



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 JUL 23 AM 9:14
Town Clerk

Project Address 57 Gregory Street Marblehead, MA 01945

Assessor Map(s) 114 Parcel Number(s) 48-0

OWNER INFORMATION

Signature _____ date _____

Name (printed) David Scott Tyrrell and Amy T. Tyrrell

Address 57 Gregory Street Marblehead, MA 01945

Phone Numbers: home _____ work _____

E-mail _____ fax see contact info below

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature Matthew Wolverton date 7/21/2025

Name (printed) Matthew Wolverton, Law Offices of Lausier & Lausier, LLC

Address 2 Hooper Street Marblehead, MA 01945

Phone Numbers: home 781 631 8830 x2 work 781 631 8830 x2

E-mail matt@lausierlaw.com fax 781 631 8840

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

SEE ATTACHED DESCRIPTION

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] 7-21-2025
2. Town Clerk's stamp (upper right corner)

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

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

Project Address 57 Gregory Street Marblehead, MA 01945 **Map(s) / Parcel(s)** 114/48-0

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR **GR** SGR SR SSR ESR SESR HBR U SU

CURRENT USE (explain) multi-family residence

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes No (explain) pre-existing non-conforming use

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  Date 7-21-2025

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

Project Address 57 Gregory Street Marblehead, MA 01945 **Map(s) / Parcel(s)** 114/48-0

<u>NET OPEN AREA (NOA)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	<u>5056</u>	<u>5056</u>
Area of features		
footprint of accessory building(s)	<u>51</u>	<u>51</u>
footprint of building	<u>1303</u>	<u>1303</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>147</u>	<u>147</u>
number of required parking spaces <u>6</u> x (9'x 18' per space)	<u>972</u>	<u>972</u>
area of pond(s), or tidal area(s) below MHW	<u>0</u>	<u>0</u>
other areas (explain) _____	<u>0</u>	<u>0</u>
Sum of features = B	<u>2473</u>	<u>2473</u>
Net Open Area (NOA) = (A - B)	<u>2583</u>	<u>2583</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>51</u>	<u>51</u>
basement or cellar (area >5' in height)	<u>1303</u>	<u>1303</u>
1st floor (12' or less in height) <u>NOTE: [for heights exceeding</u>	<u>1303</u>	<u>1303</u>
2nd floor (12' or less in height)	<u>12' see definition</u>	<u>1303</u>
3rd floor (12' or less in height)	<u>of STORY §200-7]</u>	<u>597</u>
4th floor (12' or less in height)		<u>788</u>
attic (area >5' in height)	<u>0</u>	<u>0</u>
area under deck (if >5' in height)	<u>Reviewed by Building Department</u>	<u>0</u>
roofed porch(es)	<u>For Zoning Board Of Appeals</u>	<u>105</u>
		<u>65</u>
Gross Floor Area (GFA) = sum of the above areas	<u>4727</u>	<u>4918</u>

<u>Proposed total change in GFA</u> = (proposed GFA - existing GFA)	<u>= 191</u>
<u>Percent change in GFA</u> = (proposed total change in GFA ÷ existing GFA) x 100	<u>= 4 %</u>
<u>Existing Open Area Ratio</u> = (existing NOA ÷ existing GFA)	<u>= .55</u>
<u>Proposed Open Area Ratio</u> = (proposed NOA ÷ proposed GFA)	<u>= .53</u>

This worksheet applies 1. plan by/dated North Shore Survey Inc. dated July 7, 2025
to the following plan(s): 2. plan by/dated Treehouse Design Inc. dated June 25, 2025
3. plan by/dated _____

Building Official  **Date** 7-21-2025

PROJECT DESCRIPTION & RELIEF REQUESTED

57 Gregory Street, Marblehead, MA 01945
David Scott Tyrrell and Amy T. Tyrrell

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing the construction of additions to pre-existing non-conforming multi-family residence that will be located partially within the Front Yard Setback and exceed the allowed Height on a Lot with less than required Lot Area, Open Area and Parking, located at **57 GREGORY STREET** in a **GENERAL RESIDENCE DISTRICT**. The proposed construction consists of the construction of proposed dormers and a roof deck on the third floor of the existing structure that will exceed the allowed Height and be located partially within the Front Yard Setback.

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