



TOWN SEAL  
tel: 781-631-1529

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Revision Date: 08-01-2025

# 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 AUG 20 PM 4:34

Town Clerk

Project Address 132 FRONT ST.  
Assessor Map(s) 3987 / 166 Parcel Number(s) 48

### **OWNER INFORMATION**

Signature AG date 8/18/25  
Name (printed) ADAM GRAY  
Address 132 FRONT ST MARBLEHEAD, MA 01945  
Phone Numbers: home 978-375-4862 work 978-535-6399  
E-mail ADAMGRAY1979@GMAIL.COM fax —

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

Signature \_\_\_\_\_ date \_\_\_\_\_  
Name (printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Numbers: home \_\_\_\_\_ work \_\_\_\_\_  
E-mail \_\_\_\_\_ fax \_\_\_\_\_

Reviewed by \_\_\_\_\_  
Building Department  
For Zoning Board  
Of Appeals

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

2 STORY ADDITION W/ ROOF DECK @ REAR PORTION  
OF HOME. EXISTING NON-CONFORMING LOT  
TO REMAIN NON-CONFORMING  
(SEE ATTACHED RELIEF REQUEST)

- 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 Community Development & Planning 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] 8-20-2025
2. Town Clerk's stamp (upper right corner)

**View Bylaws - (Chapter 200, Zoning) - online at: <https://marbleheadma.gov/>**

**Town of Marblehead**  
**ZBA-APPLICATION**

Revision Date: 12-02-2020

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Project Address 132 FRONT ST Map(s) / Parcel(s) 166/48

**ZONING DISTRICT** (circle all that apply)

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

**CURRENT USE** (explain) 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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**ADDITIONAL HEARINGS REQUIRED**

Conservation Commission	Yes <input type="checkbox"/>	No <input checked="" 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 8-20-2025

**Town of Marblehead  
ZBA-APPLICATION**

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Project Address 132 FRONT ST Map(s) / Parcel(s) 166/48

**NET OPEN AREA (NOA)**

Lot area = A

**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)

**EXISTING**

5386

**PROPOSED**

5386

280

280

1074

1218

428

448

324

324

0

0

0

0

2106

2270

3280

3116

**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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280

280

0

0

1074

1218

1004

1164

-

-

-

-

-

-

-

-

92

112

2450

2774

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

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

= 324

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

= 13.2 %

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

= 1.34

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

= 1.12

This worksheet applies 1. plan by/dated NORTH SHORE SURVEY CORP / 8-1-25  
to the following plan(s): 2. plan by/dated EXISTING PLANS / 7-14-25  
3. plan by/dated PROPOSED PLANS / 7-14-25

Building Official [Signature]

Date 8-20-2025

## PROJECT DESCRIPTION & RELIEF REQUESTED

The Applicant requests that the Zoning Board of Appeals issue a Special Permit under the Zoning By-Laws for the construction of a two-story addition to a pre-existing non-conforming one-family dwelling with less than required Side Yard Setback and Lot Area located at 132 Front St. in the SHORELINE CENTRAL RESIDENCE DISTRICT. The existing lot does not meet the minimum required lot area and the residence does not currently adhere to the required side yard setback of 9'.

The proposed two-story addition will be at the rear of the existing home. The current side yard setbacks on both sides of the residence will not change from this work. The height of the existing home will grow by 30" due to the roof deck but will remain in compliance with the district requirements. The additional square footage **will exceed the 10% expansion limit for a Non-Conforming Building.**

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