



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 WJ 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) Jeff C 9-9-2025
2. Town Clerk's stamp (upper right corner)

Town of Marblehead  
**ZBA-APPLICATION**  
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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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Building Department  
For Zoning Board  
Of Appeals

**ADDITIONAL HEARINGS REQUIRED**

Conservation Commission Yes \_\_\_\_\_ No

Historic District Commission Yes \_\_\_\_\_ No

Planning Board Yes \_\_\_\_\_ No

**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**  
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**Project Address** 10 Rolleston Rd      **Map(s) / Parcel(s)** 27 / 12A

<b><u>NET OPEN AREA (NOA)</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
<b>Lot area = A</b>	<u>±18,619 sf</u>	<u>±18,619 sf</u>
<b>Area of features</b>		
footprint of accessory building(s)	<u>N/A</u>	<u>N/A</u>
footprint of building	<u>2,197 sf</u>	<u>2,378 sf</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>461 sf</u>	<u>1,112 sf</u>
number of required parking spaces <u>2</u> x (9'x 18' per space)	<u>324 sf</u>	<u>324 sf</u>
area of pond(s), or tidal area(s) below MHW		
other areas (explain) _____		
<b>Sum of features = B</b>	<u>2,982 sf</u>	<u>3,814 sf</u>
<b>Net Open Area (NOA) = (A - B)</b>	<u>15,637 sf</u>	<u>14,805 sf</u>

<b><u>GROSS FLOOR AREA (GFA)</u></b>	<b><u>Reviewed by</u></b>	<b><u>Building Department</u></b>	<b><u>For Zoning Board</u></b>	<b><u>Of Appeals</u></b>
accessory structure(s)		<u>N/A</u>		<u>N/A</u>
basement or cellar (area >5' in height)		<u>1,583 sf</u>		<u>1,684 sf</u>
1st floor (12' or less in height) <u>NOTE: [for heights exceeding</u>		<u>2,210 sf</u>		<u>2,305 sf</u>
2nd floor (12' or less in height) <u>12' see definition</u>		<u>1,576 sf</u>		<u>2,174 sf</u>
3rd floor (12' or less in height) <u>of STORY §200-7]</u>		<u>837 sf</u>		<u>942 sf</u>
4th floor (12' or less in height)				
attic (area >5' in height)				
area under deck (if >5' in height)		<u>112 sf</u>		<u>316 sf</u>
roofed porch(es)		<u>282 sf</u>		<u>863 sf</u>
<b>Gross Floor Area (GFA) = sum of the above areas</b>		<u>6,600 sf</u>		<u>8,284 sf</u>

<b><u>Proposed total change in GFA</u></b> = (proposed GFA - existing GFA)	<b><u>=</u></b>	<b><u>1,684 sf</u></b>
<b><u>Percent change in GFA</u></b> = (proposed total change in GFA ÷ existing GFA) x 100	<b><u>=</u></b>	<b><u>25.5151 %</u></b>
<b><u>Existing Open Area Ratio</u></b> = (existing NOA ÷ existing GFA)	<b><u>=</u></b>	<b><u>2.3692</u></b>
<b><u>Proposed Open Area Ratio</u></b> = (proposed NOA ÷ proposed GFA)	<b><u>=</u></b>	<b><u>1.7872</u></b>

**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** *Jeff C*      **Date** *9-9-2025*