



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 SEP 10 AM 9:15

Town Clerk

Project Address 10 Rolleston Road

Assessor Map(s) 27 Parcel Number(s) 12A

OWNER INFORMATION

Signature _____ date _____

Name (printed) Jill Adler

Address 10 Rolleston Rd, Marblehead, MA 01945

Phone Numbers: home 617.771.6404 work _____

E-mail jill6404@gmail.com fax _____

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature [Signature] date 09.09.25

Name (printed) Walter Jacob Architects LTD.

Address 89 Front Street, Unit 208, Marblehead, MA 01945

Phone Numbers: home _____ work 781.631.7440

E-mail walter@architectwaj.com fax _____

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

This proposal includes additions to an existing house. Proposal exceeds the 10% expansion limit on a pre-existing non-conforming structure that exceeds the maximum height and on a non-conforming lot with less than the required frontage.

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] 9-9-2025
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 10 Rolleston Rd Map(s) / Parcel(s) 27 / 12A

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

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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 [Signature] Date 9-9-2025

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

Project Address 10 Rolleston Rd

Map(s) / Parcel(s) 27 / 12A

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

±18,619 sf

±18,619 sf

Area of features

footprint of accessory building(s)

N/A

N/A

footprint of building

2,197 sf

2,378 sf

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

461 sf

1,112 sf

number of required parking spaces 2 x (9'x 18' per space)

324 sf

324 sf

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

other areas (explain) _____

Sum of features = B

2,982 sf

3,814 sf

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

15,637 sf

14,805 sf

GROSS FLOOR AREA (GFA)

accessory structure(s)

N/A

N/A

basement or cellar (area >5' in height)

1,583 sf

1,684 sf

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

2,210 sf

2,305 sf

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

1,576 sf

2,174 sf

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

837 sf

942 sf

4th floor (12' or less in height)

attic (area >5' in height)

area under deck (if >5' in height)

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112 sf

316 sf

roofed porch(es)

282 sf

863 sf

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

6,600 sf

8,284 sf

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

= 1,684 sf

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

= 25.5151 %

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

= 2.3692

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

= 1.7872

This worksheet applies 1. plan by/dated Walter Jacob Architects LTD. / 09.09.25
to the following plan(s): 2. plan by/dated North Shore Survey Corp. / 07.21.25
3. plan by/dated _____

Building Official



Date

7-9-2025