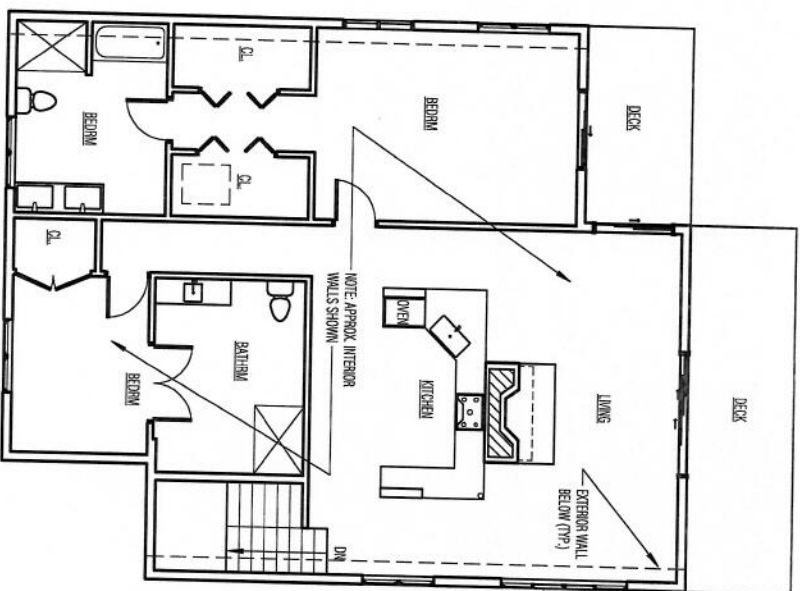
12 Johns Rd
Maldenhead, MA 01945



Second Floor Plans



2 PROPOSED
1/8" = 1'-0"



1 EXISTING
1/8" = 1'-0"

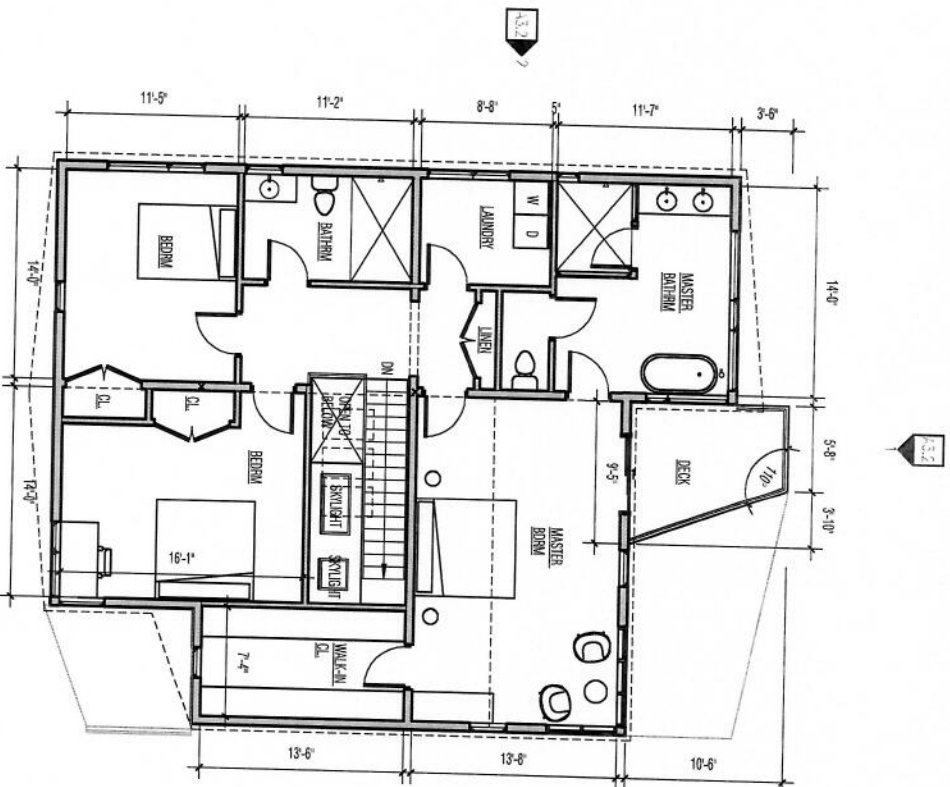
A1.2

12 Johns Rd

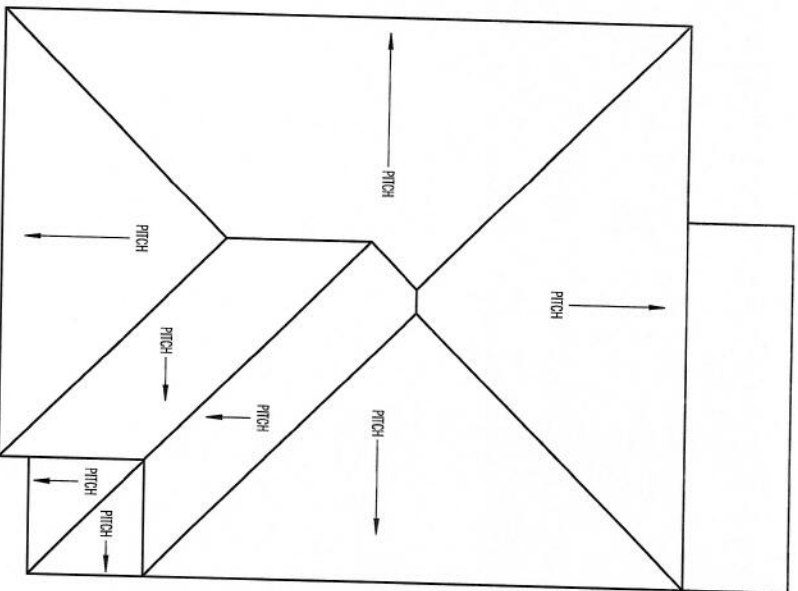
Mattituck, MA 01945



Third Floor Plans



2 PROPOSED
1/8" = 1'-0"



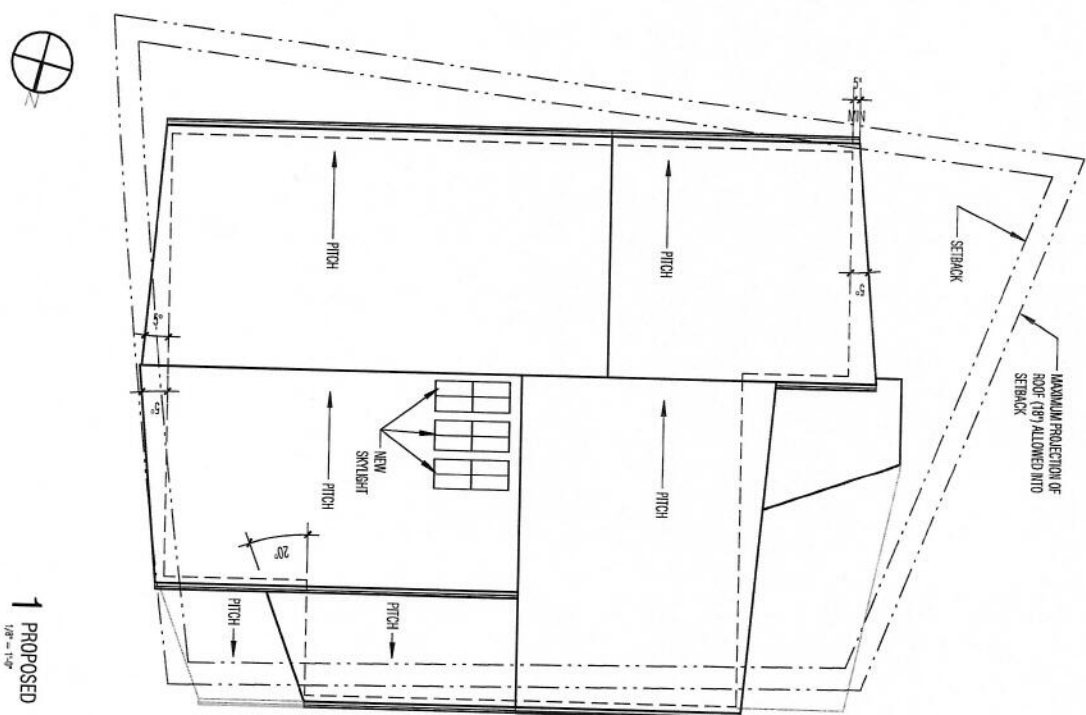
1 EXISTING
1/8" = 1'-0"

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

12 Johns Rd
Mableton, MA 01945



Roof Plan



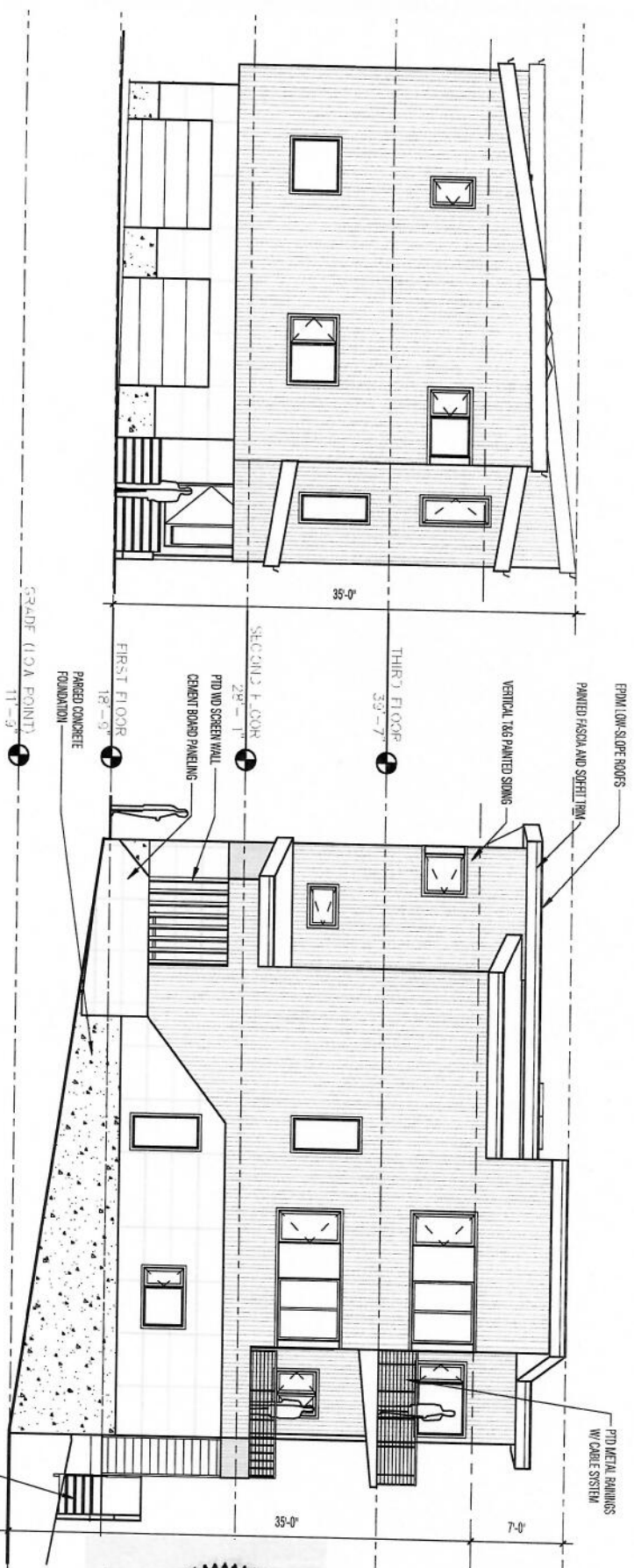
1 PROPOSED
1/8" = 1'-0"

A1.4

DRAWN: JK
PROJECT #: 2240
copyright: BLOOM Architecture

12 Johns Rd

Mattlehead, MA 01945



1 FRONT ELEVATION (EAST)
1/8" = 1'-0"

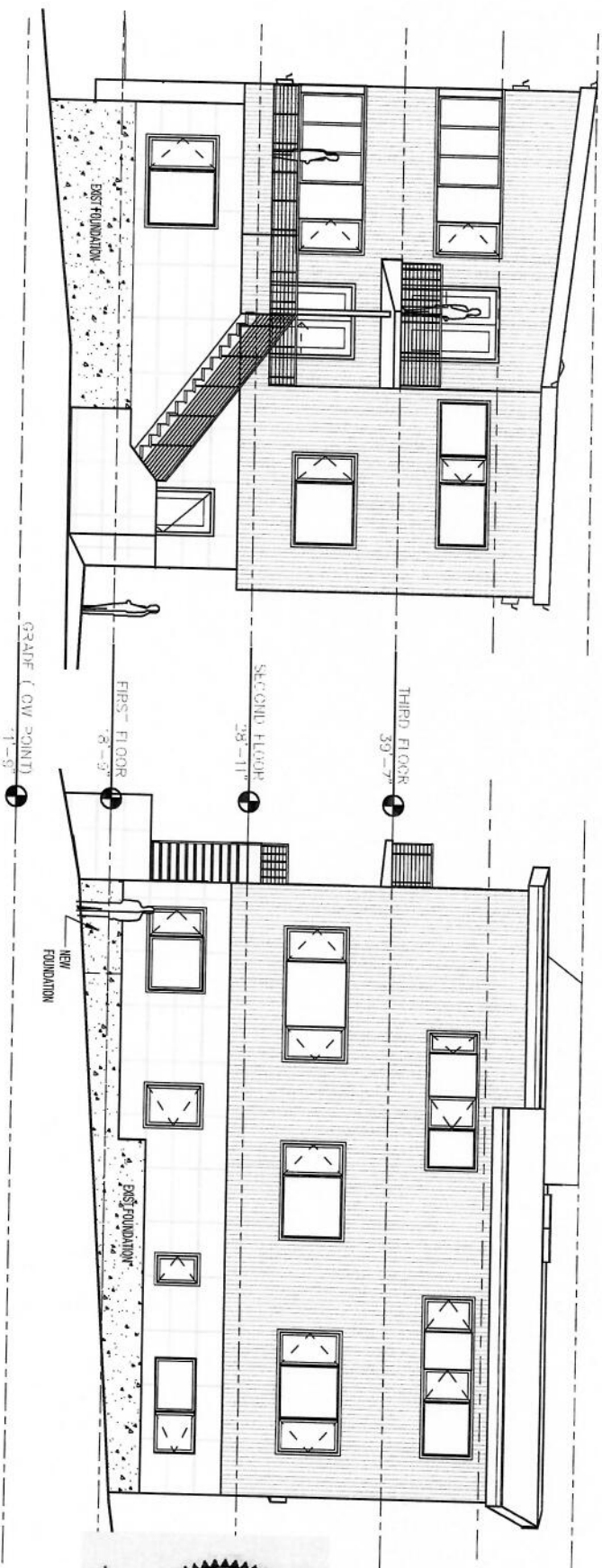
2 RIGHT ELEVATION (NORTH)
1/8" = 1'-0"

Exterior Elevations

A3.1

12 Johns Rd

Mattituck, MA 01945



Exterior Elevations

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

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

A3.2