



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 MAY 28 PM 12:40

Town Clerk

Project Address 13-15 MAIERICK STREET

Assessor Map(s) 77 Parcel Number(s) 4

OWNER INFORMATION

Signature ELENA date 5-26-2025

Name (printed) ELENA NELSON

Address 13-15 MAIERICK STREET

Phone Numbers: home 339-224-2926 work SAME

E-mail JFADESIGNGROUP@gmail.com fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature John Andrekin date 5-26-2025

Name (printed) JOHN ANDREKIN

Address 81 BURSEE RD SWAMPSCOTT MA

Phone Numbers: home 339-224-2926 work

E-mail JFADESIGNGROUP@gmail.com fax

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

A GARAGE ADDITION 2 STORY WITH FAMILY ROOM ABOVE & OFFICE.

Reviewed by
Building Department
For Zoning Board
Of Appeals

- 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) [Signature] 5.28.2025
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 13-15 Thayerick St. Map(s) / Parcel(s) 41803 Pa 543

ZONING DISTRICT (circle all that apply)

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

CURRENT USE (explain) Two Family Home

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes _____ No ✓ (explain) NON CONFORMING EXIST FRONT

PROPOSED CHANGE OF USE

No ✓ Yes _____ (explain) SETBACK

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

ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes _____	No <u>✓</u>
Historic District Commission	Yes _____	No <u>✓</u>
Planning Board	Yes _____	No <u>✓</u>

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

Yes ✓ No _____ (explain) _____

Building Official [Signature] Date 5-28-2025

**Town of Marblehead
ZBA-APPLICATION**

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Revision Date: 12-02-2020

Project Address 13-15 Haverick St Map(s) / Parcel(s) 41803 ^{Pa} 543

NET OPEN AREA (NOA)

Lot area = A

Area of features

footprint of accessory building(s)

footprint of building

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

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

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

other areas (explain) _____

Sum of features = B

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

EXISTING

PROPOSED

7,687

7,687

72

72

1080

1,076

488

488

2

3

N/A

N/A

6,047

5,501

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area >5' in height)

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

2nd floor (12' or less in height)

12' see definition

3rd floor (12' or less in height)

of STORY §200-7]

4th floor (12' or less in height)

attic (area >5' in height)

area under deck (if >5' in height)

roofed porch(es)

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1075

530

1075

530

1075

537

N/A

N/A

369

4,131

1,060

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

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

= 3,071

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

= 25 %

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

= _____

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

= _____

This worksheet applies 1. plan by/dated _____

to the following plan(s): 2. plan by/dated _____

3. plan by/dated _____

Building Official _____

Date 5-28-2025