



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

RECEIVED  
MARBLEHEAD  
TOWN CLERK

2025 JAN -6 PM 3:07

Town Clerk

**ZBA APPLICATION**

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Project Address 33 SAGAMORE ROAD, MARBLEHEAD, MA 01945

Assessor Map(s) 84 Parcel Number(s) 25

**OWNER INFORMATION**

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) TOM & LETITIA BEAUREGARD

Address 33 SAGAMORE ROAD, MARBLEHEAD, MA 01945

Phone Numbers: home (781) 690.3837 work \_\_\_\_\_

E-mail tombeauregard@kw.com fax \_\_\_\_\_

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

Signature WALTER JACOB ARCHITECTS LTD date 01.06.2025

Name (printed) WALTER JACOB ARCHITECTS LTD

Address 3 PLEASANT STREET, MARBLEHEAD, MA 01945

Phone Numbers: home \_\_\_\_\_ work (781) 631.7440

E-mail walter@architectwaj.com fax \_\_\_\_\_

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

PROJECT CONSIST OF A SECOND LEVEL ADDITION OVER THE EXISTING GARAGE. (GARAGE WILL BE REBUILT IN PLACE). APPLICANT REQUESTS RELIEF TO VARY THE CURRENT BY LAW TO ENROACH ON THE SIDE YARD SETBACK AND EXCEED 10% EXPANSION UNITS 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 Zoning Appeals Rules & Regulations.

**REQUIRED SIGNATURES**

1. Building Commissioner (pages 1, 2 and 3) SG C 1-6-2025

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

*Reviewed by  
Building Department  
Appeals Board  
Of Appeals*  
View Bylaws - (Chapter 200, Zoning) - online at: [www.marblehead.org/](http://www.marblehead.org/)

Town of Marblehead  
**ZBA-APPLICATION**  
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Revision Date: 12-02-2020

Project Address 33 SAGAMORE RD, MARBLEHEAD, MA Map(s) / Parcel(s) 84125  
ZONING DISTRICT (circle all that apply) 01945

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 X No \_\_\_\_\_ (explain) \_\_\_\_\_

PROPOSED CHANGE OF USE

No X Yes \_\_\_\_\_ (explain) \_\_\_\_\_

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes \_\_\_\_\_ No X

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

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Of Appeals

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

Yes X No \_\_\_\_\_ (explain) \_\_\_\_\_

Building Official Jeff C Date 1-6-2025

**Town of Marblehead**  
**ZBA-APPLICATION**  
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Revision Date: 12-02-2020

Project Address 33 SABAMORE ROAD, MARBLEHEAD, MA Map(s) / Parcel(s) 84 / 25

NET OPEN AREA (NOA) 01945 EXISTING PROPOSED

Lot area = A 6,615 SF 6,615 SF

<b>Area of features</b>			
footprint of accessory building(s)		—	—
footprint of building	1,489 SF	1,489 SF	1,489 SF
footprint of deck(s), porch(es), step(s), bulkhead(s)	108 SF	108 SF	108 SF
number of required parking spaces _____ x (9'x 18' per space)	324 SF	324 SF	324 SF
area of pond(s), or tidal area(s) below MHW	—	—	—
other areas (explain) _____	—	—	—
<b>Sum of features = B</b>	1,921 SF	1,921 SF	1,921 SF
<b>Net Open Area (NOA) = (A - B)</b>	4,694 SF	4,694 SF	4,694 SF

**GROSS FLOOR AREA (GFA)**

accessory structure(s)		—	—
basement or cellar (area >5' in height)	930 SF	930 SF	930 SF
1st floor (12' or less in height) <u>NOTE:</u> [for heights exceeding 12' see definition of STORY §200-7]	1,489 SF	1,489 SF	1,489 SF
2nd floor (12' or less in height)	926 SF	926 SF	926 SF
3rd floor (12' or less in height)	—	—	—
4th floor (12' or less in height)	—	—	—
attic (area >5' in height)	—	—	—
area under deck (if >5' in height)	—	—	—
roofed porch(es)	72 SF	72 SF	72 SF
<b>Gross Floor Area (GFA) = sum of the above areas</b>	3,417 SF	3,902 SF	3,902 SF

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 485 SF

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 14.1 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = 1.38

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = 1.20

This worksheet applies to the following plan(s): 1. plan by/dated \_\_\_\_\_  
2. plan by/dated \_\_\_\_\_  
3. plan by/dated \_\_\_\_\_

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Building Department  
For Zoning Board  
Of Appeals

Building Official  Date 1-6-2025