



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

2025 JAN 14 AM 9:45
Town Clerk

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

OWNER INFORMATION

Signature Jeffrey Heit / Lisa Brin date 12/11/2024
Name (printed) Jeffrey Heit / Lisa Brin
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) Jeff C. J. 1-2-2025
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) A-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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For Zoning Board
Of Appeals

ADDITIONAL HEARINGS REQUIRED

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

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

Yes No _____ (explain) _____

Building Official SGJ 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

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>6,379</u>	<u>6,379</u>
Area of features		
footprint of accessory building(s)	<u>245</u>	<u>245</u>
footprint of building	<u>913</u>	<u>913</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>464</u>	<u>464</u>
number of required parking spaces <u>2</u> x (9'x 18' per space)	<u>324</u>	<u>324</u>
area of pond(s), or tidal area(s) below MHW	<u>—</u>	
other areas (explain)	<u>—</u>	
Sum of features = B	<u>1,946</u>	<u>1,946</u>
Net Open Area (NOA) = (A - B)	<u>4,433</u>	<u>4,433</u>

GROSS FLOOR AREA (GFA)

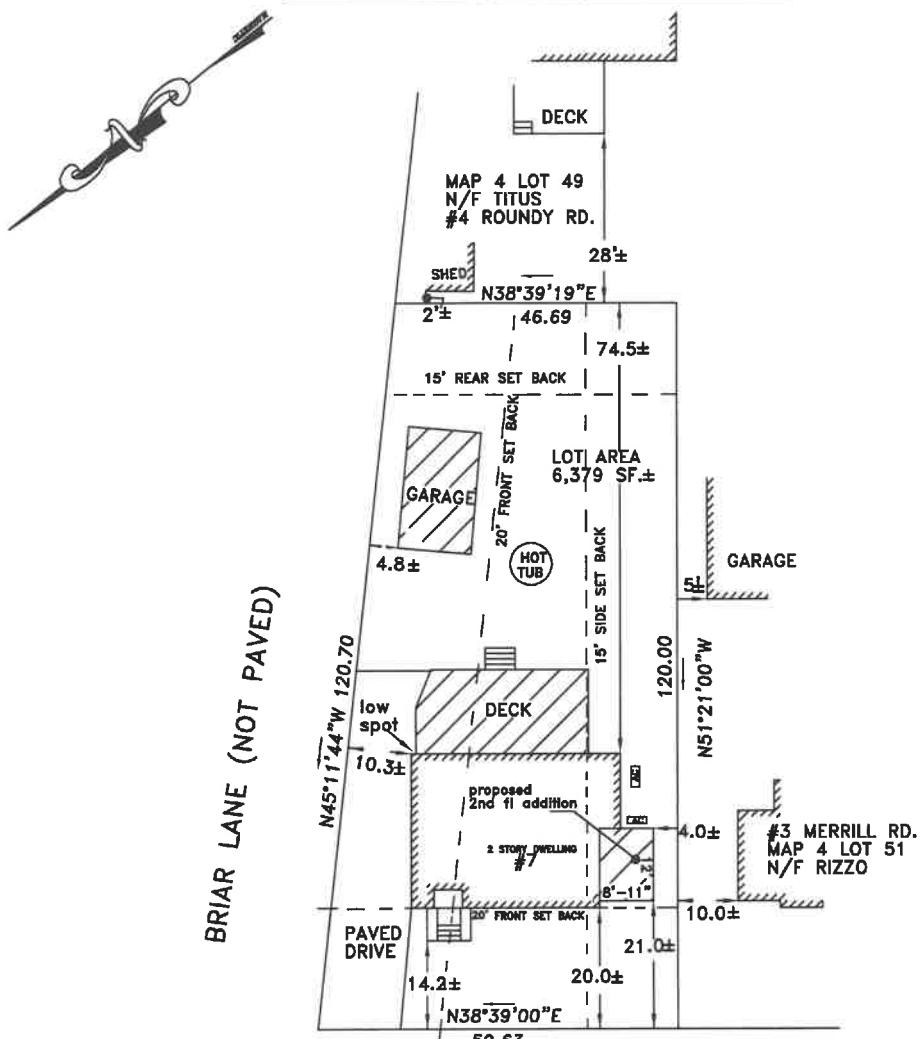
accessory structure(s)	<u>245</u>	<u>245</u>
basement or cellar (area >5' in height)	<u>839</u>	<u>839</u>
1st floor (12' or less in height) <small>NOTE: [for heights exceeding 12' see definition of STORY §200-7]</small>	<u>913</u>	<u>913</u>
2nd floor (12' or less in height)	<u>780</u>	<u>890</u>
3rd floor (12' or less in height)	<u>—</u>	<u>—</u>
4th floor (12' or less in height)	<u>—</u>	
attic (area >5' in height)	<u>70</u>	<u>70</u>
area under deck (if >5' in height)	<u>—</u>	<u>—</u>
roofed porch(es)	<u>195</u>	<u>195</u>
Gross Floor Area (GFA) = sum of the above areas	<u>3,042</u>	<u>3,152</u>

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	= <u>110</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	= <u>3.60</u> %
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	= <u>1.63</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	= <u>1.58</u>

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

Building Official *Jeff C* 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'±

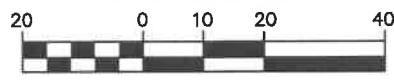


REFERENCES

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

MERRILL ROAD

GRAPHIC SCALE



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For Zoning Board
Of Appeals

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

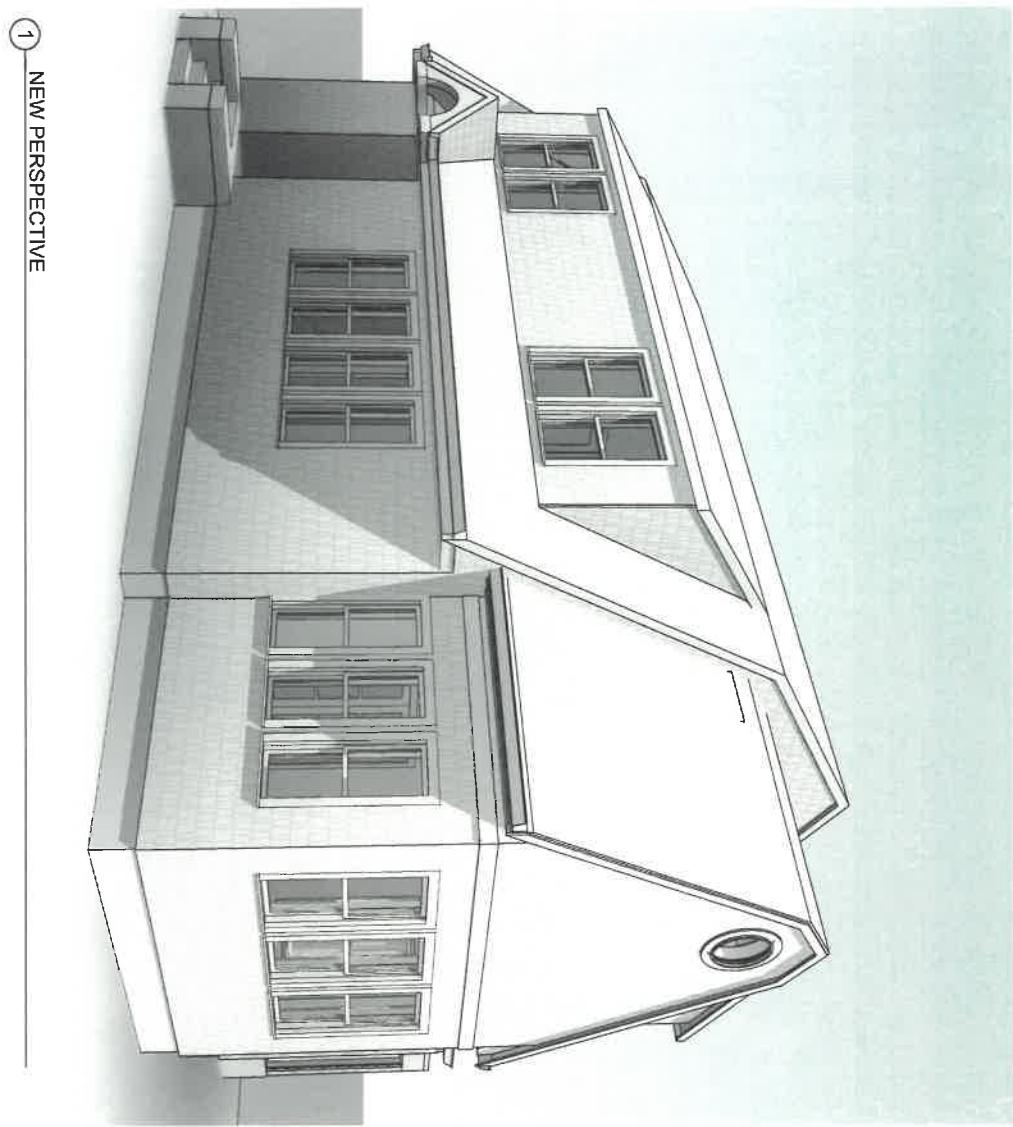
for
JEFFREY HEIT
at
7 MERRILL ST.
MARBLEHEAD, MA

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

DATE: 11/6/24 DRAWN BY TFS

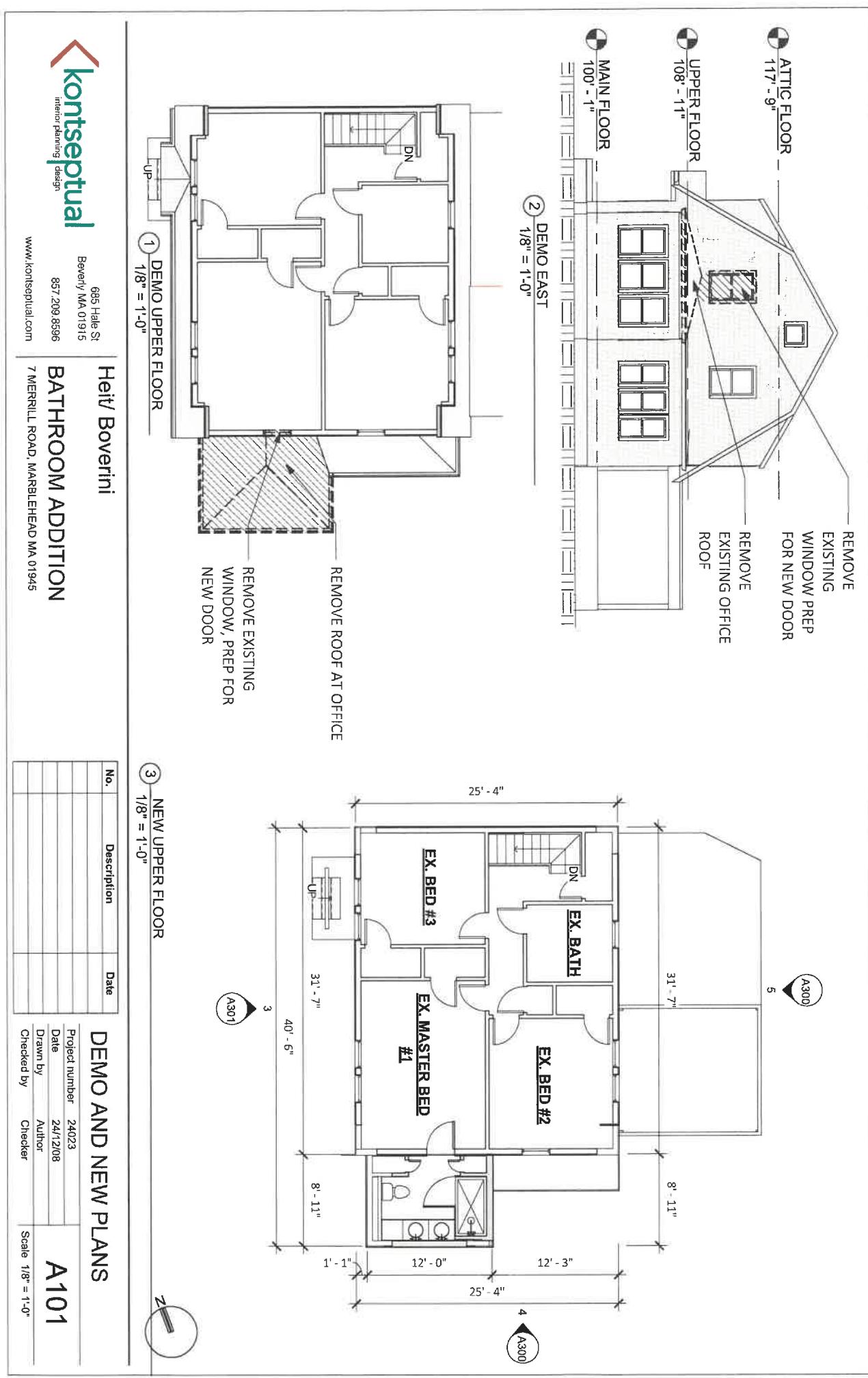
SCOTT M. CERRATO PLS.

7 MERRILL ROAD BATHROOM ADDITION



kontseptual interior planning design Beverly MA 01915 857.209.8596 www.kontseptual.com		
685 Hale St BATHROOM ADDITION 7 MERRILL ROAD, MARBLEHEAD MA 01945		
Heit/ Boverini		
No.	Description	Date
COVER		
Project number	24023	
Date	24/12/08	
Drawn by	AKP	
Checked by	WJP	
Scale		

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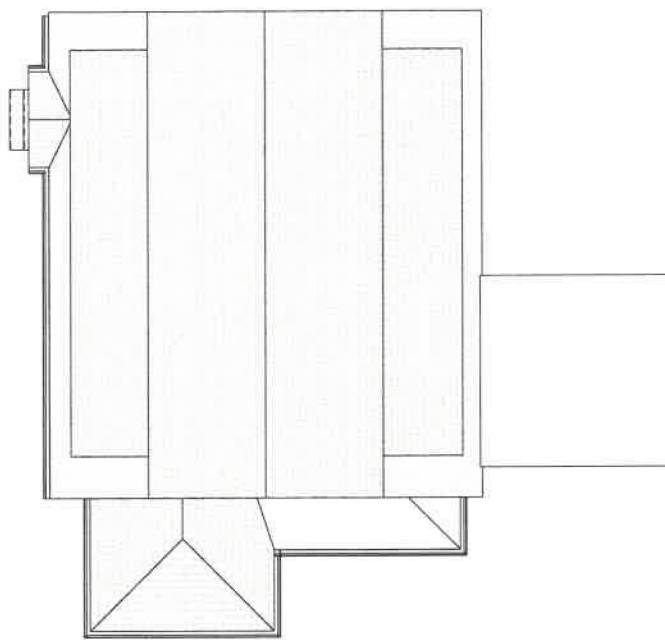
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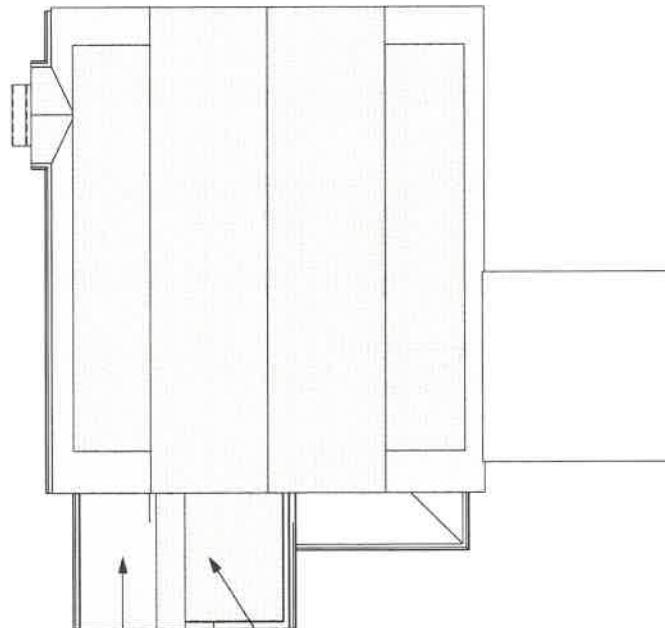
685 Hale St
Beverly MA 01915
857.209.8596
www.kontseptual.com

Heit/ Boverini
BATHROOM ADDITION
7 MERRILL ROAD, MARBLEHEAD MA 01945

① EXIST ROOF PLAN
1/8" = 1'-0"



② NEW ROOF PLAN
1/8" = 1'-0"



NEW GAMBREL ROOF
SLOPE - MATCH EXISTING
SLOPE - 6:12



EXIST AND NEW ROOF PLAN

No.	Description	Date
Project number	24023	
Date	24/12/08	
Drawn by	AKP	
Checked by	WJP	
		Scale 1/8" = 1'-0"

A102

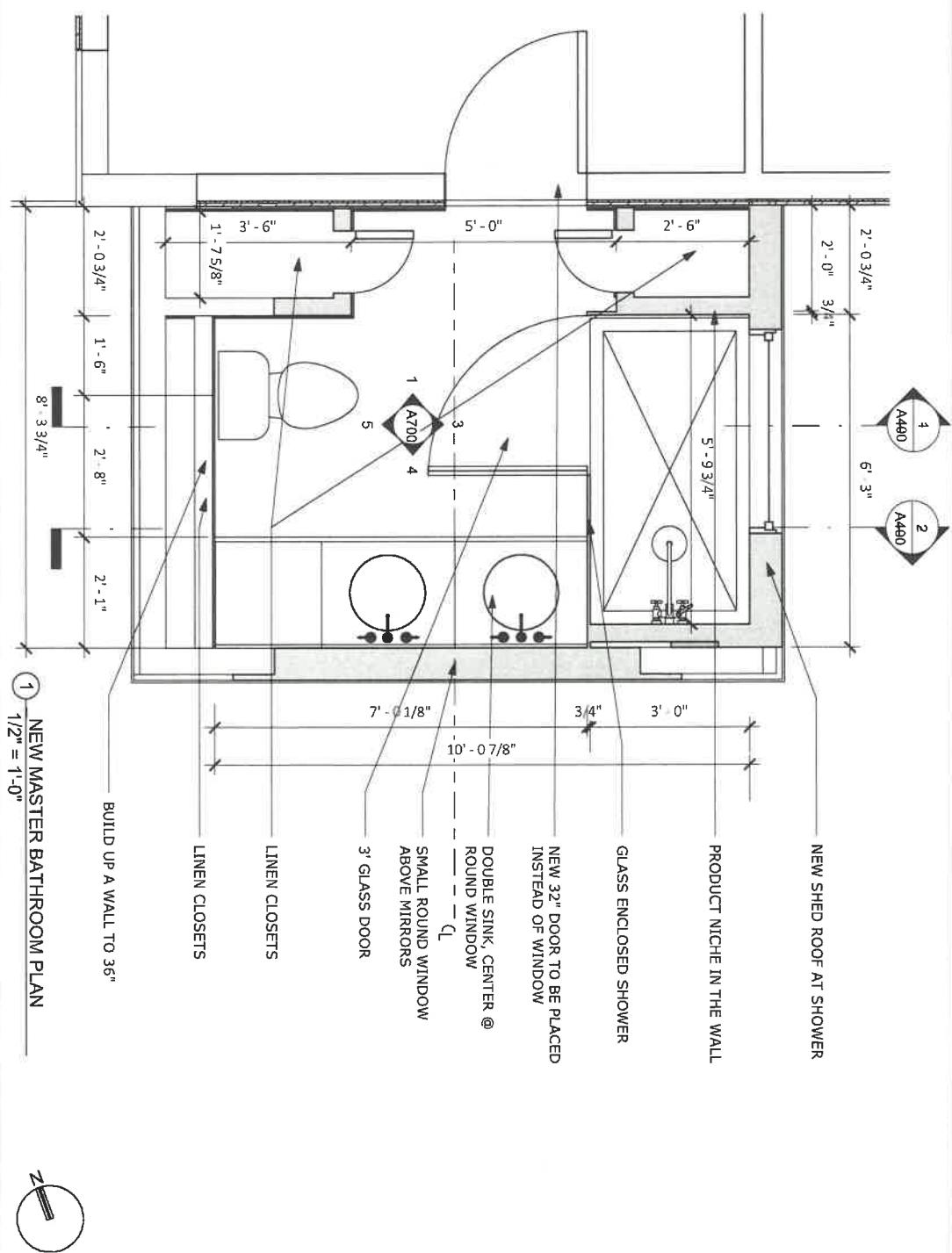
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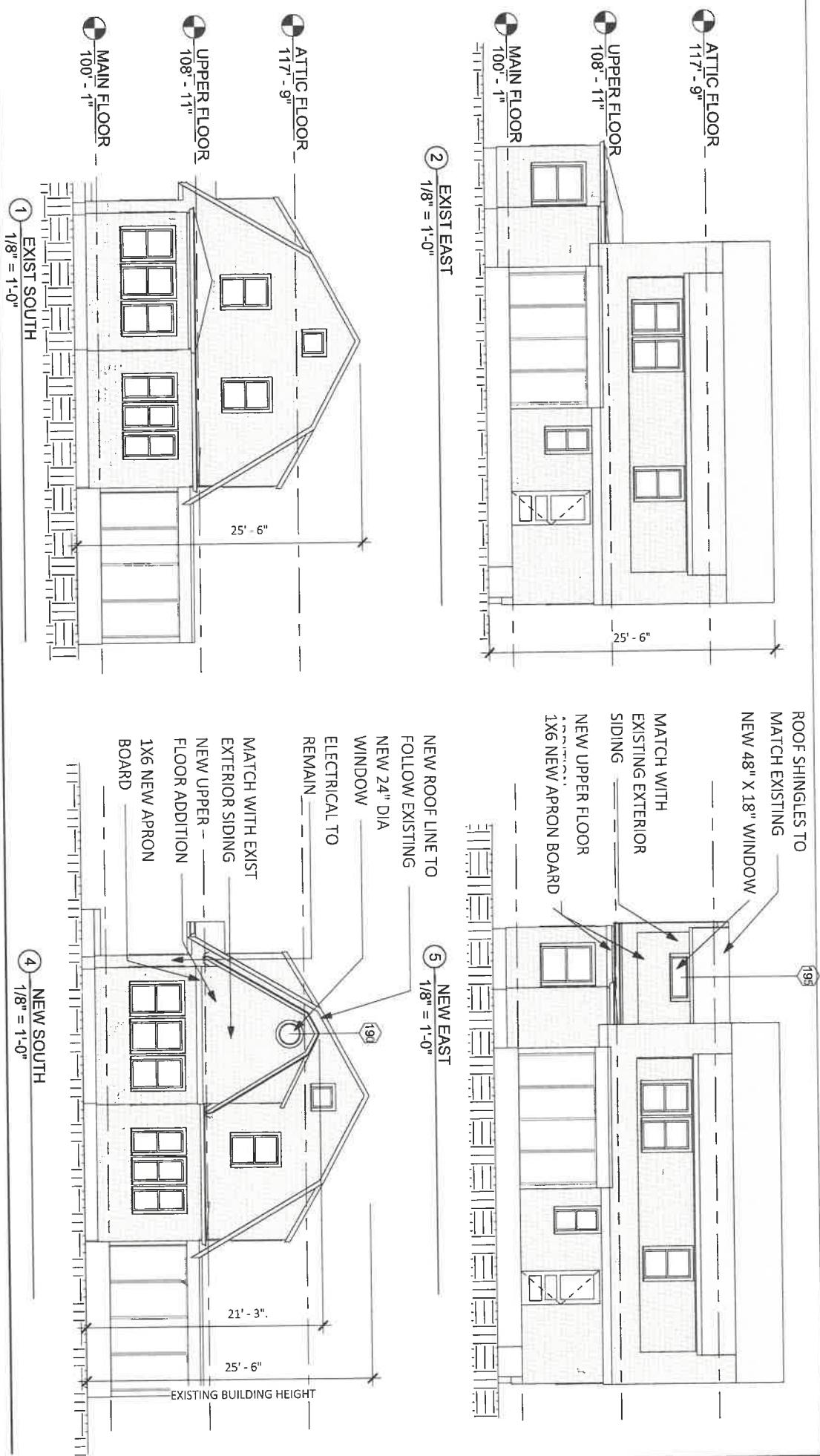


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BATHROOM ADDITION

Heit/ Boverini
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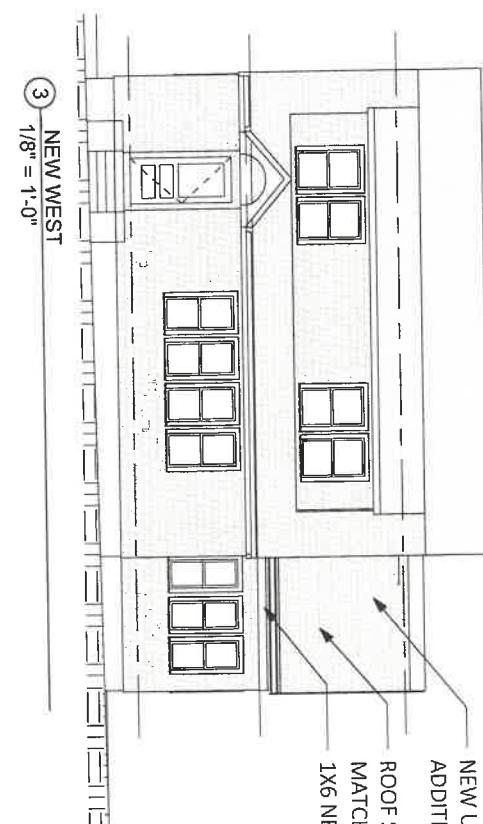
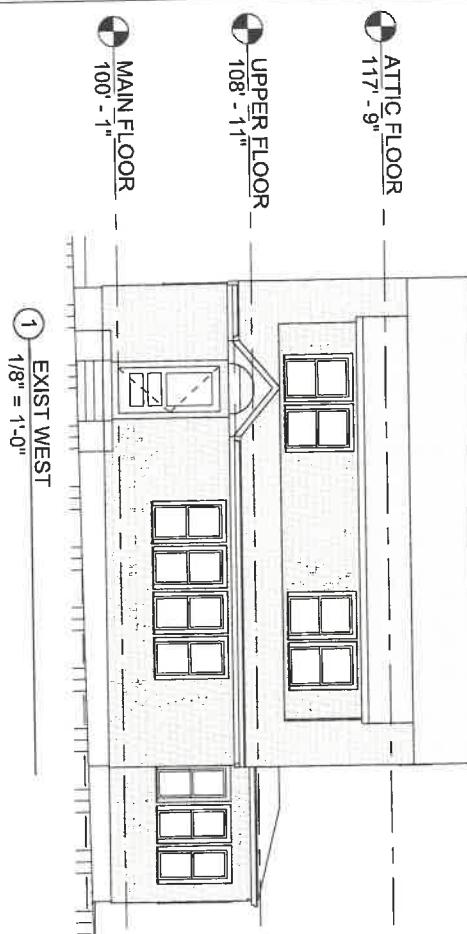


kontseptual
interior planning design
BATHROOM ADDITION

685 Hale St
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857-209-8595
7 MERRILL ROAD, MARBLEHEAD MA 01945

A300
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GENERAL NOTES ELEVATIONS

- Prior to construction, verify all critical dimensions with existing site conditions and manufacturer specifications.
- 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.
- 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	5

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 DISCRENCIES BY
GC; GC AND/OR WINDOW VENDOR TO CONTACT ARCHITECT DIRECTLY WITH ANY
DISCREPANCY; PROVIDE SUBMITTALS FOR FINAL APPROVAL BEFORE ORDER

NEW ELEVATIONS

A301

No.	Description	Date
	Project number	24023
	Date	24/12/08
	Drawn by	AKP
	Checked by	WJP
	Scale	1 1/8" = 1'-0"

