



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**

PAGE 1 of 3

2025 JUL 29 PM 4: 25

Town Clerk

Project Address 50 Beacon Street Marblehead, MA 01945

Assessor Map(s) 186 Parcel Number(s) 5-0

### **OWNER INFORMATION**

Signature \_\_\_\_\_ date \_\_\_\_\_

Name (printed) Kevin Michael Lane and Kathleen B. Lane

Address 50 Beacon Street Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_ work see contact info below

E-mail \_\_\_\_\_ fax \_\_\_\_\_

### **APPLICANT or REPRESENTATIVE INFORMATION** (if different from owner)

Signature [Signature] date 7/29/2025

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

Address 2 Hooper Street Marblehead, MA 01945

Phone Numbers: home \_\_\_\_\_ work 781 631 8830

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] 7-29-2025
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 50 Beacon Street

Map(s) / Parcel(s) 186/5-0

**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 residence

**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

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals  
Type text here

**ADDITIONAL HEARINGS REQUIRED**

Conservation Commission	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Historic District Commission	Yes <input checked="" type="checkbox"/>	No <input 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 7-29-2025

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

Project Address 50 Beacon Street

Map(s) / Parcel(s)

186 - 5

**NET OPEN AREA (NOA)**

**EXISTING**

**PROPOSED**

Lot area = A

5169

5169

Area of features

footprint of accessory building(s)

0 SF

0 SF

footprint of building

1232 SF

1232 SF

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

210 SF

381 SF

number of required parking spaces 2 x (9'x18' per space)

324 SF

324 SF

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

0 SF

0 SF

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

0

0 SF

Sum of features = B

1766

1937 SF

**NET OPEN AREA (NOA) = (A - B)**

3403 SF

3232 SF

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

0

0

basement or cellar (area > 5' in height)

1232 SF

1232 SF

1st floor (12' or less in height) **NOTE:**

[for heights exceeding

1083 SF

1232 SF

2nd floor (12' or less in height)

12' see definition

1212 SF

1217 SF

3rd floor (12' or less in height)

of STORY ~200-7]

0

0 SF

4th floor (12' or less in height)

**Reviewed by**

0

0

attic (area > 5' in height)

**Building Department**

0

0

area under deck (if > 5' in height)

**For Zoning Board**

0

0

roofed porch(es)

**Of Appeals**

149 SF

336 SF

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

3676 SF

4017 SF

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

= 341 SF

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

= 9.28 %

**Existing Open Area Ratio** = (existing NOA / existing GFA)

= 0.93

**Proposed Open Area Ratio** = (proposed NOA / proposed GFA)

= 0.80

This worksheet applies

1. plan by/dated Bosworth Architect LLC

18-Jun-25

to the following plan(s):

2. plan by/dated North Shore Survey

26-Jun-25

3. plan by/dated \_\_\_\_\_

Building Official



Date 7-29-2025

**PROJECT DESCRIPTION & RELIEF REQUESTED**

50 Beacon Street, Marblehead, MA 01945  
Kevin Michael Lane and Kathleen B. Lane

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws allowing the construction of additions to a pre-existing non-conforming single-family dwelling having less than required Front Yard, Side Yard and Rear Yard Setbacks, located on a Lot having less than required Lot Area, Lot Width, Open Area Ratio and tandem Parking at **50 BEACON STREET** in a **SHORELINE SINGLE RESIDENCE DISTRICT**. The proposed additions will be located partially within the Front Yard, Side Yard and Rear Yard Setback, and will reduce the Open Area Ratio, but will otherwise conform to all other Dimensional Regulations of the Bylaw.

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