



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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2025 APR 22 AM 10:46  
Town Clerk

Project Address 7-9 ROLLESTON ROAD

Assessor Map(s) 27 Parcel Number(s) 13A

### **OWNER INFORMATION**

Signature [Signature] date 4-21-25

Name (printed) STEVEN ROSENTHAL

Address 40 BARTLETT STREET, MARBLEHEAD, MA 01945

Phone Numbers: home 617-755-7500

work \_\_\_\_\_

E-mail SPR@WEST-SHORE.COM

fax \_\_\_\_\_

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

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

Name (printed) THOMAS SALTSMAN

Address 535 ALBANY STREET, BOSTON, MA 02118

Phone Numbers: home 617-293-7419

work \_\_\_\_\_

E-mail TOM@SALTSMANBRENZEL.COM

fax \_\_\_\_\_

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

DEMOLISH EXSITING HOUSE AND SHED AND REBUILD HOUSE, SHIFTED ALONG REAR SETBECK

AWAY FROM SHORELINE DISTRICT, AND UTILITY STORAGE, AT FRONT OF PROPERTY WITHIN ALL

SETBACKS. EXISTING HOUSE HAS A NON-CONFORMING SIDE AND REAR SETBACK. NEW FOOTPRINT

WILL HAVE ONLY A NON-CONFORMING REAR SEATBACK.

- 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).

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

### **REQUIRED SIGNATURES**

1. Building Commissioner (pages 1, 2 and 3)

[Signature]

4-22-2025

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

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

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Project Address 7-9 ROLLESTON ROAD Map(s) / Parcel(s) 27 / 13A

**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 & SHORELINE SINGLE-FAMILY RESIDENTIAL DISTRICTS

**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 X 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>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 [Signature] Date 4-22-2025

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Revision Date: 12-02-2020

Project Address 7-9 ROLLESTON ROAD

Map(s) / Parcel(s) 27 / 13A

**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 2 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**

22,150 SF

22,150 SF

682

754

1,927

2,724

187

512

324

4 SPACES @ 648

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3,120

4,638

19,030

17,512

**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)

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

682

754

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1,384

1,818

2,724

850

1,589

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24

512

3,374

6,963

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

= 3,589

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

= 106 %

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

= 5.64

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

= 2.52

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

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Building Department  
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Building Official \_\_\_\_\_

Date 4-22-2025