



TOWN SEAL

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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

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Project Address 30 Waldron Street, Marblehead, MA 09145Assessor Map(s) _____ Parcel Number(s) 130-70-0**OWNER INFORMATION**Signature S. D. date 1/29/2025Name (printed) Sunil DhaliwalAddress 30 Waldron Street, Marblehead, MA 09145Phone Numbers: home 617-834-3512 work _____E-mail sunil.dhaliwal@gmail.com fax _____**APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)Signature P.S.F. date 1/29/2025Name (printed) Paul S. FioreAddress 316 Cambridge Street, Cambridge, MA 02141Phone Numbers: home _____ work 617-547-8002E-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 781-631-62220.
- Obtain the Town Clerk's stamp and submit 12 copies of each of the following to the Town Clerk'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 SIGNATURES1. Building Commissioner (pages 1, 2 and 3) S. C. J. 2-11-20252. Town Clerk's stamp (upper right corner) J.

Town of Marblehead
ZBA-APPLICATION
Page 2 of 3

Revision Date: 12-02-2020

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

Date 2-12-2025

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

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

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

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>73 sf</u>	<u>73 sf</u>
basement or cellar (area >5' in height)	<u>796 sf</u>	<u>796 sf</u>
1st floor (12' or less in height) <u>NOTE: [for heights exceeding</u>	<u>1897 sf</u>	<u>1897 sf</u>
2nd floor (12' or less in height)	<u>988 sf</u>	<u>1160 sf</u>
3rd floor (12' or less in height)	<u>922 sf</u>	<u>1094 sf</u>
4th floor (12' or less in height)	<u>N/A</u>	<u>N/A</u>
attic (area >5' in height)	<u>N/A</u>	<u>N/A</u>
area under deck (if >5' in height)	<u>N/A</u>	<u>N/A</u>
roofed porch(es)	<u>316 sf</u>	<u>320 sf</u>
Gross Floor Area (GFA) = sum of the above areas	<u>4992 sf</u>	<u>5340 sf</u>

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

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

Building Official *[Signature]*

Date 2-11-2025