



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 MAY 28 PM 12:40

Town Clerk

Project Address 13-15 MAVERICK STREET
Assessor Map(s) 97 Parcel Number(s) 4

OWNER INFORMATION

Signature ELENA date 5-26-2025
Name (printed) ELENA NELSON
Address 13-15 MAVERICK STREET
Phone Numbers: home 339-224-2926 work SAME
E-mail JADE@JNGROUP.COM fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature John Andrew date 5-26-2025
Name (printed) JOHN ANDREW
Address 81 BURPEE RD SWAMPSCOTT MA
Phone Numbers: home 339-224-2926 work _____
E-mail JADE@JNGROUP.COM fax _____

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

A GARAGE ADDITION 2 STORY WITH FAMILY ROOM ABOVE & 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] 5-28-2025
2. Town Clerk's stamp (upper right corner)

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

Town of Marblehead
ZBA-APPLICATION
Page 3 of 3

Revision Date: 12-02-2020

Project Address 13-15 Haverick St Map(s) / Parcel(s) 41803 543 ^{Pa}

NET OPEN AREA (NOA)

Lot area = A

EXISTING

PROPOSED

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 _____ 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)

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

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

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

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

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

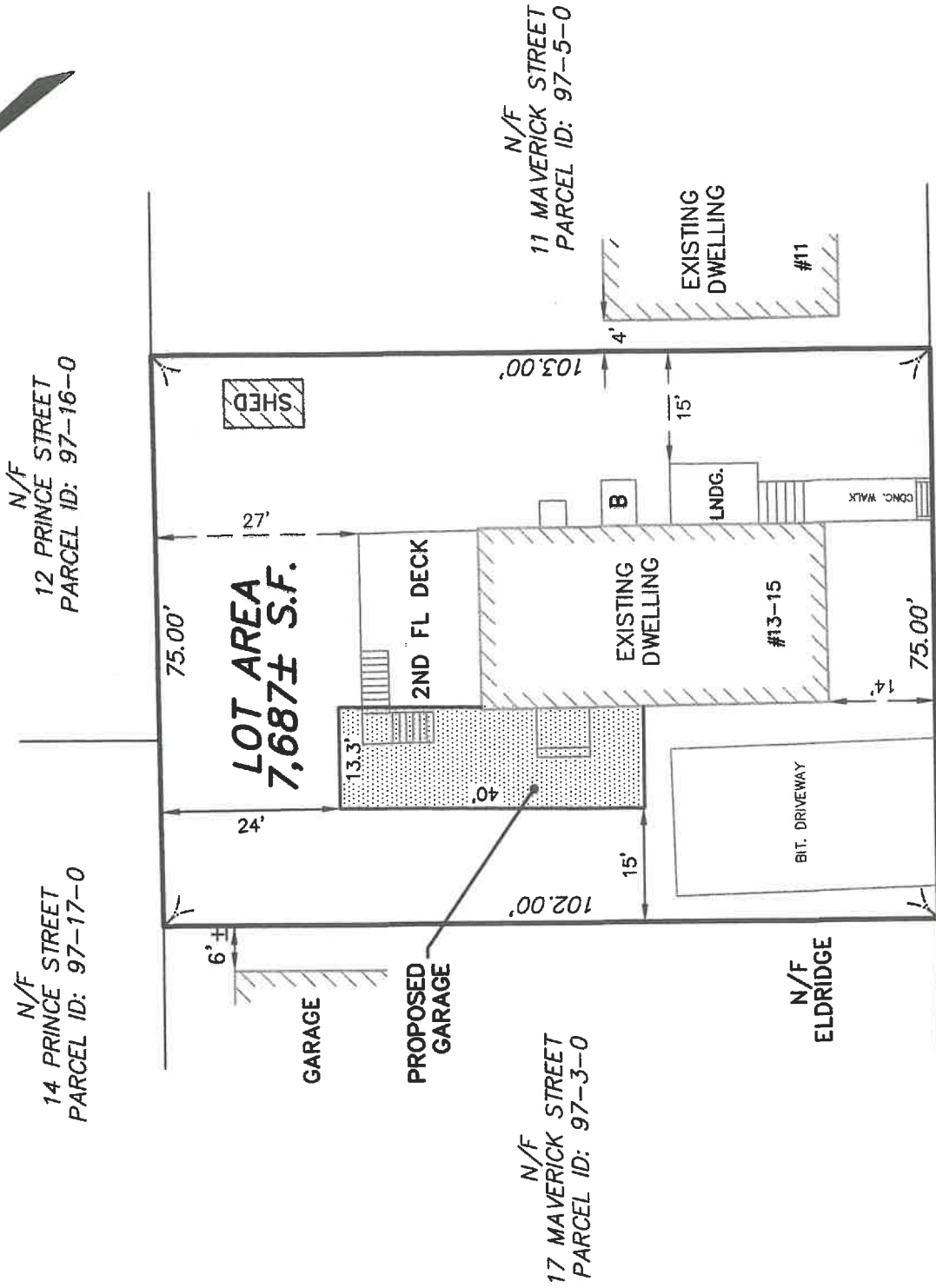
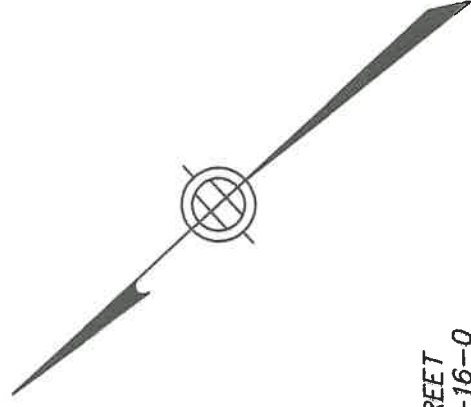
This worksheet applies 1. plan by/dated _____

to the following plan(s): 2. plan by/dated _____

3. plan by/dated _____

Building Official

Date 5-28-2025



MAVERICK STREET

ZONING SETBACKS: SR

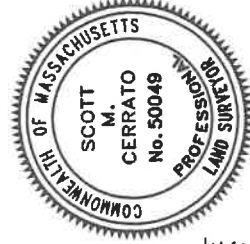
FRONT YARD 20'
SIDE YARD 15'
REAR YARD 15'
PROPOSED LOT COVERAGE 27.4%

RECORD OWNER:

ELENA NELLSON
BOOK 41803 PAGE 543

PLAN REFERENCE:

PLAN BK 1 PLAN 6



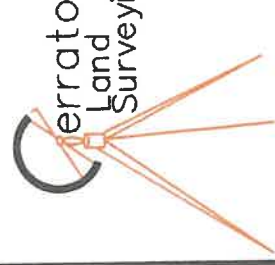
I HEREBY CERTIFY THAT THIS PLAN IS BASED
ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE
GROUND IN FEBRUARY 2025 AND THE STRUCTURES
DEPICTED HEREON ARE LOCATED AS SHOWN.

5-15-25

DATE

Scott M Cerrato

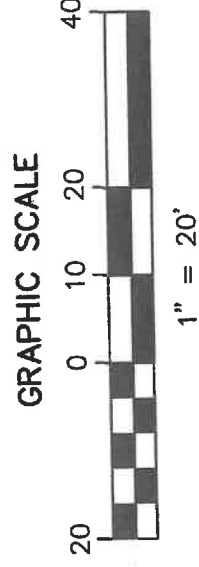
SIGNATURE



PLOT PLAN
Cerrato Land Surveying
13-15 MAVERICK STREET
MARBLEHEAD, MASSACHUSETTS
PARCEL ID: 97-4-0

SCOTT CERRATO, PLS
51 WAREHAM STREET
MEDFORD, MA. 02155

MAY 15, 2025
PHONE: (781) 775-3724
www.cerrato-survey.com





EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"

1

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SWAMPSCOTT, MA 01907
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jfadesigngroup11@gmail.com

RESIDENCE
13- 15 MAVERICK STREET
MARBLEHEAD MA.

EX-1



PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

1

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A-1



EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

1

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EX-2



PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

1

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A-2



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

1

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EX-3



PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

1

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A-3



EXISTING LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

1

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RESIDENCE

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EX-4



PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

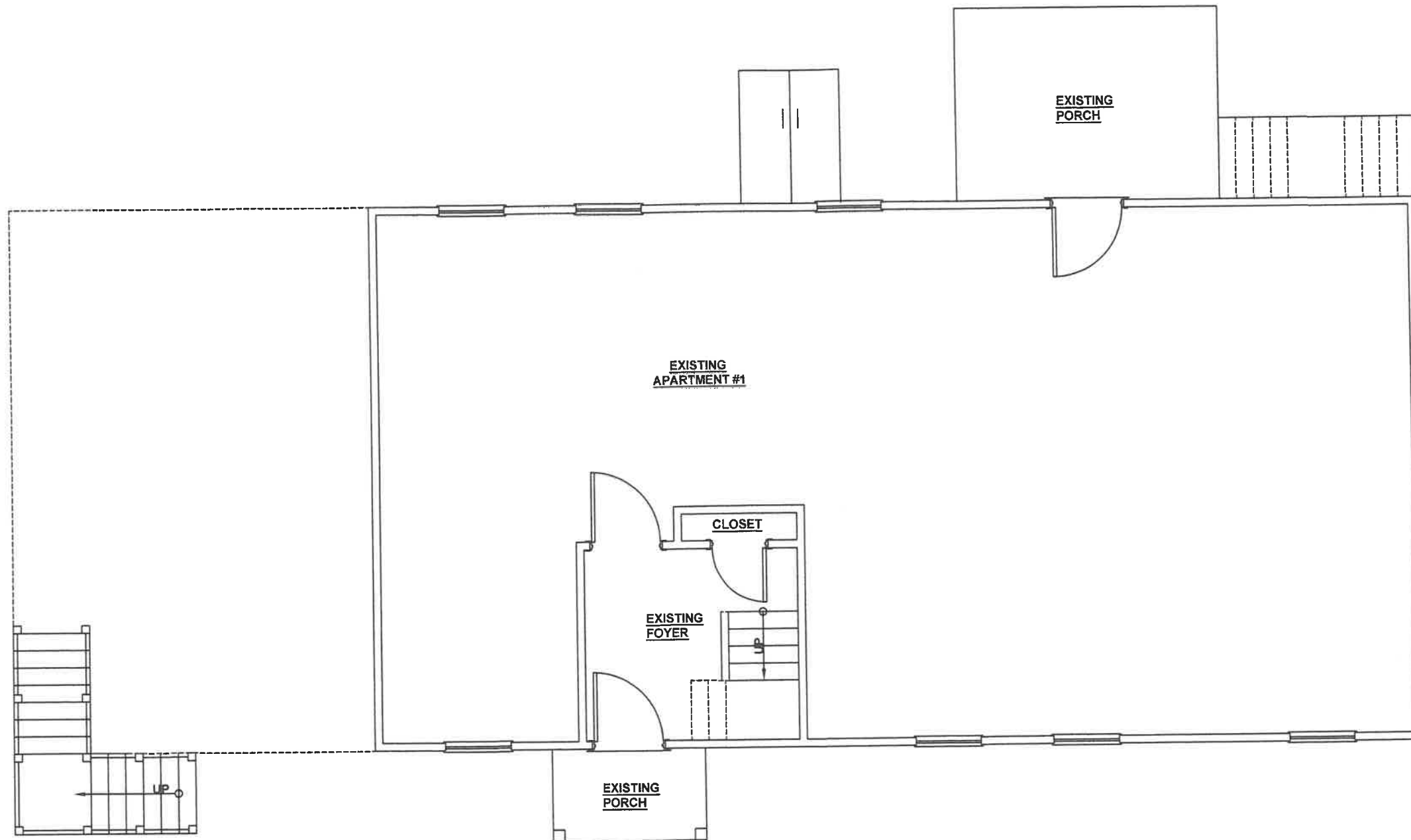
1

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A-4



EXISTING
PORCH

EXISTING
APARTMENT #1

CLOSET

EXISTING
FOYER

EXISTING
PORCH

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EXISTING MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

1

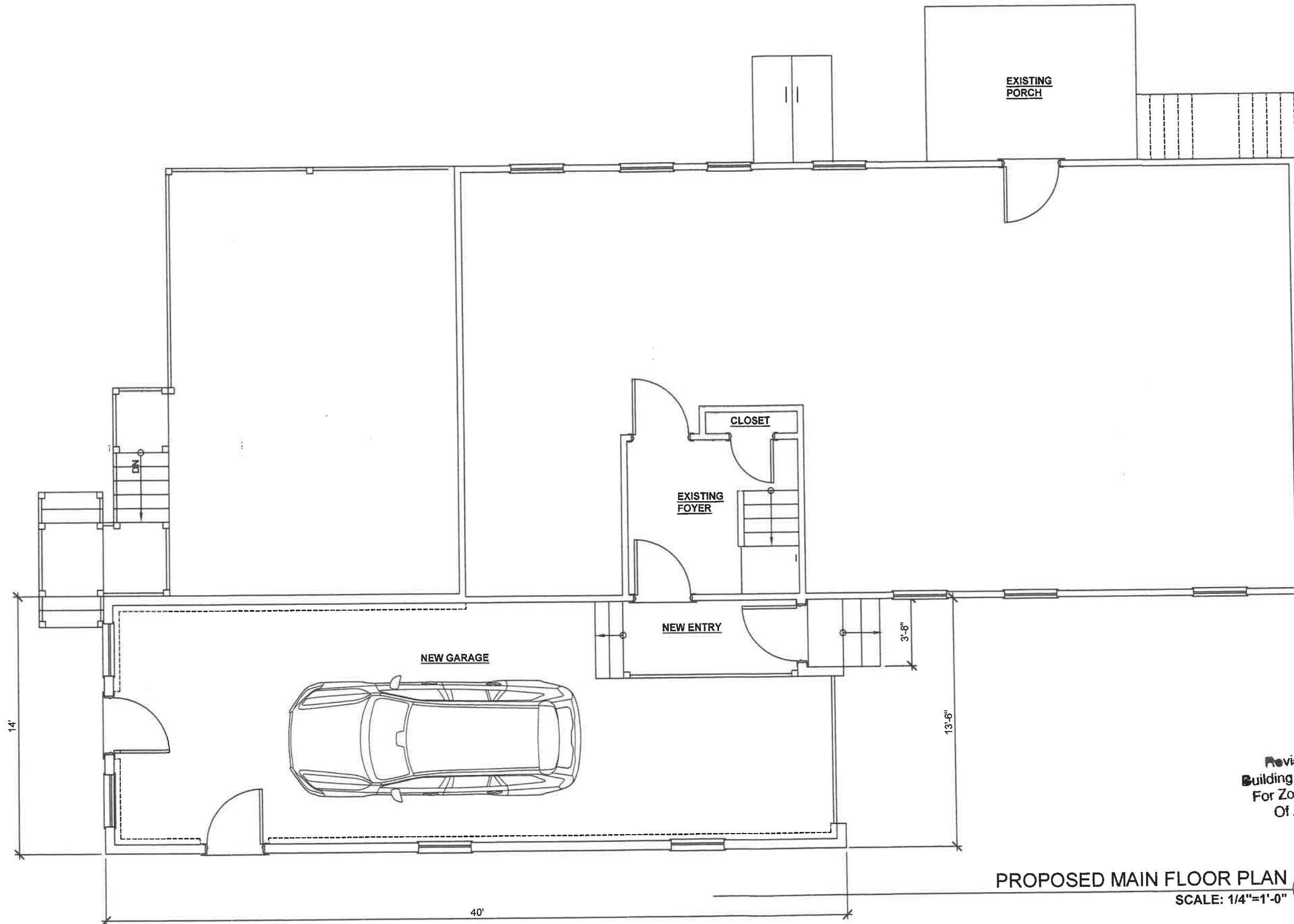
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EX-5



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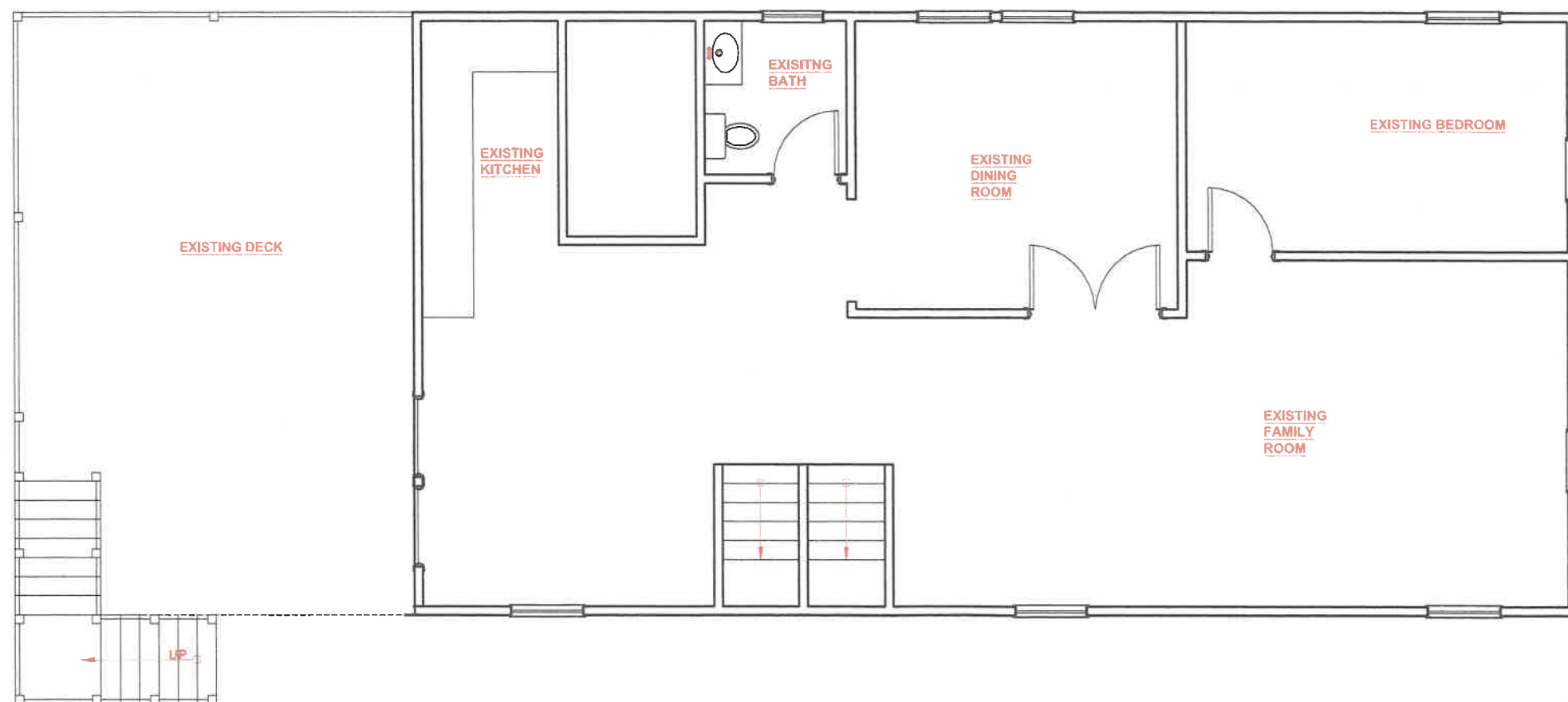
PROPOSED MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

1

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A-5



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EXISTING 1ST FLOOR PLAN APT #2

SCALE: 1/4"=1'-0"

1

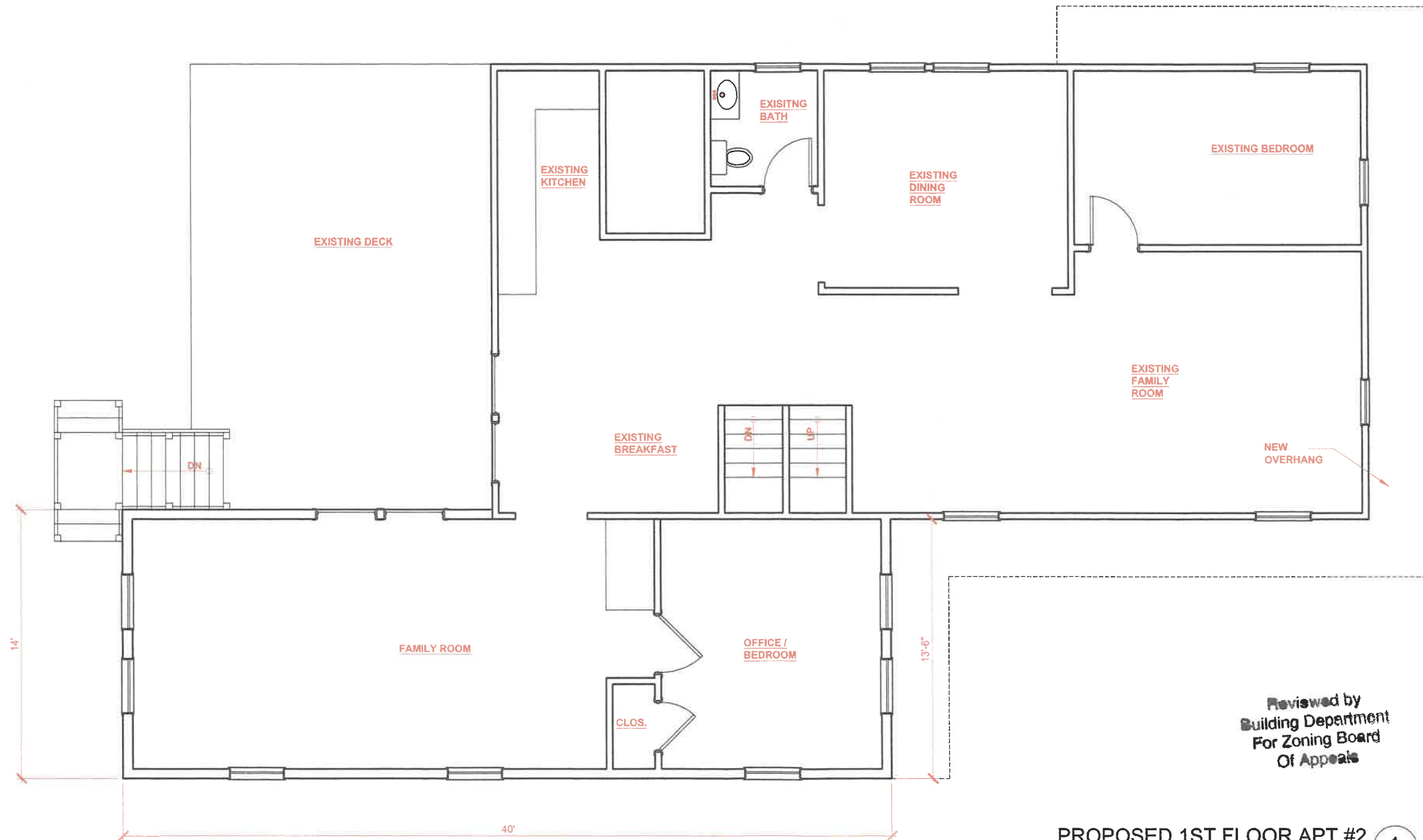
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EX-6



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PROPOSED 1ST FLOOR APT #2

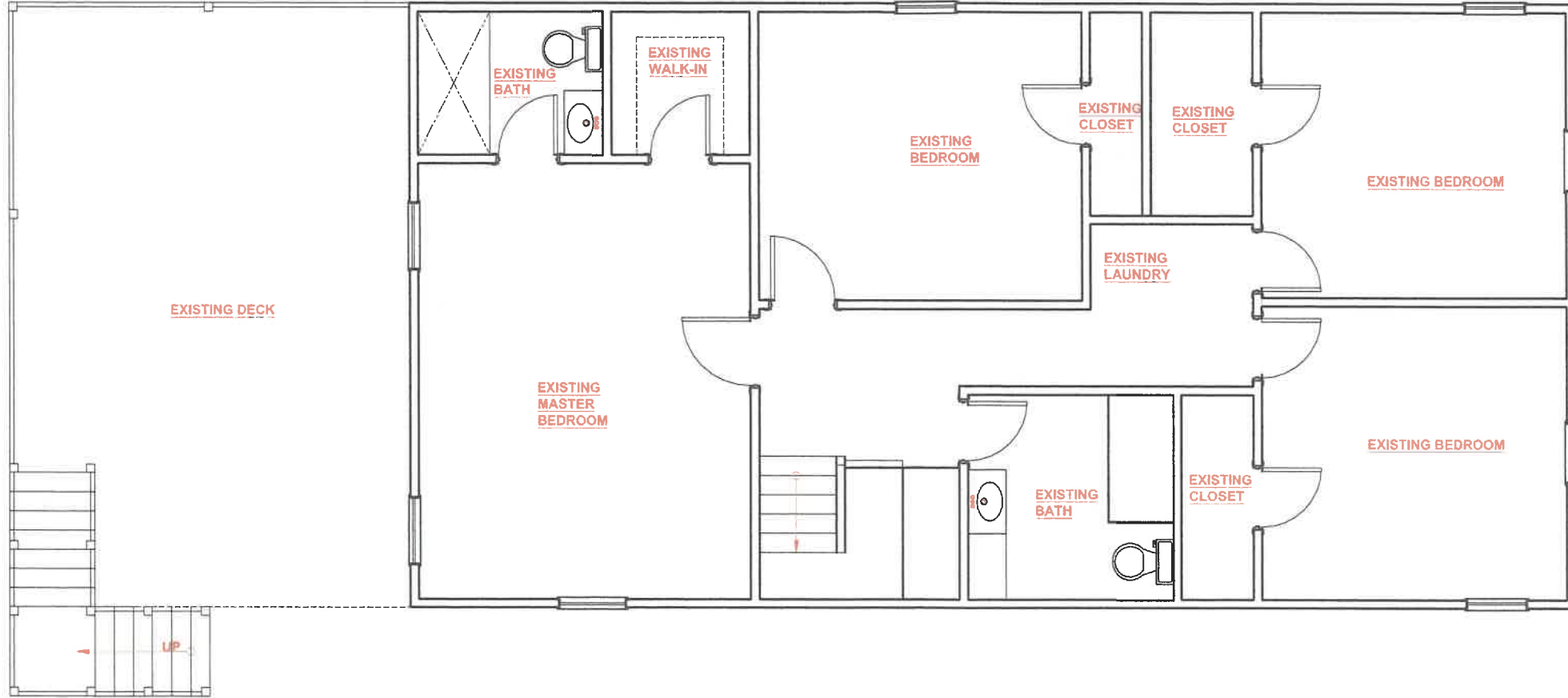
SCALE: 1/4"=1'-0"

1

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A-6



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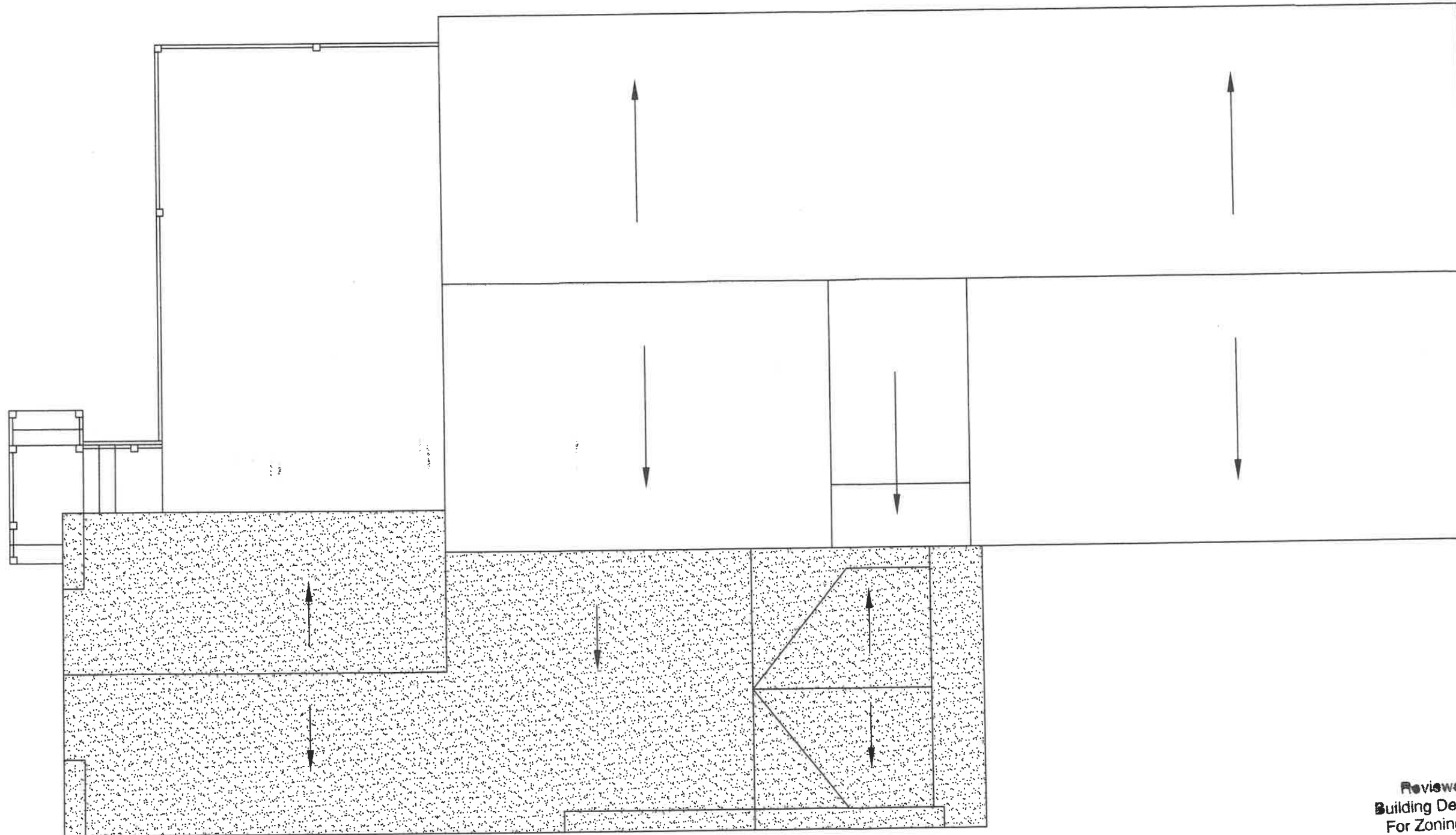
EXISTING 2ND FLOOR PLAN APT #2
SCALE: 1/4"=1'-0"

1

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EX-7



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EXISTING / NEW ROOF PLAN
SCALE: 1/4"=1'-0"

1

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RESIDENCE

13- 15 MAVERICK STREET
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A-8