



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 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 [Signature] 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/](http://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** x **No**        (explain) pre-existing non-conforming use

**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)

- x **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)  
x **Front Yard Setback** - Less than required (Table 2)  
       **Rear Yard Setback** - Less than required (Table 2)  
x **Side Yard Setback** - Less than required (Table 2)  
x **Height** - Exceeds maximum allowed (§200-7 and Table 2)  
x **Open Area** - Less than required (§200-7, §200-15.B(2) and Table 2)  
x **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)  
x **Front Yard Setback** - Less than required (Table 2)  
       **Rear Yard Setback** - Less than required (Table 2)  
       **Side Yard Setback** - Less than required (Table 2)  
x **Height** - Exceeds maximum allowed (§200-7 and Table 2)  
x **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	<u>      </u>	No	<u>x</u>
Historic District Commission	Yes	<u>      </u>	No	<u>x</u>
Planning Board	Yes	<u>      </u>	No	<u>x</u>

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

**Yes** x **No**        (explain)       

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

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

**Project Address** 57 Gregory Street Marblehead, MA 01945

**Map(s) / Parcel(s)** 114/48-0

**NET OPEN AREA (NOA)**

**Lot area = A**

**EXISTING**

**PROPOSED**

5056

5056

**Area of features**

footprint of accessory building(s)

51

51

footprint of building

1303

1303

footprint of deck(s), porch(es), step(s), bulkhead(s)

147

147

number of required parking spaces 6 x (9' x 18' per space)

972

972

area of pond(s), or tidal area(s) below MHW

0

0

other areas (explain) \_\_\_\_\_

0

0

**Sum of features = B**

2473

2473

**Net Open Area (NOA) = (A - B)**

2583

2583

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

51

51

basement or cellar (area >5' in height)

1303

1303

1st floor (12' or less in height) **NOTE:** [for heights exceeding

1303

1303

2nd floor (12' or less in height) 12' see definition

1303

1303

3rd floor (12' or less in height) of STORY §200-7]

597

788

4th floor (12' or less in height)

0

0

attic (area >5' in height)

0

0

area under deck (if >5' in height)

105

105

roofed porch(es)

65

65

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

4727

4918

**Proposed total change in GFA** = (proposed GFA - existing GFA) = 191

**Percent change in GFA** = (proposed total change in GFA ÷ existing GFA) x 100 = 4 %

**Existing Open Area Ratio** = (existing NOA ÷ existing GFA) = .55

**Proposed Open Area Ratio** = (proposed NOA ÷ proposed GFA) = .53

**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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