



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**

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Town Clerk

Project Address 30 Waldron Street, Marblehead, MA 09145

Assessor Map(s) \_\_\_\_\_ Parcel Number(s) 130-70-0

### **OWNER INFORMATION**

Signature [Signature] date 1/29/2025

Name (printed) Sunil Dhaliwal

Address 30 Waldron Street, Marblehead, MA 09145

Phone Numbers: home 617-834-3512

work \_\_\_\_\_

E-mail sunil.dhaliwal@gmail.com

fax \_\_\_\_\_

### **APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature [Signature] date 1/29/2025

Name (printed) Paul S. Fiore

Address 316 Cambridge Street, Cambridge, MA 02141

Phone Numbers: home \_\_\_\_\_

work 617-547-8002

E-mail pfiore@foleyfiore.com

fax \_\_\_\_\_

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

The project includes renovations and restorations of the home as well as a new addition at the north corner of the house at the second and third floors. We are requesting relief of the maximum building height requirement of 30'-0" max. The existing building height is non-conforming at 38'-0". The proposed addition's height is 36'-8".

- 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] 2-11-2025

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

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

Town of Marblehead  
**ZBA-APPLICATION**

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Project Address 30 WALDRON ST. Map(s) / Parcel(s) 130-70

**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 HOME

**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

**ADDITIONAL HEARINGS REQUIRED**

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

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

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

Yes ☒ No ☐ (explain) \_\_\_\_\_

Building Official [Signature] Date 2-12-2025

**Town of Marblehead**  
**ZBA-APPLICATION**

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Project Address 30 Waldron Street, Marblehead, MA 09145 Map(s) / Parcel(s) 130-70-0

**NET OPEN AREA (NOA)**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Lot area = A	7707 sf	7707 sf
Area of features		
footprint of accessory building(s)	73 sf	73 sf
footprint of building	1897 sf	1897 sf
footprint of deck(s), porch(es), step(s), bulkhead(s)	294 sf	535 sf
number of required parking spaces <u>2</u> x (9'x 18' per space)	162 sf	162 sf
area of pond(s), or tidal area(s) below MHW	N/A	N/A
other areas (explain) _____	N/A	N/A
Sum of features = B	2264 sf	2505 sf
Net Open Area (NOA) = (A - B)	5605 sf	5364 sf

**GROSS FLOOR AREA (GFA)**

accessory structure(s)		73 sf	73 sf
basement or cellar (area >5' in height)		796 sf	796 sf
1st floor (12' or less in height)	NOTE: [for heights exceeding	1897 sf	1897 sf
2nd floor (12' or less in height)	12' see definition	988 sf	1160 sf
3rd floor (12' or less in height)	of STORY §200-7]	922 sf	1094 sf
4th floor (12' or less in height)		N/A	N/A
attic (area >5' in height)	Reviewed by	N/A	N/A
area under deck (if >5' in height)	Building Department	N/A	N/A
roofed porch(es)	For Zoning Board	316 sf	320 sf
	Of Appeals		
Gross Floor Area (GFA) = sum of the above areas		4992 sf	5340 sf

<b><u>Proposed total change in GFA</u></b> = (proposed GFA - existing GFA)	=	348 sf
<b><u>Percent change in GFA</u></b> = (proposed total change in GFA ÷ existing GFA) x 100	=	6.97 %
<b><u>Existing Open Area Ratio</u></b> = (existing NOA ÷ existing GFA)	=	1.12
<b><u>Proposed Open Area Ratio</u></b> = (proposed NOA ÷ proposed GFA)	=	1.01

This worksheet applies 1. plan by/dated Foley Fiore Architecture / Dated: 02/11/2025  
to the following plan(s): 2. plan by/dated North Shore Survey Corporation / Dated: 12/19/2024  
3. plan by/dated \_\_\_\_\_

Building Official  Date 2-11-2025