



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

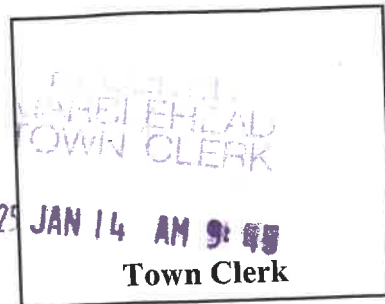
Revision Date: 12-02-20

Town of Marblehead ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

PAGE 1 of 3



Project Address 7 Merrill Road, Marblehead, MA 01945
Assessor Map(s) 4 Parcel Number(s) 50

OWNER INFORMATION

Signature Jeffrey Heit / Luisa Boverio date 12/11/2024
Name (printed) Jeffrey Heit / Luisa Boverio
Address 7 Merrill Road, Marblehead MA 01945
Phone Numbers: home 267-746-9155 work 215-280-1934
E-mail jeffreyheit18@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature _____ date _____
Name (printed) _____
Address _____
Phone Numbers: home _____ work _____
E-mail _____ fax _____

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

Master bathroom addition over existing home 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] 1-7-2025
2. Town Clerk's stamp (upper right corner)

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

Town of Marblehead
ZBA-APPLICATION

Page 2 of 3

Revision Date: 12-02-2020

Project Address 7 Merrill Map(s) / Parcel(s) 4-50-0

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 Residential

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

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ADDITIONAL HEARINGS REQUIRED

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

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

Yes ☒ No ☐ (explain) _____

Building Official [Signature] Date 1-7-2025

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 7 Merrill Map(s) / Parcel(s) 4-50-0

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

6,379

6,379

245

245

913

913

464

464

324

324

-

-

-

-

1,946

1,946

4,433

4,433

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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245

245

839

839

913

913

780

890

-

-

-

-

70

70

-

-

195

195

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

3,042

3,152

Proposed total change in GFA = (proposed GFA - existing GFA) = 110

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 3.6 %

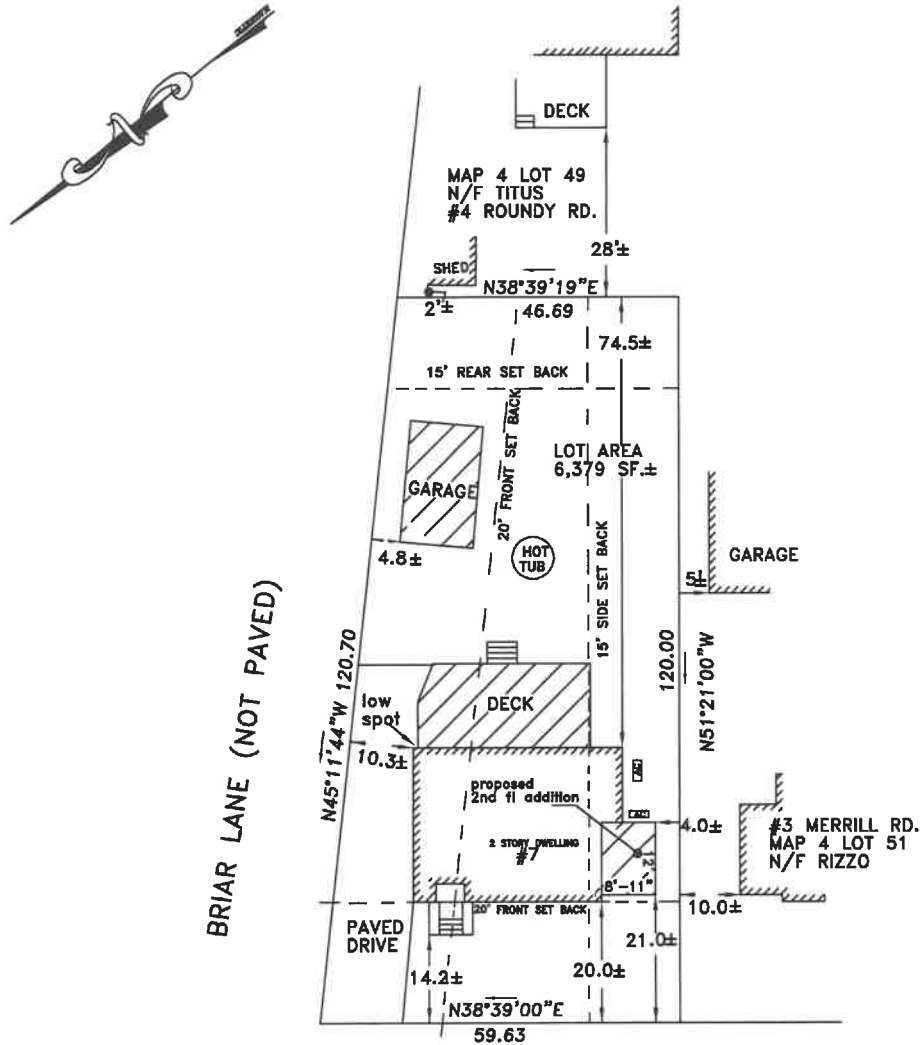
Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1.63

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.58

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

Building Official [Signature] Date 1-7-2025

SR ZONING DISTRICT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	6379± SF	6379± SF
MIN. LOT FRONTAGE	100'	59.63'	59.63'
MAX BLD. HEIGHT	35'	28'	28'
FRONT	20'	10.3±	10.3±
SIDE	15'	4' ±	4' ±
REAR	15'	74.5'±	74.5'±



REFERENCES

DEED BK 34978 PG 533
PLAN BK 65 PLN 45
PLAN BK 41 PLN 1

MERRILL ROAD

GRAPHIC SCALE



1" = 20'

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I CERTIFY THAT THE DWELLING SHOWN HEREON AND
SETBACKS HAVE BEEN DETERMINED FROM INSTRUMENT
SURVEY AND PROPERTY LINES HAVE BEEN DETERMINED FROM
DEEDS AND PLANS OF RECORD.

ZONING BOARD OF APPEALS PLAN

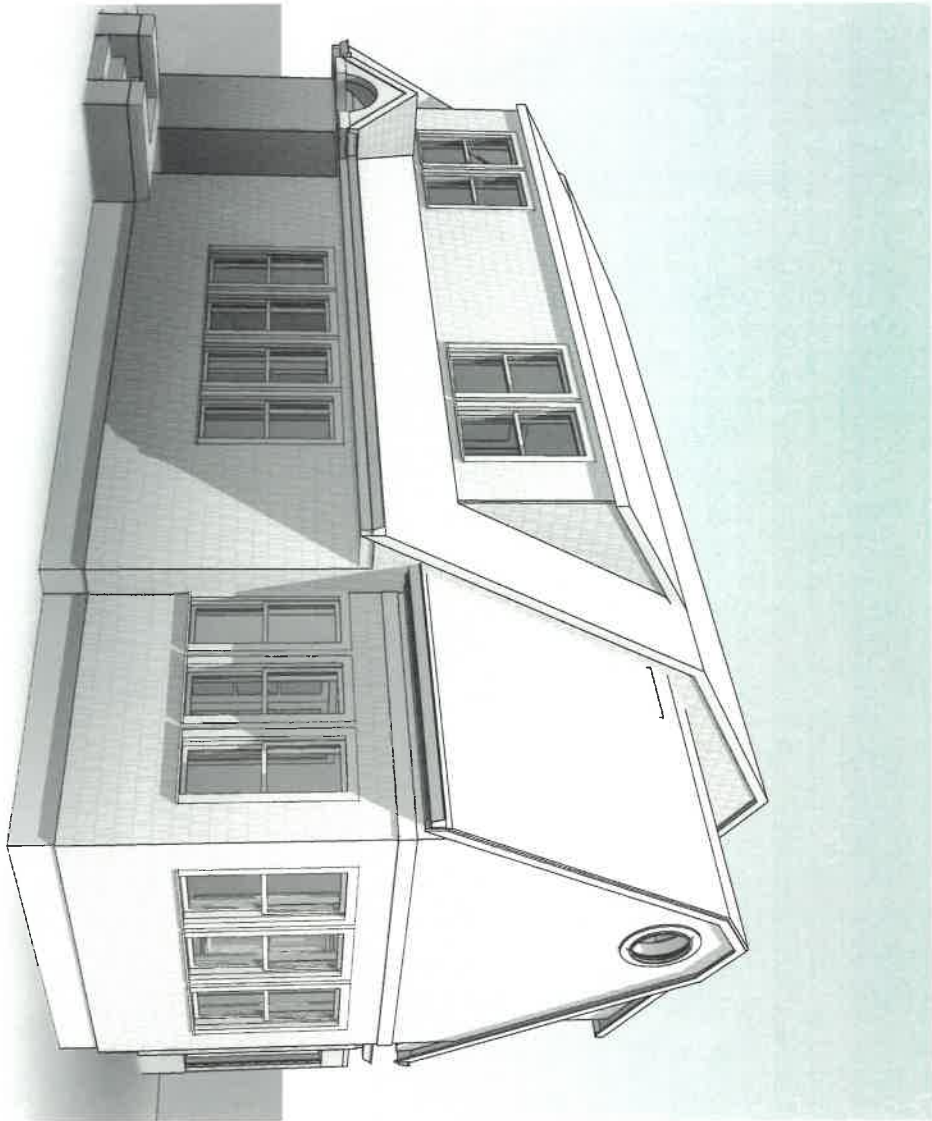
for
JEFFREY HEIT
at
7 MERRILL ST.
MARBLEHEAD, MA

SCOTT M. CERRATO PLS.

SCOTT M. CERRATO PLS.
PO BOX 366-EXETER, NH 03833
781-775-3724

DATE: 11/6/24 DRAWN BY TFS

7 MERRILL ROAD BATHROOM ADDITION



1 NEW PERSPECTIVE



685 Hale St
Beverly MA 01915
857.209.8596
www.kontseptual.com

Heit/ Boverini

BATHROOM ADDITION

7 MERRILL ROAD, MARBLEHEAD MA 01945

No.	Description	Date

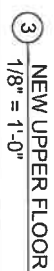
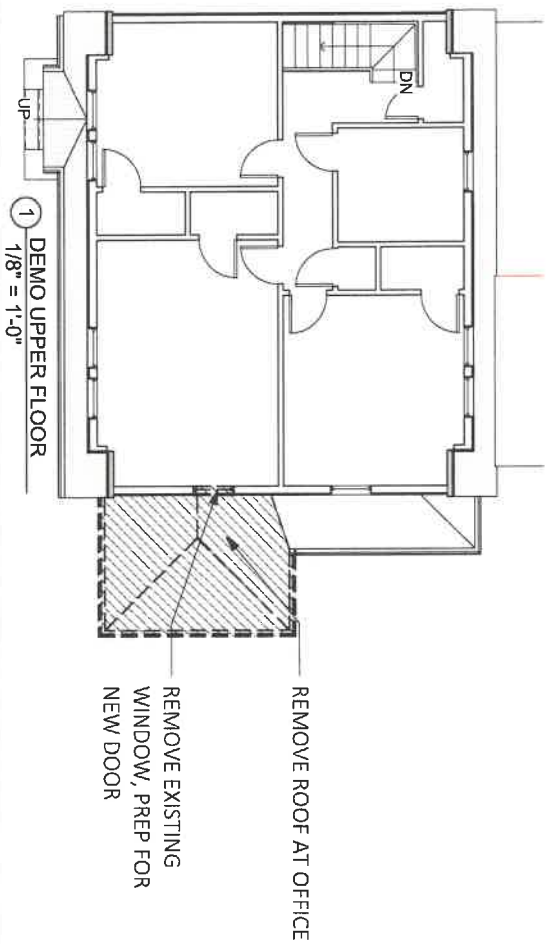
COVER

Project number 24023
Date 24/12/08
Drawn by AKP
Checked by WJP

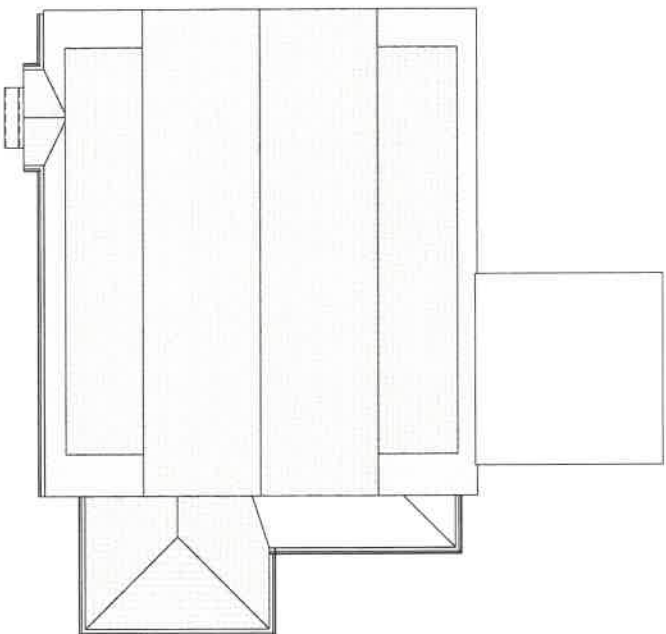
A000

Scale

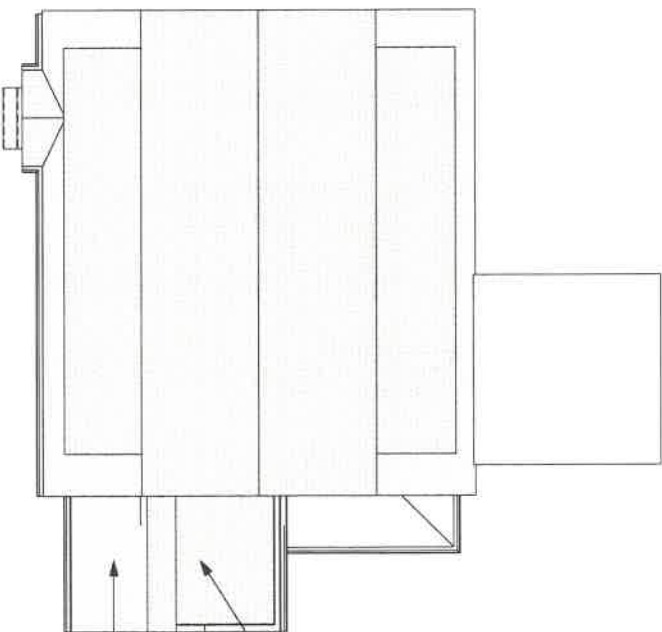
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1 EXIST ROOF PLAN
1/8" = 1'-0"



2 NEW ROOF PLAN
1/8" = 1'-0"

NEW SHED ROOF
SLOPE - 6:12

NEW GAMBREL ROOF
SLOPE - MATCH EXISTING



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BATHROOM ADDITION

7 MERRILL ROAD, MARBLEHEAD MA 01945

No.	Description	Date

EXIST AND NEW ROOF PLAN

Project number 24023
Date 24/12/08
Drawn by AKP
Checked by WJP

A102

Scale 1/8" = 1'-0"

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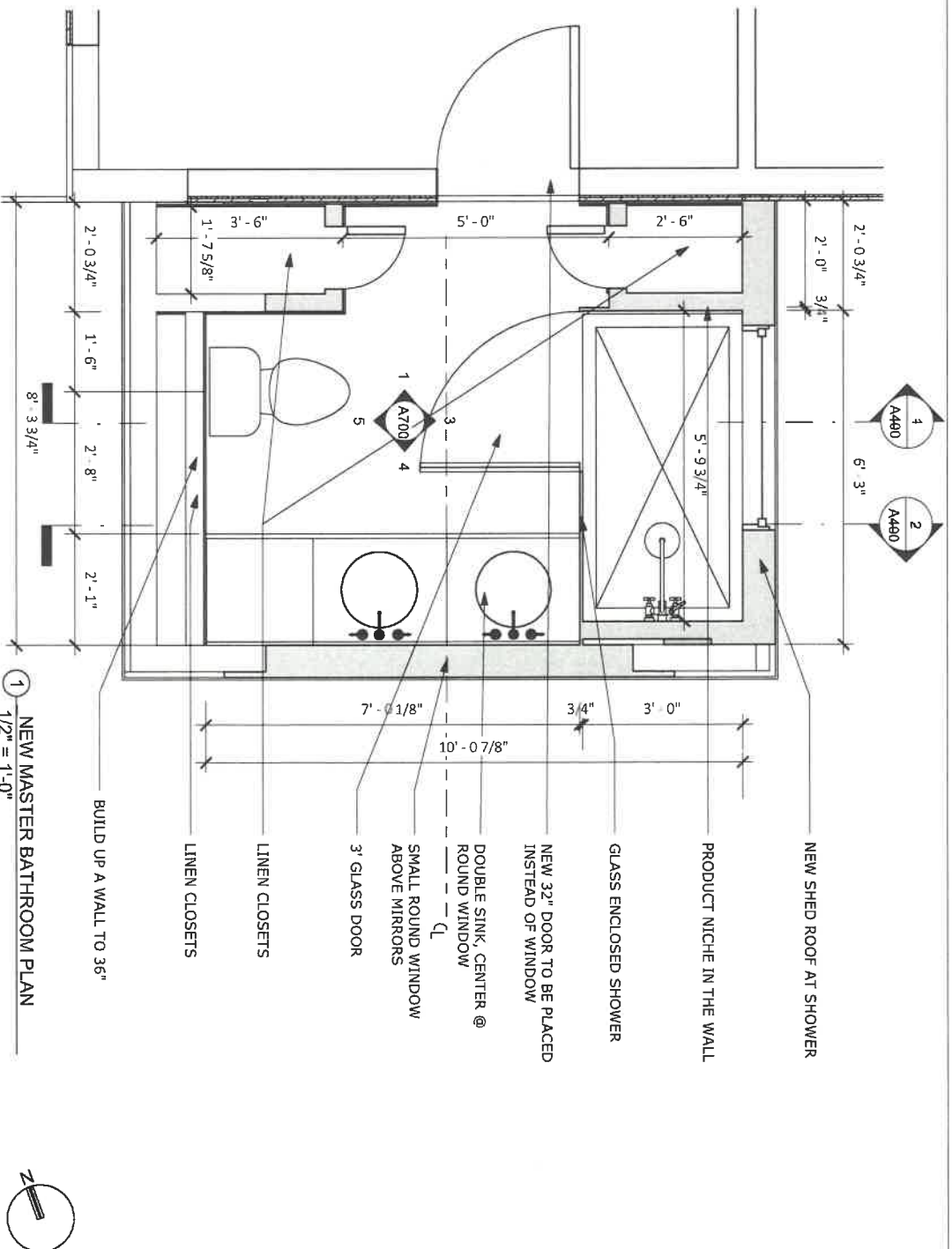


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BATHROOM ADDITION

7 MERRILL ROAD, MARBLEHEAD MA 01945



No.	Description	Date

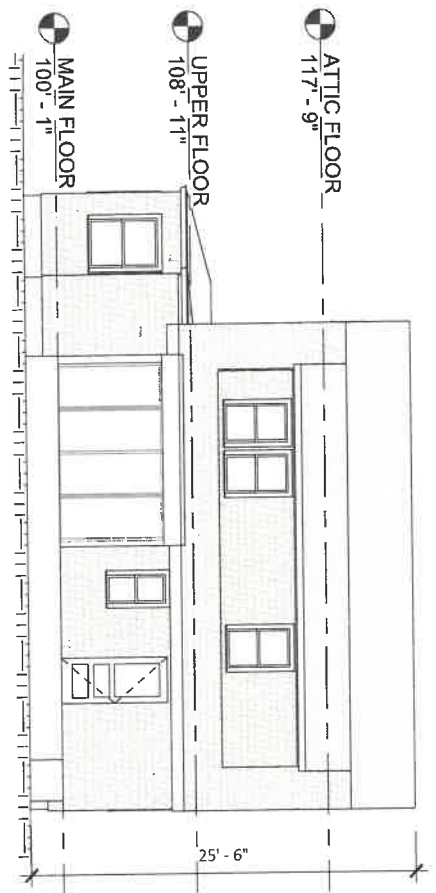
ENLARGED BATH PLAN

Project number 24023
Date 24/12/08
A103

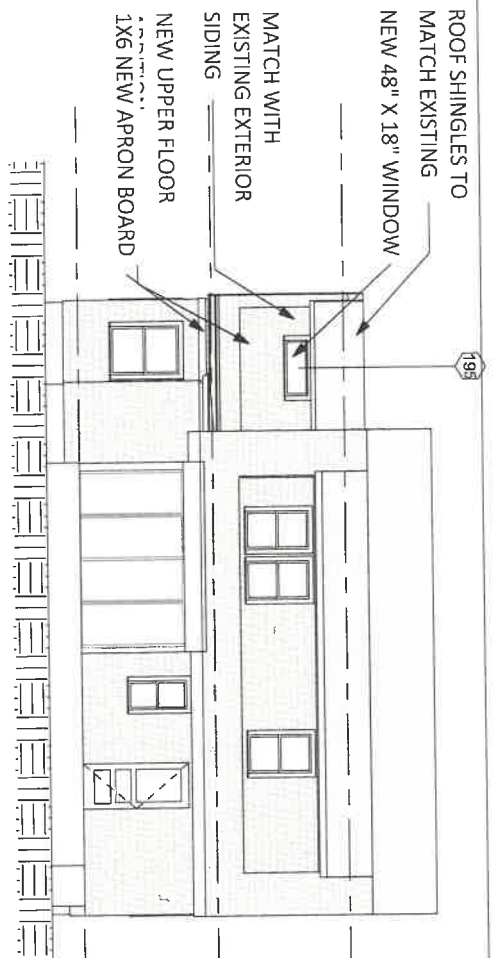
Drawn by AKP
Checked by WJP

Scale 1/2" = 1'-0"

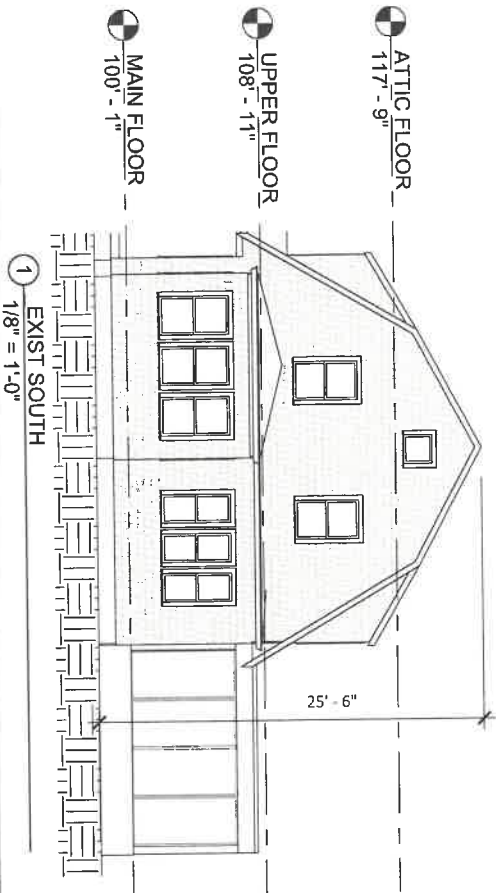
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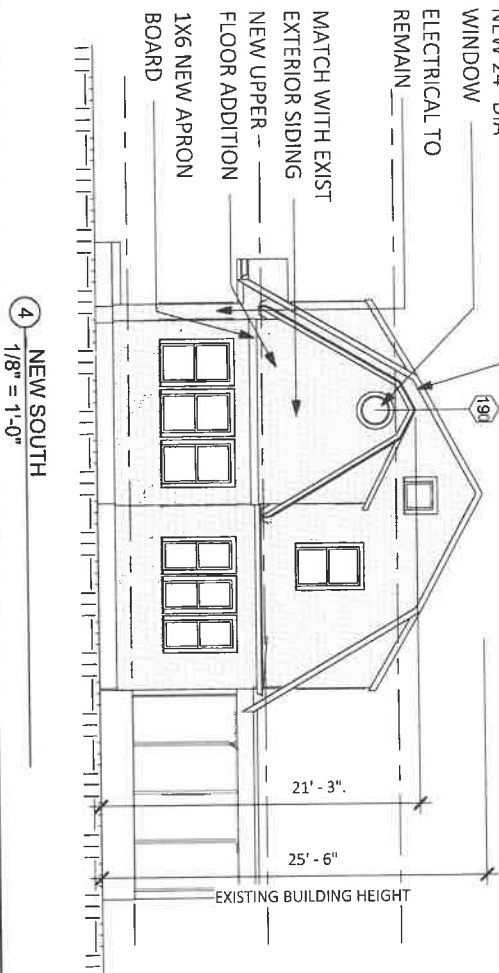
2 EXIST EAST
1/8" = 1'-0"



5 NEW EAST
1/8" = 1'-0"



1 EXIST SOUTH
1/8" = 1'-0"



4 NEW SOUTH
1/8" = 1'-0"



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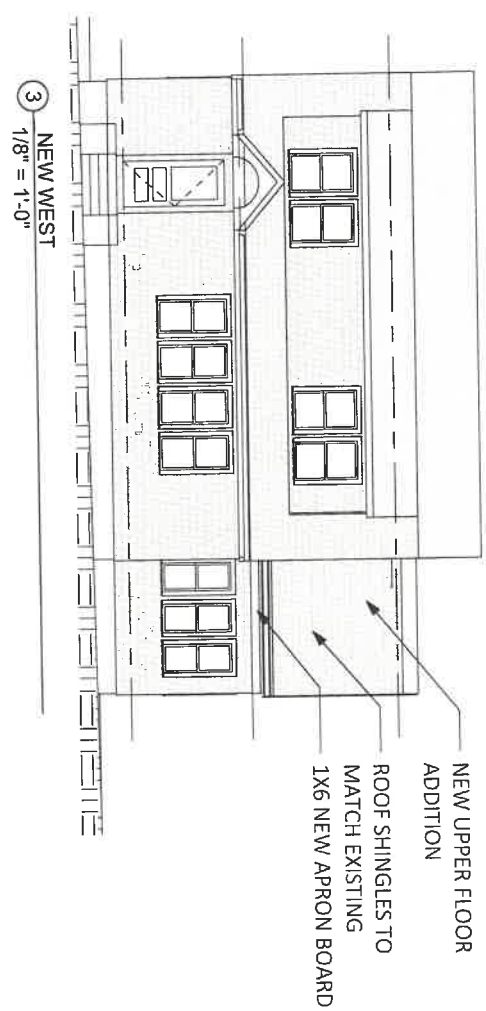
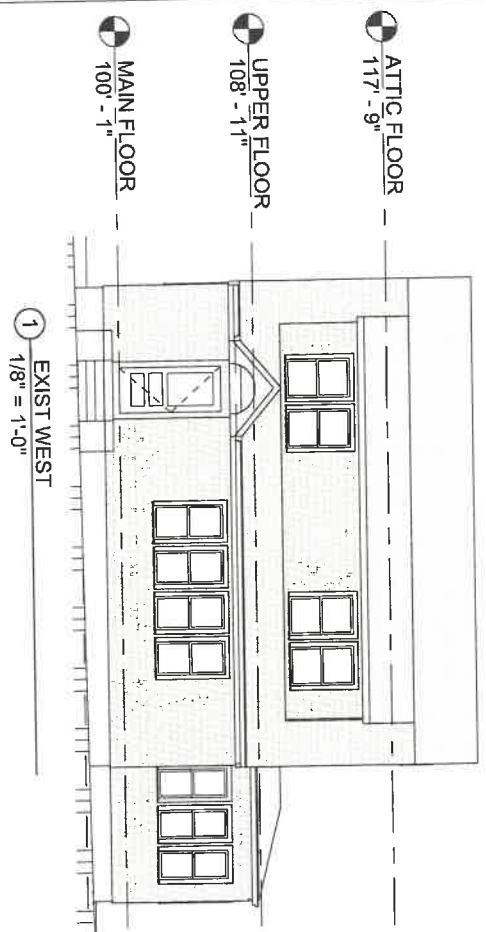
No.	Description	Date

EXIST. ELEVATIONS

Project number 24023
Date 24/12/08
Drawn by AKP
Checked by WJP
Scale 1/8" = 1'-0"

A300

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GENERAL NOTES ELEVATIONS

1. Prior to construction, verify all critical dimensions with existing site conditions and manufacture specifications.
2. All plate heights determined by proposed structural members and connection systems. True plate heights shall be verified by contractor according to sizes of actual members used and field construction conditions.
3. See floor plans & sections for additional door/window information.

WINDOW SCHEDULE - OVERALL						
Type Mark	Rough Width	Rough Height	Manufacturer	Description	Model	Qty

190	2' - 0 5/8"	2' - 0 5/8"	Andersen or similar	400 Series	CIR20	1
195	3' - 10 1/8"	1' - 7 7/8"	Andersen or similar	400 Series	TWT381	1

Grand total: 2

WINDOW SCHEDULE NOTE:
ARCHITECT NOT RESPONSIBLE FOR FINAL SIZES OR QUANTITIES OF WINDOWS. TO BE REVIEWED AND APPROVED BY OWNERS AS WELL AS FINAL REVIEW FOR DISCREPANCIES BY GC. GC AND/OR WINDOW VENDOR TO CONTACT ARCHITECT DIRECTLY WITH ANY DISCREPANCY; PROVIDE SUBMITTALS FOR FINAL APPROVAL BEFORE ORDER

Heit/ Boverini



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BATHROOM ADDITION
7 MERRILL ROAD, MARBLEHEAD MA 01945

No.	Description	Date

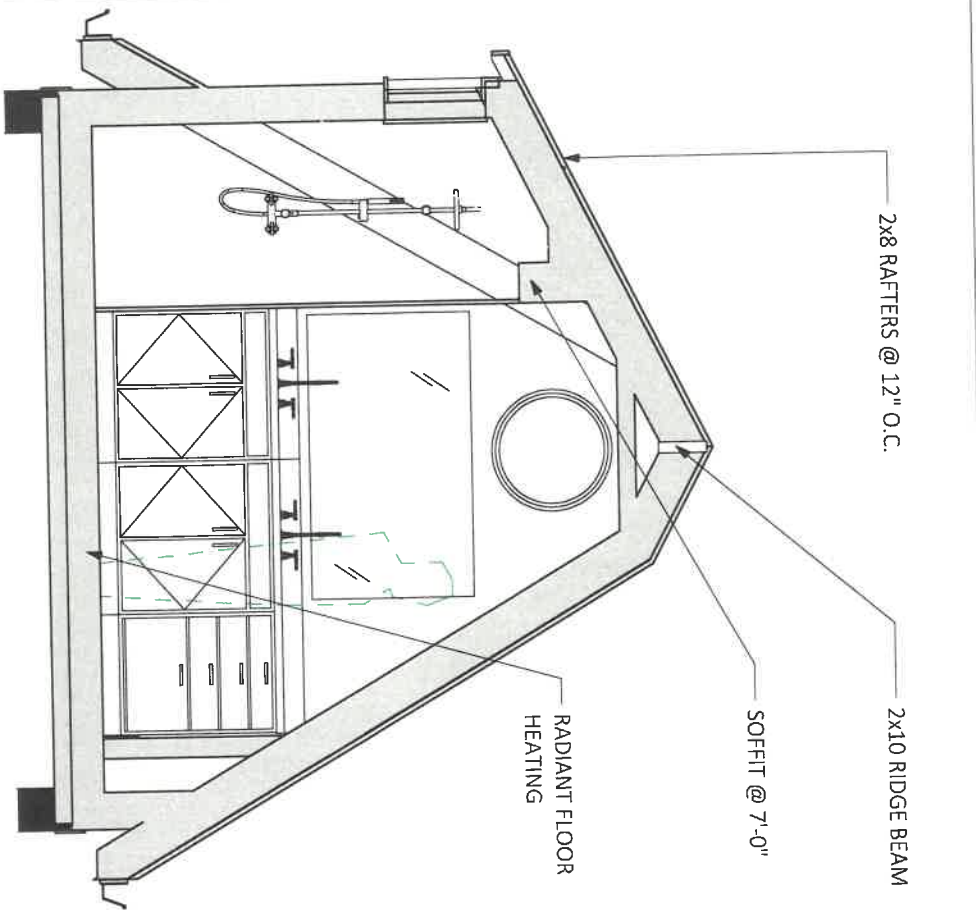
NEW ELEVATIONS

Project number 24023
Date 24/12/08
Drawn by AKP
Checked by WJP

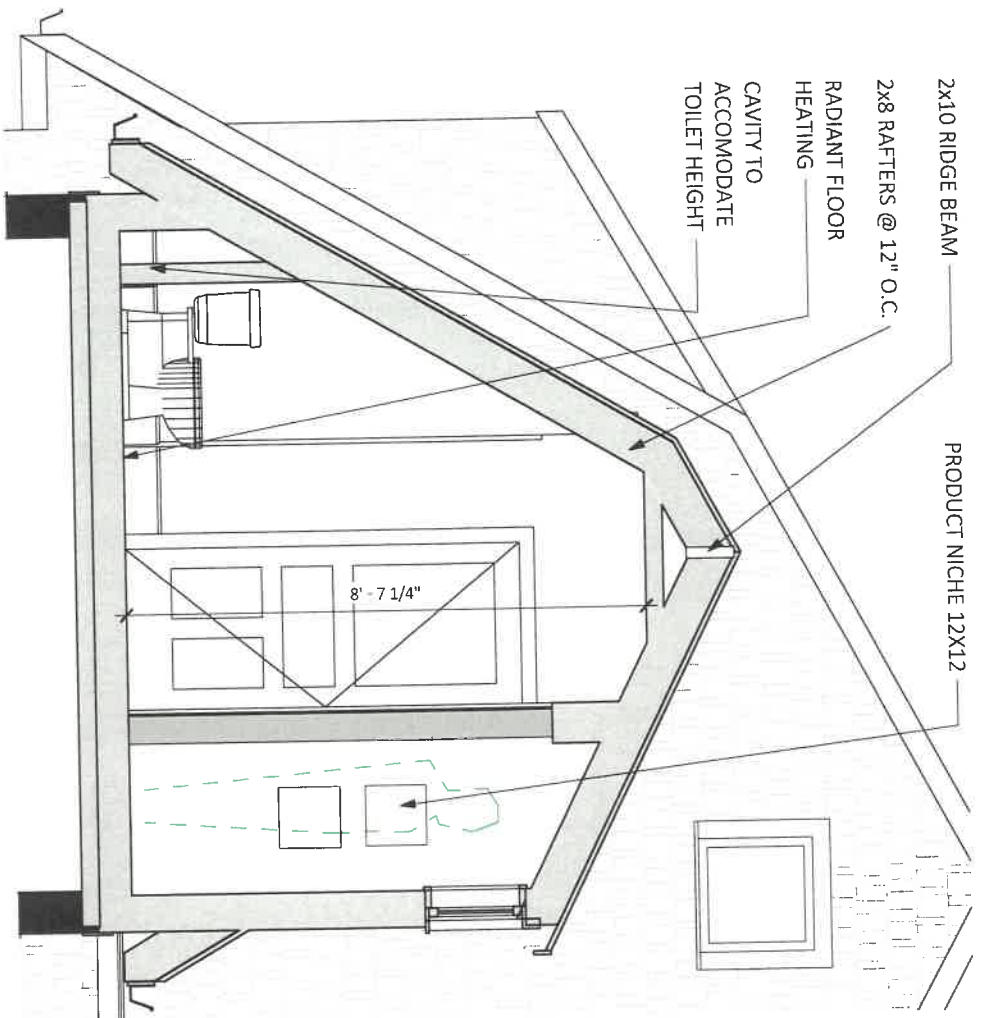
A301

Scale 1/8" = 1'-0"

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2 BATHROOM SECTION 2
1/2" = 1'-0"



1 BATHROOM SECTION
1/2" = 1'-0"



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BATHROOM ADDITION

7 MERRILL ROAD, MARBLEHEAD MA 01945

No.	Description	Date

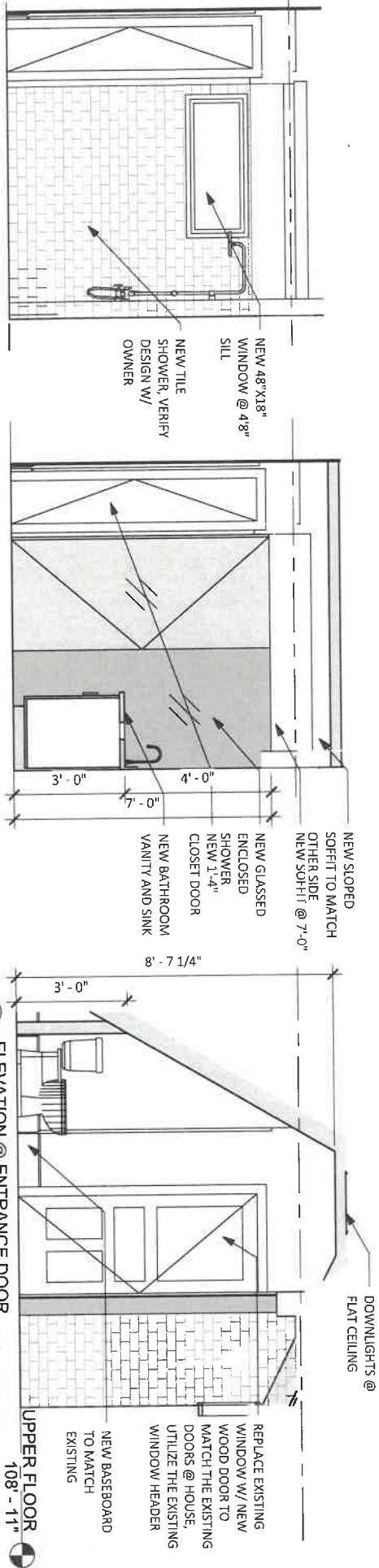
NEW SECTION

Project number 24023
Date 24/12/08
Drawn by AKP
Checked by WJP

A400

Scale 1/2" = 1'-0"

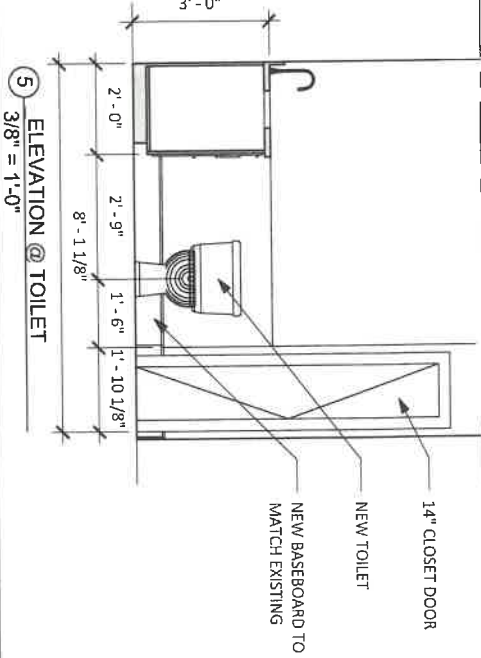
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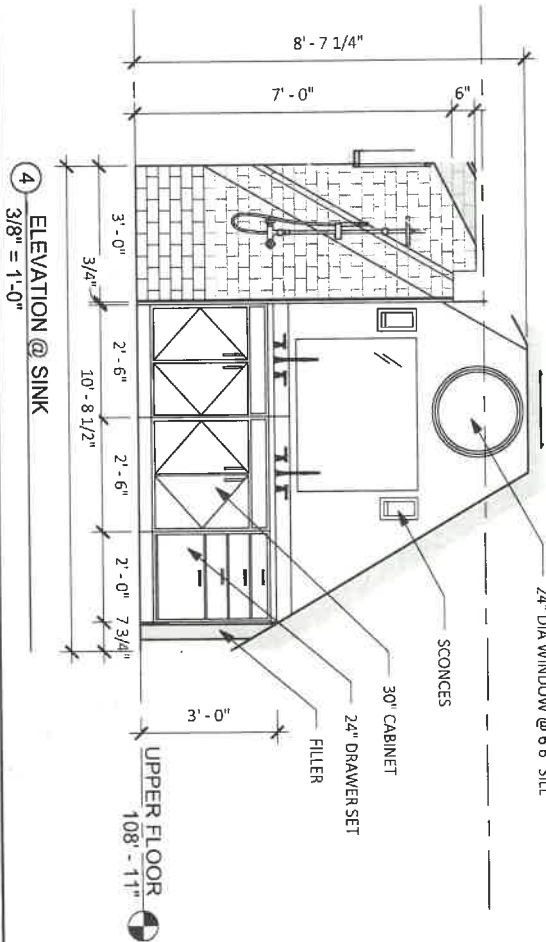
3 ELEVATION @ SHOWER 2
3/8" = 1'-0"

2 ELEVATION @ SHOWER
3/8" = 1'-0"

1 ELEVATION @ ENTRANCE DOOR
3/8" = 1'-0"



5 ELEVATION @ TOILET
3/8" = 1'-0"



4 ELEVATION @ SINK
3/8" = 1'-0"

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BATHROOM ADDITION

7 MERRILL ROAD, MARBLEHEAD MA 01945



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No.	Description	Date

INTERIOR ELEVATIONS

Project number 24023
Date 24/12/08
Drawn by AKP
Checked by WJP
Scale 3/8" = 1'-0"

A700

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